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BUILDING AND SAFETY
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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

June 25, 2024

Adrian Scott Fine
Los Angeles Conservancy
523 W. 6th Street, Suite 826
Los Angeles, CA 90014

846 SOUTH UNION AVENUE; DBS-240043-DCP

You are hereby notified that the Los Angeles Department of Building and Safety (“LADBS”) has rendered a written determination in response to your appeal concerning the above-referenced matter. The Department’s determination is effective **June 26, 2024**. The report, is enclosed.

Pursuant to L.A.M.C. §13B.10.2, the determination made by LADBS may be appealed to the Director of Planning within 15 days of the effective date of the written determination. If you choose to appeal the determination, you must file the appeal at the public counter of the Department of City Planning no later than **July 11, 2024**. Please refer to L.A.M.C. §13B.10.2.B for specific filing instructions. The appeal fee is \$615.00, including surcharges pursuant to L.A.M.C. §19.08 and §19.13.

If you have any additional questions, you may contact me by email at veronica.lopez@lacity.org or by phone at (213) 482-7429.

Veronica Lopez

VERONICA LOPEZ
STRUCTURAL ENGINEERING ASSOCIATE IV
Government & Community Relations/ Code Studies

Enclosure

c: Binh Phan, Bureau Chief, Permit and Engineering Bureau
Shahen Akelyan, Assistant Bureau Chief, Permit and Engineering Bureau
Sai Khum, Building Civil Engineer II

REPORT ON APPEAL FROM LADBS DETERMINATION TO THE DIRECTOR OF PLANNING
PURSUANT TO L.A.M.C. §13B.10.2 OF CHAPTER 1A

REPORT NO. DBS-240043-DCP

JOB ADDRESS: 846 South Union Avenue	Date of Report: June 25, 2024
ZONE: C2-2D	Effective Date of Determination: June 26, 2024
C.D.: 1 (Councilmember: Eunisses Hernandez)	Deadline to Appeal to DCP: July 11, 2024
PLANNING AREA: Westlake	Appeal Fee: \$500.00

APPEAL

Determine that the Los Angeles Department of Building and Safety (“LADBS”) erred or abused its discretion in issuing the following permit:

- Building Permit No. 20019-10000-00474 for the demolition of the 3-story office building.

EXHIBITS

- EXHIBIT A: Demolition Pre-inspection and Posting application No. 19019-10000-06267 and related report to demolish a 3-story office building.
- EXHIBIT B: Building Permit No. 20019-10000-00474 and related attachments for the demolition of a 3-story office building.
- EXHIBIT C: Supplemental Building Permit No. 20019-10001-00474 to capture additional clearance from the Department of City Planning.
- EXHIBIT D: Clearance summary worksheets for Building Permit No. 20019-10000-00474 and 20019-10001-00474.
- EXHIBIT E: Notice and Owner’s Declaration Related to the CEQA and Project Scope form.
- EXHIBIT F: Zone Information and Map Access System (ZIMAS) vicinity map.
- EXHIBIT G: Appeal filed by appellant dated April 26, 2024.
- EXHIBIT H: Supplemental application for appeals filed by appellant dated May 5, 2024.

APPENDIX A: Appeal justification filed by appellant dated April 26, 2024 and June 15, 2009.

OVERVIEW

The subject site is located in the Westlake Community Plan area of the City. The zone for the subject lot is C2-2D. The use of the existing building is a 3-story office.

HISTORY

On December 19, 2019, the Demolition Pre-Inspection (DPI) plan and Posting were submitted to the Department of Building and Safety (LADBS) under Building Permit No.19019-10000-06267 to demolish the existing 3-story office building (*Exhibit A*).

On January 29, 2020, the plan to demolish the 3-story office building was submitted to the Department of Building and Safety (LADBS) for plan check under Building Permit No. 20019-10000-00474.

On April 18, 2024, the Building Permit No. 20019-10000-00474 was issued (*Exhibit B*).

On April 26, 2024, the appellant filed the modification to revoke the Building Permit Application No. 20019-10000-00474 (*Exhibit H*).

On April 30, 2024, the supplemental Building Permit No.20019-10001-00474 to capture additional planning clearance was created.

On May 7, 2024, the supplemental Building Permit No.20019-10001-00474 to capture additional planning clearance was issued (*Exhibit C*).

On May 10, 2024, the appellant filed a supplemental application for appeal (*Appendix A*).

DISCUSSION:

The following issues are identified in the appellant's appeal (*Appendix A*), and the corresponding responses from LADBS:

Issue No. 1

The City's Redevelopment Ordinance requires discretionary review of a project if the applicable Redevelopment Plan requires findings to be made.

LADBS Response to Issue No. 1

LADBS obtained approval for the project being located in a Redevelopment Project Area from the Department of City Planning in the form of a clearance (*Exhibit D*). The clearance from the Department of City Planning confirmed that the project complies with the applicable Redevelopment Plan and regulations. The Department of City Planning approved the clearance with the following comment:

Per motion put forward in City Council on 03-08-2023 (Council File 23-1407), related to the court case of Catholic Charities of Los Angeles, Inc. v. City of Los Angeles, the applicant is hereby approved to move forward with ministerial approval for their demolition permit, eligible historic resource status notwithstanding.

Thus, LADBS followed standard protocol in issuing Building Permit No. 20019-10000-00474.

Issue No. 2

As required by Public Resources Code section 21151(c), the City's code provides for an appeal of determinations to not require CEQA review.

LADBS Response to Issue No. 2

The property owner submitted a signed and notarized CEQA form (*Exhibit F*) declaring that the project would not require any discretionary approvals from the City to be subject to CEQA review. This allows LADBS to proceed with the issuance of the demolition permit without referring the applicant to the Department of City Planning for a CEQA approval.

Conclusion

LADBS did not err or abuse its discretion in issuing Building Permit No. 20019-10000-00474 to demolish the 3-story office building. Based on the approvals from the Department of City Planning for clearances and the submission of a "Notice and Owner's Declaration Related to the CEQA and Project scope" form by the owner, it can be concluded that LADBS followed standard protocols and acted in accordance with regulatory requirements in issuing the demolition permit.

Osama Younan
General Manager

Prepared By:



Sai Khum
Building Civil Engineer II

Shahen Akelyan
Shahen Akelyan
Assistant Bureau Chief



Bldg-Demolition **GREEN** -
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety
APPLICATION FOR INSPECTION TO

Last Status: Application Submittal
Status Date: 12/19/2019

<u>1. TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>COUNTY MAP REF #</u>	<u>PARCEL ID # (PIN#)</u>	<u>2. ASSESSOR PARCEL #</u>
E. K. GREEN TRACT		7		L S 4-32	130-5A205 245	5142 - 018 - 007

3. PARCEL INFORMATION
 LADBS Branch Office - LA
 Council District - 1
 Certified Neighborhood Council - Westlake South
 Census Tract - 2093.00
 District Map - 130-5A205
 Energy Zone - 9
 Fire District - 2
 Thomas Brothers Map Grid - 634-C4
 Area Planning Commission - Central
 Community Plan Area - Westlake
 Near Source Zone Distance - 0.3

ZONES(S): C2-2D

4. DOCUMENTS

ZI - ZI-2275 Westlake Recovery Redevelopm ORD - ORD-164625-SA6090
 ZI - ZI-2374 LOS ANGELES STATE ENTEF CRA - ZI 2275 WESTLAKE RCVRY
 ZI - ZI-2452 Transit Priority Area in the Cit CPC - CPC-1986-605-GPC
 ZA - ZA-2014-2858-CUW

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
 CATHOLIC CHARITIES OF LOS ANGELES INC 1531 JAMES M WOOD BLVD LOS ANGELES CA 90015
 Tenant:
 Applicant: (Relationship: Other)
 KIRA MILLER - (213) 625-2592

7. EXISTING USE

PROPOSED USE

8. DESCRIPTION OF WORK

DPI + POSTING DEMO (E) 3-STORY OFFICES.

9. # Bldgs on Site & Use: DPI + POSTING

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: _____ DAS PC By: _____
 OK for Cashier: _____ Coord. OK: _____
 Signature: _____ Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 91906267

11. PROJECT VALUATION & FEE INFORMATION

Submittal Fee Period

Permit Valuation: _____ PC Valuation: _____

Sewer Cap ID: _____ Total Bond(s) Due: \$0.00

12. ATTACHMENTS

CEQA Bldg Demolition Notice



* 0 8 0 0 1 1 9 0 1 9 1 0 0 0 0 0 6 2 6 7 S N *

Project:

Payment Date:
 Receipt No:
 Amount:
 Method:

13. STRUCTURE INVENTORY

(Note: Numeric movement data in the format "number-number" implies change in numeric / total resulting numeric value")

19019 - 10000 - 06267

Exhibit A

14. APPLICATION COMMENTS:

PDPP Project's Total Valuation: \$0.00

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS

LICENSE #

PHONE #

Exhibit A



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

Current
 Version 1

Demolition Pre-Inspection Report

Address: **846 S UNION AVE**
 Council District: **1** Permit Application: **19019-10000-06267**

Work Description:
*****DPI + POSTING*** DEMO (E) 3-STORY OFFICES.**

Inspector/Telephone: **LESLIE TRUJILLO, (213) 202-5615**
 Inspection District: **LA**
 Inspection Date: **01/21/2020**

Description of Work: *****DPI + POSTING*** DEMO (E) 3-STORY OFFICES.**
 Number of Building(s) to Demo: **1**
 Is Address Correct? **yes** If No, Enter Correct Address:
 Plot Plan: **OK as provided** If Not Accurate, Why?
 SEWER INFORMATION: **Public**
 SEWER CAP: **Required**
 PEDESTRIAN PROTECTION: **Fence & Canopy**

Building	Basement	Exterior Wall Construction	No. of Stories	Height (Feet)	Type of Construction
Building 1	Unknown	Other: URM	3	35	III

ADJACENT BLDG INFO

Nly Side: Drive way
 Sly Side: on city sidewalk
 Ely Side: Adjoining building
 Wly Side: 0' to city sidewalk

Exhibit A

Comments: **Site posted Building is URM and will requier fence and canopy at sidewalk areas.**

Bldg-Demolition Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE	Issued on: 04/18/2024 Last Status: Issued Status Date: 04/18/2024
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1. TRACT E. K. GREEN TRACT	BLOCK 7	LOT(s)	ARB	COUNTY MAP REF # L S 4-32	PARCEL ID # (PIN #) 130-5A205 245	2. ASSESSOR PARCEL # 5142 - 018 - 007
--------------------------------------	-------------------	---------------	------------	-------------------------------------	---	---

3. PARCEL INFORMATION
 LADBS Branch Office - LA
 Council District - 1
 Certified Neighborhood Council - Westlake South
 Census Tract - 2093.00
 District Map - 130-5A205

Energy Zone - 9
 Fire District - 2
 Thomas Brothers Map Grid - 634-C4
 Area Planning Commission - Central
 Community Plan Area - Westlake

Near Source Zone Distance - 0.3
 Redevelopment Plan Area - Westlake Recovery

ZONES(S): C2-2D

4. DOCUMENTS
 ZI - ZI-2374 LOS ANGELES STATE EIR ORD - ORD-164625-SA6090
 ZI - ZI-2452 Transit Priority Area in the CRA - ZI 2275 WESTLAKE RCVRY
 ZI - ZI-2488 Westlake Recovery CPC - CPC-1986-605-GPC
 ZA - ZA-2014-2858-CUW

5. CHECKLIST ITEMS
 Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s):
 CATHOLIC CHARITIES OF LOS ANGELES 1531 JAMES M WOOD BLVD LOS ANGELES CA 90015
 Tenant:
 Applicant: (Relationship: Other)
 KIRA MILLER - (213) 625-2592

7. EXISTING USE (13) Office	PROPOSED USE (23) Demolition	8. DESCRIPTION OF WORK DEMO EXISTING 3 STORY OFFICES BY HANDWRECK, SEWER CAP, FENCE & CANOPY REQUIRED
---------------------------------------	--	---

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: Shangqin Xie
 OK for Cashier: Shangqin Xie
 Signature: _____ Date: 04/18/2024
 DAS PC By:
 Coord. OK:

For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 01900474

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$62,000	PC Valuation:
FINAL TOTAL Bldg-Demolition	685.84
Permit Fee Subtotal Bldg-Demoliti	536.00
Plan Check Subtotal Bldg-Demolit	0.00
E.Q. Instrumentation	17.36
D.S.C. Surcharge	16.60
Sys. Surcharge	33.20
Planning Surcharge	32.16
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	37.52
CA Bldg Std Commission Surchar	3.00
Permit Issuing Fee	0.00

Sewer Cap ID: _____ Total Bond(s) Due: _____

LA JLEON 04/18/24 2:8:31 PM
 Payment Date: 04/18/24
 Receipt No.: 2024109003-110
 Amount: \$685.84
 Method: Visa
Building Card No.: 2024LA02147

12. ATTACHMENTS
 CEQA Bldg Demolition Notice
 Demo Affirmation Posting
 Plot Plan
 Signed Declaration



(P) B Occ. Group: -20691 Sqft / 0 Sqft

Exhibit B

14. APPLICATION COMMENTS:

**Posting date 12/24/2019

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) MERCURY DEMOLITION	2596 MISSION STREET SUITE 201, SAN MARINO, CA 91108	A	953310	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: A License No.: 953310 Contractor: MERCURY DEMOLITION

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUND Policy Number: 9111836

- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____

Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interferes with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- This permit is being obtained with the consent of the legal owner of the property.

Print Name: _____

Sign: _____

Date: 04/18/2024 Contractor Authorized Agent

Exhibit B

**City of Los Angeles – Department of Building and Safety
Signature Declaration Attachment Form**

Instructions

Applicant (contractor, owner, or agent): Complete and sign the appropriate statements below only after completely reviewing the entire permit application for accuracy. Also, indicate the job address on the top of the form. This attachment will become part of the permit application.
Building and Safety Staff Member: Complete the "APPLICATION#:" and make sure the job address is shown above. Give a copy of the permit application to the applicant.

“Signature Declaration”

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: A, C-22, C-21 License No.: 953310 Contractor: Mercury Demolition

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: State Fund Insurance Policy Number: 9111836

- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (809) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/ehildlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code).

Lender's Name (If Any): Not Applicable Lender's Address: Not Applicable

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Gary A. Darnell Sign:  Date: 4/11/2024 Owner Contractor Authorized Agent

Exhibit B



AFFIRMATION OF POSTING FOR DEMOLITION OF EXISTING BUILDINGS OR STRUCTURES LAMC Section 91.106.4.5.1


Project Address: 846 S Union Ave Demolition Permit #: 20019-10000-00474

Affirmation of Posting

The Los Angeles Municipal Code (LAMC) Section 91.106.4.5.1 requires posting of a notice prior to the issuance of a permit for demolition of an existing building or structure for which the original building permit was issued more than 45 years prior to the date of submittal of the application for demolition preinspection, or where information submitted with the application indicates that the building or structure is more than 45 years old based on the date the application is submitted, the property shall be posted in a conspicuous place near the entrance of the property where demolition will occur, with a public notice of the application for demolition preinspection.

I hereby affirm that the property located at 846 S Union Ave was posted on 12/18/2019 (mm/dd/yyyy) in accordance with LAMC 91.106.4.5.1 at least 30 days prior to the issuance of this permit for demolition of the existing building(s) or structure(s).

Print Name: Sherry Hua

Signature: 

Date: 1/29/2020

Please check one: Owner, Contractor, Authorized Agent for owner/contractor

FOR DEPARTMENT USE ONLY

DPI Application #: 19019-10000-06267 Date notification letters mailed: 12/24/2019

Note: Verify notification and posting were completed at least 30 days prior to demolition permit issuance.

Reviewed by (print name): Shang Xie

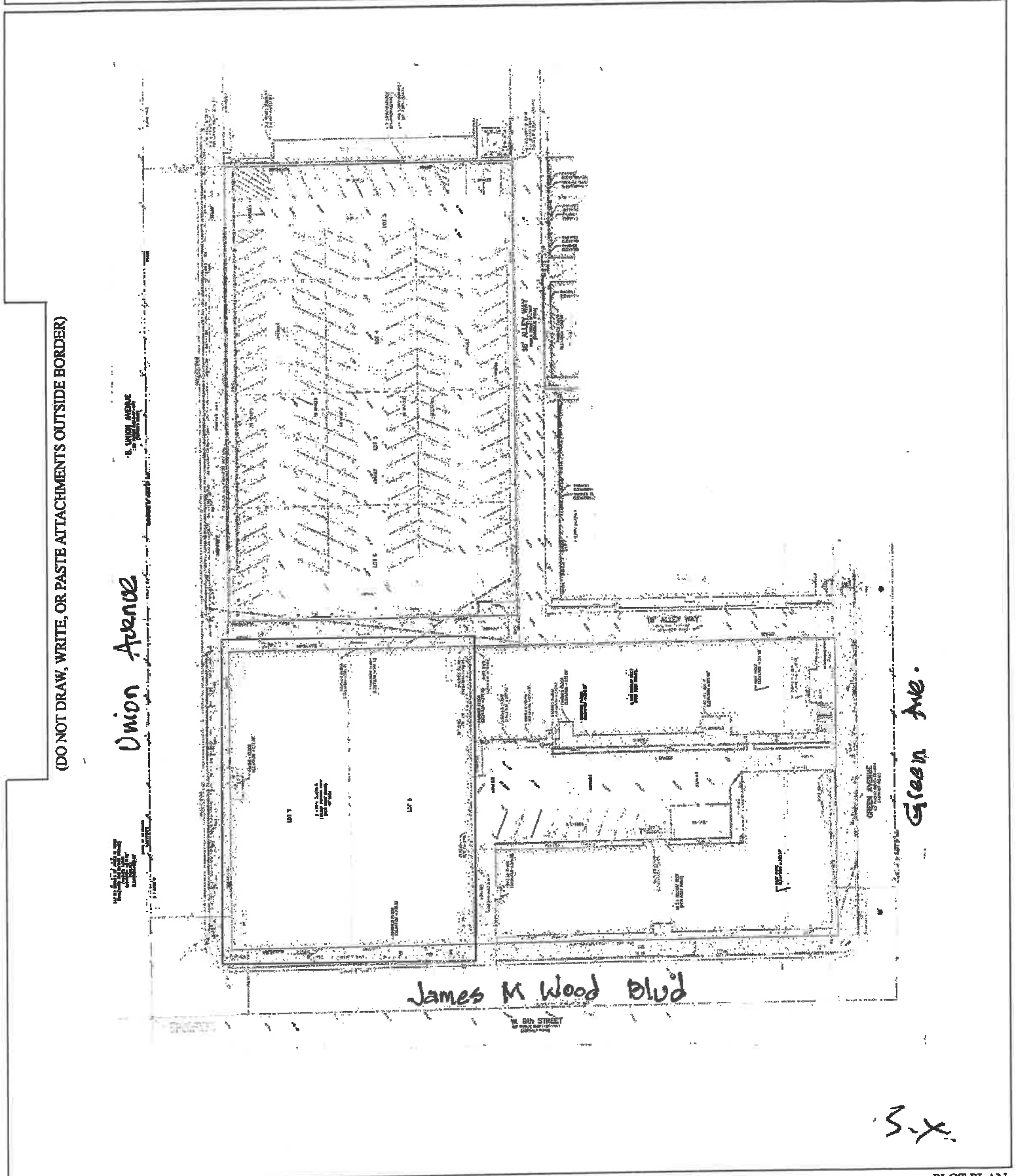
Signature: 

Bldg-Demolition
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B20LA01556
Initiating Office: METRO
Printed on: 04/18/24 14:04:08

PLOT PLAN ATTACHMENT



(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

Union Avenue

Green Ave.

James M Wood Blvd

S-X



Bldg-Demolition GREEN - Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE	Issued on: 05/09/2024 Last Status: Issued Status Date: 05/09/2024
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<u>1. TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>COUNTY MAP REF #</u>	<u>PARCEL ID # (PIN#)</u>	<u>2. ASSESSOR PARCEL #</u>
E. K. GREEN TRACT		7		L S 4-32	130-5A205 245	5142 - 018 - 007

3. PARCEL INFORMATION

LADBS Branch Office - LA Council District - 1 Certified Neighborhood Council - Westlake South Census Tract - 2093.00 District Map - 130-5A205	Energy Zone - 9 Fire District - 2 Thomas Brothers Map Grid - 634-C4 Area Planning Commission - Central Community Plan Area - Westlake	Near Source Zone Distance - 0.3 Redevelopment Plan Area - Westlake Recovery
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ZONES(S): C2-2D

4. DOCUMENTS

ZI - ZI-2374 LOS ANGELES STATE ENTEF ORD - ORD-164625-SA6090
 ZI - ZI-2452 Transit Priority Area in the Cit CRA - ZI 2275 WESTLAKE RCVRY
 ZI - ZI-2488 Westlake Recovery CPC - CPC-1986-605-GPC
 ZA - ZA-2014-2858-CUW

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
CATHOLIC CHARITIES OF LOS ANGELES INC 1531 JAMES M WOOD BLVD LOS ANGELES CA 90015

Tenant:

Applicant: (Relationship: Other)
KIRA MILLER - (213) 625-2592

7. EXISTING USE (13) Office	PROPOSED USE (23) Demolition	8. DESCRIPTION OF WORK **NO FEE DEPARTMENT ERROR** Supplemental to 20019-10000-00474 to capture additional clearance
---------------------------------------	--	--

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Fernando Flores	DAS PC By:
OK for Cashier: Fernando Flores	Coord. OK:
Signature: _____	Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 01900474

11. PROJECT VALUATION & FEE INFORMATION

Permit Valuation:	Final Fee Period	PC Valuation:
\$0		
FINAL TOTAL Bldg-Demolition	0.00	
Permit Fee Subtotal Bldg-Demolition	0.00	
Plan Check Subtotal Bldg-Demolition	0.00	
E.Q. Instrumentation	0.00	
No Fee - Department Error	0.00	
D.S.C. Surcharge	0.00	
Sys. Surcharge	0.00	
Planning Surcharge	0.00	
Planning Surcharge Misc Fee	0.00	
Planning Gen Plan Maint Surcharge	0.00	
CA Bldg Std Commission Surcharge	0.00	
Sewer Cap ID:	Total Bond(s) Due: \$0.00	

Project:

Payment Date: 05/09/2024
 Receipt No: 2024130001-29
 Amount: \$.00
 Method: Zero Dollar
Building Card No.: 2024LA02547

12. ATTACHMENTS



Exhibit C

13. STRUCTURE INVENTORY (Numeric value, remove data, the term "number" implies change in numeric value / total resulting numeric value")

2019 - 10001 - 00474

(P) B Occ. Group: -20691 Sqft /

14. APPLICATION COMMENTS:

PDPP Project's Total Valuation: \$0.00

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

(C) MERCURY DEMOLITION

ADDRESS

2596 MISSION STREET SUITE 201,

SAN MARINO, CA 91108

CLASS

A

LICENSE #

953310

PHONE #

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: A License No.: 953310 Contractor: MERCURY DEMOLITION

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: _____ Sign: _____ Date: _____ Contractor Authorized Agent

Bldg-Demolition

City of Los Angeles - Department of Building and Safety

Plan Check #: B20LA01556

Commercial

20019 - 10000 - 00474

Plans Filed in: METRO

Plan Check at Counter

CLEARANCE SUMMARY WORKSHEET

Printed On: 05/20/24 13:40:44

IMPORTANT: This summary documents the clearance(s) required prior to permit issuance. Most clearance(s) are granted electronically, however this form will also be completed so that in the event of a computer outage, there is evidence of the clearance action(s). Keep this form with all other documents necessary to obtain the permit.

INSTRUCTIONS

APPLICANT/REPRESENTATIVE: You are advised to initiate the approval process for the following permit application clearance(s) marked as "Not Cleared" as soon as possible, in order to allow adequate time to obtain the approvals. Certain departments (such as the Department of City Planning) may require additional plan review and approval process, which may include mandatory appeal periods. The address and phone number of the specific agency corresponding to the "Address Code:" shown for each clearance is indicated at the end of this form and it is recommended that you call before appearing in person. Remember to bring a copy of the permit application to the clearance agency for their reference. A "Cleared" condition requires no further action on your part.

CLEARANCE AGENCIES: For city agencies, perform electronic clearance action(s) using PCIS **and** complete this form. For non-city agencies or PCIS outages, complete this form.

Description of Work: DEMO EXISTING 3 STORY OFFICES BY HANDWRECK, SEWER CAP, FENCE & CANOPY REQUIRED

Building & Safety Contact

Plan Check Office: METRO

PC Engineer: Shangqin Xie

Status	Clearance Description and New Status
Cleared	<p>Agency: City Planning Department Description: Project Located in Redevelopment Project Area: Westlake Recovery</p> <p>Address Code: 2</p> <p>Electronic Clearance <input checked="" type="checkbox"/> By: <u>RFONTES</u> Date: <u>04/02/24</u> Phone: _____</p> <p>Comments: Per motion put forward in City Council on 03-08-2023 (Council File 23-1407), related to the court case of Catholic Charities of Los Angeles, Inc. v. City of Los Angeles, the applicant is hereby approved to move forward with ministerial approval for their demolition permit, eligible historic resource status notwithstanding.</p>
Cleared	<p>Agency: City Planning Department Description: Zoning Administrator Case #: ZA-2014-2858-CUW</p> <p>Address Code: 2</p> <p>Electronic Clearance <input checked="" type="checkbox"/> By: <u>KNAWAKUNI</u> Date: <u>01/30/20</u> Phone: _____</p> <p>Comments: Not applicable to scope of work. LADBS CEQA form signed by property owner on Jan. 30, 2020 stating that there is no larger project contemplated at this time.</p>

End of Clearance(s) for 20019 - 10000 - 00474. Refer to "ADDRESS CODES" sheet for clearance agency address/phone information.

Bldg-Demolition

City of Los Angeles - Department of Building and Safety

Plan Check #: B24LA07976

Commercial

20019 - 10001 - 00474

Plans Filed in: METRO

Plan Check at Counter

CLEARANCE SUMMARY WORKSHEET

Printed On: 05/20/24 13:42:20

IMPORTANT: This summary documents the clearance(s) required prior to permit issuance. Most clearance(s) are granted electronically, however this form will also be completed so that in the event of a computer outage, there is evidence of the clearance action(s). Keep this form with all other documents necessary to obtain the permit.

INSTRUCTIONS

APPLICANT/REPRESENTATIVE: You are advised to initiate the approval process for the following permit application clearance(s) marked as "Not Cleared" as soon as possible, in order to allow adequate time to obtain the approvals. Certain departments (such as the Department of City Planning) may require additional plan review and approval process, which may include mandatory appeal periods. The address and phone number of the specific agency corresponding to the "Address Code:" shown for each clearance is indicated at the end of this form and it is recommended that you call before appearing in person. Remember to bring a copy of the permit application to the clearance agency for their reference. A "Cleared" condition requires no further action on your part.

CLEARANCE AGENCIES: For city agencies, perform electronic clearance action(s) using PCIS **and** complete this form. For non-city agencies or PCIS outages, complete this form.

Description of Work: ****NO FEE DEPARTMENT ERROR**** Supplemental to 20019-10000-00474 to capture additional clearance

Building & Safety Contact

Plan Check Office: METRO

PC Engineer: Fernando Flores

Status

Clearance Description and New Status

Cleared

Agency: City Planning Department

Description: Work on a Historic Resource in Redevelopment Project:Westlake Recovery

Address Code: 2

Electronic Clearance By: RFONTES Date: 05/07/24 Phone: _____

Comments: Per motion put forward in City Council on 03-08-2023 (Council File 23-1407), related to the court case of Catholic Charities of Los Angeles, Inc. v. City of Los Angeles, the applicant is hereby approved to move forward with ministerial approval for their demolition permit, eligible historic resource status notwithstanding.

End of Clearance(s) for 20019 - 10001 - 00474. Refer to "ADDRESS CODES" sheet for clearance agency address/phone information.

Exhibit E



City of Los Angeles - Department of Building and Safety
**Attachment to Application for Demolition Permit:
Notice and Owner's Declaration Related to CEQA
and Project Scope**

I. Notice to Owner

If you are applying for a demolition permit to facilitate the construction or development of the project site, you may be referred to the Planning Department for further assistance.

The California Environmental Quality Act (CEQA) directs public agencies to assess and disclose the environmental effects of the projects it approves. In determining whether a proposed project is subject to CEQA, the City is required to consider all of the parts and phases of the project and may not limit its review to the specific permits or approvals sought. (Public Resources Code Section 21065) Failure by a project applicant to disclose future construction or development activities on the project site may result in a violation of CEQA. If the City determines that an application or approval is part of a larger undisclosed project, the City may revoke and/or stay any approvals until a full and complete CEQA analysis of the whole project is reviewed and an appropriate CEQA clearance is adopted or certified.

Please contact the Planning Department if you have additional questions after reviewing this notice.

II. Owner's Project Information

Based upon the above-stated rule, is the proposed demolition part of a larger development project at the demolition site, and if so, will the larger project require any discretionary approvals from the City? (Select "Yes" or "No," and follow the related instructions)

Yes A CEQA clearance from the Planning Department will be required prior to the issuance of the demolition permit for the proposed project. Return this form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

No Sign and notarize the signature at the bottom of the form and return the notarized form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

III. Owner's Declaration

I own the property located at 846 S. Union Avenue. I have read the above "Notice to Owner." I understand that a "project," as defined by CEQA, is the whole of the proposed activity and is not limited to the demolition subject to this application. I further understand that CEQA prohibits treatment of each separate approval as a separate project for purposes of evaluating environmental impacts. I acknowledge and understand that should the City determine that the demolition proposed is part of a larger project requiring any discretionary permits, the City may revoke and/or stay any approvals (including certificates of occupancy) until a full and complete CEQA analysis is prepared and clearance is adopted or certified.

I certify that (i) the demolition authorized by this permit is not to facilitate the construction or development of a larger project at the project site, or (ii) the demolition is part of a larger project and, after using all reasonable efforts, including consulting with the City Planning Department, I have determined there are no discretionary permits required for the project, including but not limited to haul route permits, permits to remove protected trees, historic resource review, or any discretionary zoning or map approvals.

Date July 26, 2022 Name of the Owner (Print) Monsignor Gregory A. Cox

Signature

(See page 2 of 2 For Notary Acknowledgment)

Exhibit E



City of Los Angeles - Department of Building and Safety
Attachment to Application for Demolition Permit:
Notice and Owner's Declaration Related to CEQA
and Project Scope

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On July 26, 2022 before me, Regina Chow - Notary
(insert name and title of the officer)

personally appeared Gregory A. Cox
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

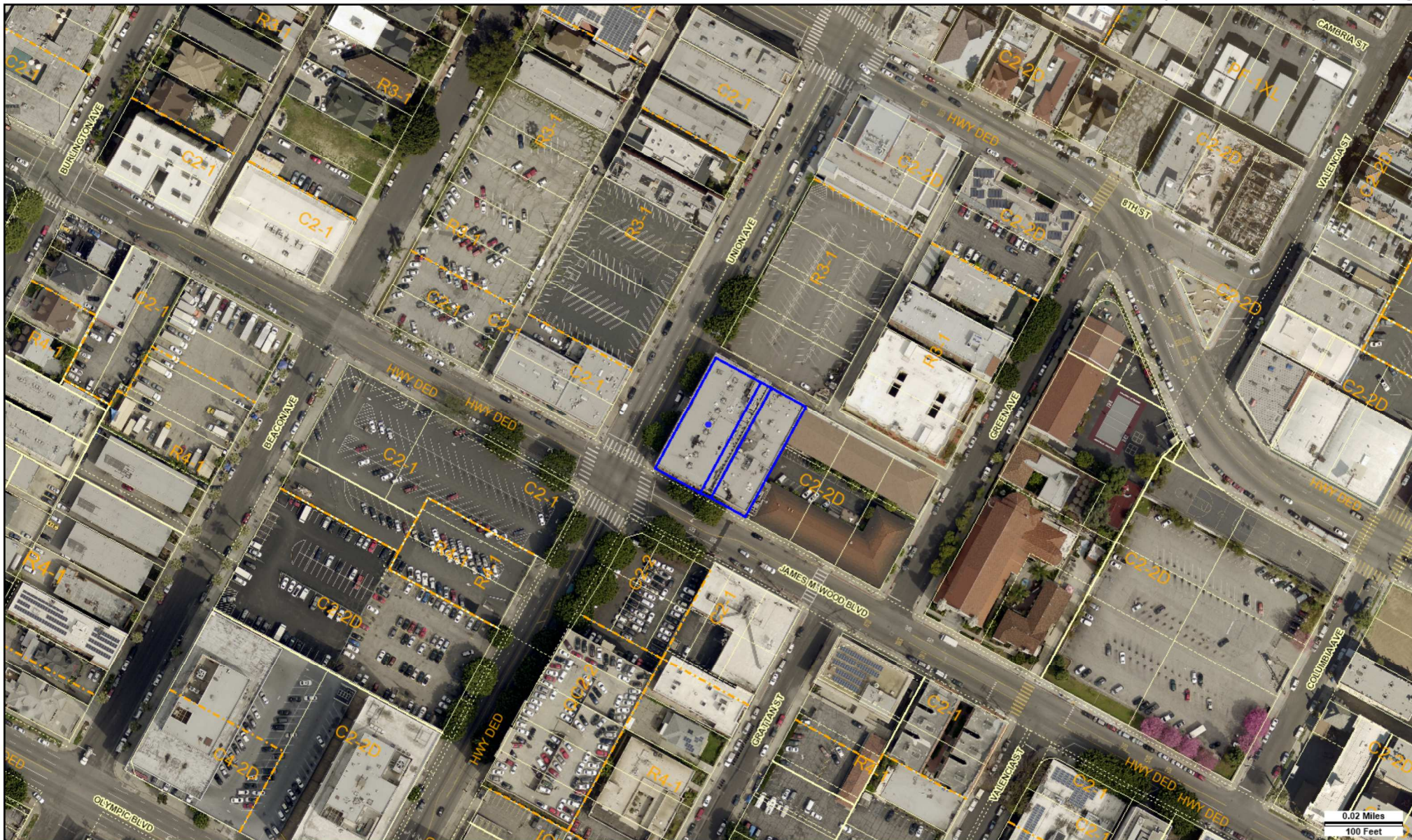
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



Exhibit F



Address: 846 S UNION AVE
APN: 5142018007
PIN #: 130-5A205 245

Tract: E. K. GREEN TRACT
Block: None
Lot: FR 7
Arb: None

Zoning: C2-2D
General Plan: Highway Oriented Commercial

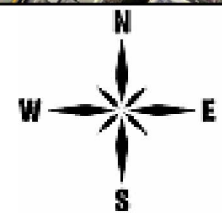


Exhibit G



REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

UNDER AUTHORITY OF L.A.M.C. SECTION 98.0403

PERMIT APP. #: 20019-10000-00474		DATE: 4/26/24		For City Dept. Use Only	
JOB ADDRESS: 846 S. Union Avenue				Building Zoning	
Tract: E.K. Green Tract APN 5142018007		Block: None		Grading Shoring	
		Lot: FR 7		Mech. Elec. Plumb.	
Owner: Catholic Charities of Los Angeles, Inc.		Petitioner: Los Angeles Conservancy		Green D.A. Misc.	
Address: 1531 James M. Wood Boulevard		Address: 523 W. Sixth St., Suite 826			
City	State	Zip	Phone	City	State
Los Angeles	CA	90015-0095	(213) 251-3464	Los Angeles	CA
				90014	(520) 307-6265
REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)			CODE SECTIONS: LAMC 11.5.14 & LAMC 197.01		

Request to revoke issuance of demolition permit

JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)

See attached statement of appeal

Adrian Scott Fine
 Owner/Petitioner Name (Print) *Adrian Scott Fine*
 (Signature) President & CEO
 Position

FOR CITY DEPARTMENT'S USE ONLY BELOW THIS LINE

Concurrences required from the following Department(s)	Approved	Denied
<input type="checkbox"/> Los Angeles Fire Department Print Name _____ Sign _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Public Works Bureau of Engineering Print Name _____ Sign _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Department of City Planning Print Name _____ Sign _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Department of County Health Print Name _____ Sign _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other Print Name _____ Sign _____	<input type="checkbox"/>	<input type="checkbox"/>

DEPARTMENT ACTION

GRANTED DENIED

Reviewed by: (Staff) (Print) *Sai Khum* Date *4/26/24*
 Sign *Sai Khum*
 Action taken by: (Supervisor) (Print) *Sai Khum* Sign *Sai Khum* Date *5/10/24*

NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES

CONDITIONS OF APPROVAL (Continued on Page 2):

See Attached Conditions of Approval

FEES (DEPARTMENT USE ONLY)

Appeal Processing Fee.. (No. of Items) =	1 X \$130 + \$39/addl	=	130.00
Inspection Fee (No of Insp.) =	X \$ 84.00	=	
Research Fee ... (Total Hours Worked) =	2 X \$104.00	=	208.00
Subtotal.....		=	338.00
Development Services Center Surcharge	X 3%	=	10.14
Systems Development Surcharge	X 6%	=	20.28
Total Fees		=	368.42

Fees verified by: *Sai Khum* *Sai Khum*

For Cashiers Use Only
 (PROCESS ONLY WHEN FEES ARE VERIFIED)
 RECEIPT REF NO: 2024117001-99
 Transaction ID: 2024117001-99-1
 BOARD APPEAL \$130.00
 SYSTEMS DEV SURCH #20.28
 DEV SERV CENTER SURCH #10.14
 RESEARCH FEE #208.00
 Amount Paid: \$368.42
 Request Date: 4/26/2024
 PCIS Number: 20019-10000-00474
 Comments: 846 S. UNION

Permit App #: 20019-10000 00474

Job Address: 8465 Union Ave

CONDITIONS OF APPROVAL (Continued from Page 1)

Exhibit G

CITY OF LOS ANGELES BOARD OF BUILDING AND SAFETY/DISABLED ACCESS COMMISSION APPEAL FORM

(Must be Attached to the Modification Request Form, Page 1)

AFFIDAVIT - LADBS BOARD OF BUILDING AND SAFETY COMMISSIONERS - RESOLUTION NO. 832-93

I, [Name] do state and swear as follows:

- 1. The name and mailing address of the owner of the property... as shown on the appeal application... are correct, and
2. The owner of the property as shown on the appeal application will be made aware of the appeal and will receive a copy of the appeal.

I declare under PENALTY OF PERJURY that the foregoing is true and correct.

Owner's Name(s) [Line] (Please Type or Print)

Owner's Signature(s) [Line] (Two Officers' Signatures Required for Corporations) (Please Sign)

Name of Corporation [Line] (Please Print Name of Corporation) (Please Type or Print)

Dated this [Day] day of [Month] 20 [Year]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT SIGNATURE(S) MUST BE NOTARIZED

State of CALIFORNIA County of [County] on [Date]

before me, [Notary Name], personally appeared [Signer Name] Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument in person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal. Signature [Line]

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

APPEAL OF DEPARTMENT ACTION TO THE BOARD OF BUILDING AND SAFETY COMMISSIONERS/DISABLED ACCESS APPEALS COMMISSION

Applicant's Name [Line]

Applicant's Title [Line]

Signature [Line]

Date [Line]

Table with 5 columns: Fee Name, Quantity, Unit Price, Total Price, Verified Price. Rows include Board Fee, Inspection Fee, Research Fee, Subtotal, Development Services Center Surcharge, Systems Development Surcharge, Total Fees.

For Cashiers Use Only (PROCESS ONLY WHEN FEES ARE VERIFIED)

Fees verified by:

Print and Sign [Line]

Exhibit H

SUPPLEMENTAL APPLICATION FOR APPEALS

TYPE OF APPEAL:

- BUILDING CODE APPEAL
- ZONING CODE APPEAL
- INSPECTION / CODE ENFORCEMENT APPEAL

PROJECT TYPE:

- ONE OR TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL/INDUSTRIAL

PERMIT APPLICATION: 20019-10000-00474		
ADDRESS: 846 S. Union Avenue		ZIP: 90017
TRACT: E.K. Green Tract	BLK: None	LOT: FR 7
OWNER NAME: Catholic Charities of Los Angeles Inc.	OWNER ADDRESS: 1531 James M. Wood Blvd.	ZIP: 90015

APPLICATION INFORMATION:

NAME: Adrian Scott Fine	ADDRESS: 523 W 6th St	ZIP: 90012
EMAIL: imulcahy@laconservancy.org	APPLICANT SIGNATURE: <i>Adrian Scott Fine</i>	DATE: 5/10/24

ISSUES:	VIOLATION:	CODE SECTION:
1. The City's Redevelopment Ordinance requires discretionary review of a project if the applicable Redevelopment Plan requires findings to be made.	The Westlake Redevelopment Plan Section 522 requires findings to be made regarding the historic significance of sites and the protection, rehabilitation or restoration of any structure identified as historic. The Plan identifies this site as historic, but the City failed to follow the required process. (See Attached Appeal Justification)	LAMC 11.5.14
2. As required by Public Resources Code section 21151(c), the City's code provides for an appeal of determinations to not require CEQA review.	As set forth above and in the attached Appeal Justification, the project is discretionary and the City failed to conduct the required environmental review under CEQA for this project, which would demolish an historic resource is improper.	LAMC 197.01
3.		

- ❖ FOR ADDITIONAL ISSUES, ATTACH TO THIS APPLICATION
- ❖ ATTACH ALL APPLICABLE EXHIBITS AND EVIDENCE TO THIS APPLICATION



Exhibit H

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY SPECIAL FEES

Board File #	
Council District #	1
District Office	Metro
Plan Check #	B20LA01556
Permit #	20019-10000-00474

JOB ADDRESS: 846 S. Union Ave.

NUMBER DIRECTION STREET NAME STREET TYPE

PROPERTY OWNER/APPLICANT:

Name: Adrian Scott Fine

Address: 523 W. 6th St. , Suite# 826 City: Los Angeles Zip: 90014

Telephone: (520) 307-6265 Email: LMulcahy@laconservancy.org

BUREAU	TYPE	ACTIVITY
<input type="checkbox"/> Inspection <input checked="" type="checkbox"/> Engineering <input type="checkbox"/> Code Enforcement <input type="checkbox"/> Resource Mgt. <input type="checkbox"/> Commission	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Earthquake <input type="checkbox"/> Grading <input type="checkbox"/> Elevator <input type="checkbox"/> Pressure Vessel <input type="checkbox"/> Other _____
		<input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Heating <input type="checkbox"/> Electrical Test Lab <input type="checkbox"/> Mechanical Test Lab

PURPOSE: Fees for written report pursuant to LAMC 98.0415 (f)

FEE

Board Field Inspection LAMC 98.0403.2(a) _____
 Supplemental Inspections LAMC 98.0412:
 Minimum Inspection _____
 Additional Inspection _____
 Misc. Permit Inspection _____
 Special Equipment _____
 Off-Site Inspection _____
 Witnessing Performance Test _____
 Off-Hours Inspection LAMC 98.0406:
 Minimum Fee _____
 Over Min. @ \$____/hr x ____ hrs \$0.00
 Investigation LAMC 98.0402 _____
 Supplementary Time Charges _____
 Pre-Inspection Fee _____
 Written Report Fee 2 hrs. x \$104/hr \$208.00
 Other Zoning Letter _____

Fee Determination by: Sai Khum
 Employee I.D. # 294878
 Telephone: 213-202-9927
 Date: 5/14/2024
 Off-Hours Approved by: _____
Attach copy to approved OT request
 Date Inspection Requested: _____

Distribution: Bureau - White
 Customer - Yellow
 Cashier - Pink

SUBTOTAL \$208.00 ~~\$0.00~~
Applicable surcharges will be added by cashier

Cashier's Use Only:

Metro 4th Floor 05/14/2024 4:01:25 PM
 User ID: ITM
 Receipt Ref Num: 202415501-117
 Transaction ID: 202415501-117
 ZONING LETTER #208.00
 SYSTEMS DEV SURCH #12.48
 GEN SERV CENTER SURCH #6.24
 Amount Paid: \$226.72
 Comments: 20019-10000-00474; 846 S UNION AVE

APPENDIX A



Main Office Phone:
310-798-2400
Direct Dial:
310-798-2409

Carstens, Black & Minter LLP
2200 Pacific Coast Highway, Suite 318
Hermosa Beach, CA 90254
www.cbcearthlaw.com

Amy C. Minter
Email Address:
acm@cbcearthlaw.com

April 26, 2024

APPEAL JUSTIFICATION/STATEMENT OF REASONS
Applications 20019-10000-00474
Appeal of Demolition Permit for 846 S. Union Street

On behalf of the Los Angeles Conservancy, we appeal the City's improper issuance of demolition permits for the historic B'nai B'rith Lodge located at 846 S. Union Street (Project site). The City improperly considered the issuance of demolition permits to be ministerial. Due to the improper characterization of the permits as ministerial, the City failed to conduct the required environmental review under the California Environmental Quality Act (CEQA) for this project.

Redevelopment Plan Clearance is Discretionary

The Project site is located within the area subject to the Westlake Redevelopment Plan. These land use regulations contained within the Westlake Redevelopment Plan remain in effect after the State's adoption of what is known as the Dissolution Law in 2011, which dissolved redevelopment agencies. This Dissolution Law specifically left in place "all land use related plans and functions of the former redevelopment agency" transferring authority to cities or entities designated by cities. (Health & Saf. Code, § 34173, subd. (i).)

In 2019, the City adopted regulations for Redevelopment Plan Procedures wherein the City transferred authority for ensuring consistency with the land use regulations of the Redevelopment Plan from CRA/LA to City Planning. Under this Los Angeles Municipal Code section 11.5.14, the City defines different types of review for projects in redevelopment plan areas. A project is considered ministerial only if the project complies with applicable Redevelopment Regulations and the Redevelopment Plan "does not require the imposition of conditions or the making of findings." (LAMC §11.5.14.C.) If findings are required to demonstrate compliance with the Redevelopment Plan, then the project is discretionary. A public hearing is required and an appeal of the Planning Director's determination is available for such decisions.

Here, the Westlake Redevelopment Plan necessitates a discretionary determination by the City. Section 522 requires findings to determine whether a project site contains a structure that is of architectural or historic significance and to give special consideration

to the protection, rehabilitation or restoration of any such structure. Both of these determinations are discretionary and require findings.

Findings have already been made by the Community Redevelopment Agency that previously had authority over the Westlake Redevelopment Plan regarding the historic significance of the B'nai B'rith Lodge. A 2009 Intensive Survey for the Westlake Redevelopment Plan area determined that the B'nai B'rith Lodge is eligible for listing on the California Register as an individual resource. (**Attachment 1, 2009 Survey.**)

Government Code section 37361 has no effect on this determination. That code section only addresses the application of cultural heritage ordinances adopted by local agencies. The Redevelopment Plan was adopted by the Community Redevelopment Agency under state Community Redevelopment Law. As such, the restrictions contained in section 37361 are inapplicable to the determination required under Westlake Redevelopment Plan section 522.

In addition to the finding that already has been made regarding the historic significance of the B'nai B'rith Lodge, the City is now required to make findings giving consideration to the protection, rehabilitation or restoration of this structure. The City has failed to do so in violation of Los Angeles Municipal Code section 11.5.14. The City also failed to conduct the required public hearing and follow the established procedures for review of Redevelopment Plan consistency under this section.

The Project Requires CEQA Review

As set forth above, the Project to demolish the historic B'nai B'rith Lodge is a discretionary project and as such CEQA review is required. All evidence in the record demonstrates that this resource is historic. In addition to the 2009 Survey, a detailed assessment of the historicity of the B'nai B'rith Lodge was prepared in 2020 as part of a City Historic Cultural Monument (HCM) nomination for the site. (**Attachment 2, 2020 HCM Nomination.**) This nomination provides detailed documentation of the site and its history and found the B'nai B'rith Lodge is historic as it was “built in 1923-1924 as the new home for the Los Angeles Lodge No. 487, Independent Order B'nai B'rith. It was built as the prestigious center of Los Angeles Jewish culture, educational, and social activities.” (*Ibid.*) The building is also significant because it was “[d]esigned by prominent Los Angeles architect S. Tilden Norton, [and] the B'nai B'rith Lodge is a distinguished example of a Beaux Arts style social club meeting hall. The subject building’s primary façades of dramatic arched openings, elaborate polychrome ornamental brick, and Batchelder Terra Cotta embody the distinguishing characteristics of the Beaux Arts architectural style.” (*Ibid.*)

While the City did not designate the site as an HCM, this was only due to the restrictions contained in Government Code section 36371, not due to any claims that the

site lacks historic significance. This code section does not prevent a determination that the B'nai B'rith Lodge is an historic resource for purposes of CEQA review. The City lacks any substantial evidence that the site is not historic; as such, it should be considered an historic resource for purposes of CEQA.

CEQA is clear that any “project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.” (CEQA Guidelines, §15064.5, subd. (b).) Substantial adverse change is defined to include physical demolition, as is planned here. (CEQA Guidelines, §15064.5, subd. (b)(1).) CEQA requires preparation of an EIR whenever there is substantial evidence supporting a fair argument that a proposed project *may* have a significant effect on the environment. (Pub. Resources Code §21080, subd. (c)(1), (c)(2), (d); CEQA Guidelines, §15070, subds. (a), (b)(2); *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 926-29.) The fair argument standard to require an EIR is a “low threshold” test, as resolution of doubts should be resolved in favor of environmental review. (*No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 83-84.) If any substantial evidence in the record supports a fair argument the project may have a significant effect on the environment, the lead agency shall prepare an EIR, despite other evidence that the project will not have a significant effect. (Pub. Resources Code, §21151(a); CEQA Guidelines, §15064(f)(1)-(2); *No Oil, supra*, 13 Cal.3d 68, 75.)

The issuance of demolition permits for the historic B'nai B'rith Lodge would have adverse impacts. As such, these permits cannot legally be approved until the City has prepared an environmental impact report to analyze the impacts, assess mitigation, and consider alternatives.

Sincerely,



Amy Minter

Attachments:

1. 2009 Survey
2. 2020 HCM Nomination

Attachment 1

INTENSIVE SURVEY

**WESTLAKE RECOVERY COMMUNITY REDEVELOPMENT AREA
CITY OF LOS ANGELES
LOS ANGELES COUNTY, CALIFORNIA**

LSA

June 15, 2009

INTENSIVE SURVEY

WESTLAKE RECOVERY REDEVELOPMENT AREA

CITY OF LOS ANGELES

LOS ANGELES COUNTY, CALIFORNIA

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LSA Project No. CAX0701

LSA

June 15, 2009

EXECUTIVE SUMMARY

LSA Associates, Inc. (LSA) is under contract to Chattel Architecture, Preservation, and Planning (Chattel) who is the prime consultant under contract to the City of Los Angeles Community Redevelopment Agency (CRA) to conduct an intensive-level survey of three Community Redevelopment Areas. LSA is responsible for the Westlake Recovery Redevelopment Area (Westlake), while Chattel is responsible for the Hollywood Redevelopment Project Area (Hollywood) and PCR Services Corporation (PCR), a second subconsultant, is responsible for the Wilshire Center/Koreatown Recovery Redevelopment Area (Wilshire/Koreatown). The Westlake survey area comprises 633 acres and roughly 1,522 assessor's parcels in an area surrounding MacArthur Park, bounded by Olympic Boulevard to the south, 3rd Street and Beverly Boulevard to the north, Hoover and Benton Streets to the west, and Witmer Street to the east. The project area was created in the aftermath of the civil unrest of 1992 as part of a larger area targeted for recovery and revitalization.

The purpose of the survey, completed in cooperation with the City of Los Angeles Office of Historic Resources (OHR), was to identify, document, and evaluate, at the intensive level, all properties 45 years of age or older for eligibility for the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and/or for designation as a City of Los Angeles Historic Cultural Monument (HCM) to facilitate future planning considerations. All three project teams coordinated with methodology under development for SurveyLA, the City's first comprehensive historic resources survey.

In the spring and summer of 2008, the survey team conducted windshield surveys and archival research to prepare a historic context statement, which identified significant themes and eligibility criteria. A draft of the historic context statement was reviewed by the other two CRA survey teams, CRA Project Managers, and Janet Hansen, Deputy Manager of OHR. In the fall and winter of 2008–2009, the survey team conducted an intensive-level survey. Of the approximately 1,522 unique parcels within the survey area, 977 were digitally photographed and surveyed using the Historic Architecture Inventory (HAI), a field collection application and database custom-designed by LSA for the CRA surveys. Field maps showing the location and status of each documented property are attached as Appendix A. LSA photographed all properties constructed in 1965 and earlier, prepared descriptions for all of the properties that retained integrity, and conducted property-specific research on intact properties that appeared to be significant. Each of the surveyed properties was assigned a California Historical Resources status code according to level of significance.

Of the 977 properties documented during the current survey, 4 properties were not visible from the public right-of-way and require special access before they can be evaluated (California Historical Resources [CHR] status code 7R). There were 32 properties that had been previously designated or determined eligible for designation, including 4 properties listed in the National and California Registers (CHR status code 1S), 9 properties that were formally determined eligible for the National and California Registers (CHR status code 2S), 10 properties that had been determined eligible for the National Register through a previous survey (CHR status code 3S), and 15 designated Los Angeles HCMs (CHR status code 5S1).¹ These 32 properties were photographed and updated.

¹ Eight of the designated HCMs have also been designated/determined eligible for the National Register and are also included in the totals for 1S and 2S.

Of the properties that LSA fully surveyed, 163 appear to be eligible for listing in the National/California Registers (3S), and 58 appear eligible for the California Register, but not National Register (3CS). These 211 resources would also be eligible for designation as Los Angeles Historic Cultural Monuments. Another 63 properties are contributors to a potential National Register Historic District (3D) and, within that district, 8 properties were also individually eligible (3B). One apartment complex (Belmont Square) was documented as a California Register-eligible historic district because it was composed of several parcels (37 total), but for the purposes of evaluation should be considered one property. There was one property that was determined eligible exclusively for designation as an HCM, Langer's Delicatessen (5S3). This amounts to 354 historical resources for the purposes of CEQA, 32 that were previously determined significant at one or more levels and 322 that as a result of this survey appear eligible for listing in the National or California registers or for designation as an HCM.

The other 619 properties surveyed were determined to be ineligible for the National Register, California Register, or for designation as an LA HCM under any criteria (CHR status codes 6Z, 6DQ, and 6L). These properties are not "historical resources" under CEQA; however, 154 6DQ properties and 102 6L properties may warrant special consideration in local planning efforts.

A master table, summarizing the results of the survey and listing the 977 properties documented in order by address, is attached to this report as Appendix B. Additional information is stored in the HAI database, which was conveyed to the CRA GIS specialists for inclusion in the CRA historic properties database. At CRA's direction, this information will also be transmitted to the OHR for inclusion in the SurveyLA database. DPR forms (Primary and Building, Structure, Object [BSO] records) for significant individual properties were also printed from the database and are attached to this report as Appendix C. Primary records for historic district contributors have been printed, attached to an appropriate District Record, and attached to this report as Appendix D.

All properties assigned a status code of 1-5 are considered to be "historical resources" for CEQA compliance purposes and City's Cultural Heritage Ordinance. Those properties assigned a status code of 6DQ, 6Z or 6L do not constitute "historic properties" (Section 106) or "historical resources" (CEQA) and require no further cultural resources considerations.

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INTRODUCTION

LSA Associates, Inc. (LSA) is under contract to Chattel Architecture, Preservation, and Planning (Chattel) who is the prime consultant under contract to the City of Los Angeles Community Redevelopment Agency (CRA) to conduct an intensive-level survey of three Community Redevelopment Areas. LSA is responsible for the Westlake Recovery Redevelopment Area (Westlake), while Chattel is responsible for the Hollywood Redevelopment Project Area (Hollywood) and PCR Services Corporation (PCR), a second subconsultant, is responsible for the Wilshire Center/Koreatown Recovery Redevelopment Area (Wilshire/Koreatown). The Westlake survey area comprises 633 acres and roughly 1,522 assessor's parcels in an area surrounding MacArthur Park, bounded by Olympic Boulevard to the south, 3rd Street and Beverly Boulevard to the North, Hoover and Benton Streets to the west, and Witmer Street to the east. See Figure 1. The project area was created in the aftermath of the civil unrest of 1992 as part of a larger area targeted for recovery and revitalization.

The purpose of the survey, completed in cooperation with the City of Los Angeles Office of Historic Resources (OHR), was to identify, document, and evaluate, at the intensive level, all properties 45 years of age or older for eligibility for the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and/or for designation as a City of Los Angeles Historic Cultural Monument (HCM) to facilitate future planning considerations. All three project teams coordinated with OHR to incorporate methodology under development for SurveyLA, the City's first comprehensive historic resources survey.

The Westlake area was previously surveyed in 1992–1995 by Historic Resources Group (HRG). The HRG survey documented 489 properties within the current boundaries of the Westlake survey area. The methodology was centered on updating previously surveyed properties and identifying potentially significant properties, and only limited recordation of properties which did not appear potentially eligible was made at the time. A review of the OHR Historic Cultural Monument files and the State's Historic Properties Directory revealed that there are currently 25 eligible or listed National Register Properties (CHR codes 1, 2 and 3), no properties exclusively listed or determined eligible for the California Register (CHR code 2C or 3C), and 15 designated Historic Cultural Monuments in Westlake.²

The Westlake area is completely built out with a mix of residential and commercial property types related to several periods of development over the past 120 years. Westlake has historically had the highest residential density in the City and this is reflected by the distinctive concentration of mid-rise apartments, courtyard housing, and apartment complexes that dominate much of the survey area. Commercial development along major transportation corridors also characterizes the area. In addition, the area includes residential and commercial development related to a well-integrated network of former streetcar routes in the area, as well as post-World War II offices that form the eastern Wilshire Boulevard skyline. Widespread private disinvestment and civic neglect in the latter half of the 20th century has resulted in a poorly maintained built environment and infrastructure, but it has also provided affordable housing for thousands of low-income individuals, including seniors and impoverished immigrants. Their impact on the built environment is reflected in many religious and community institutions in the area.

² Eight of the designated HCMs have also been designated/determined eligible for the National Register and are also included in the totals for 1S and 2S.

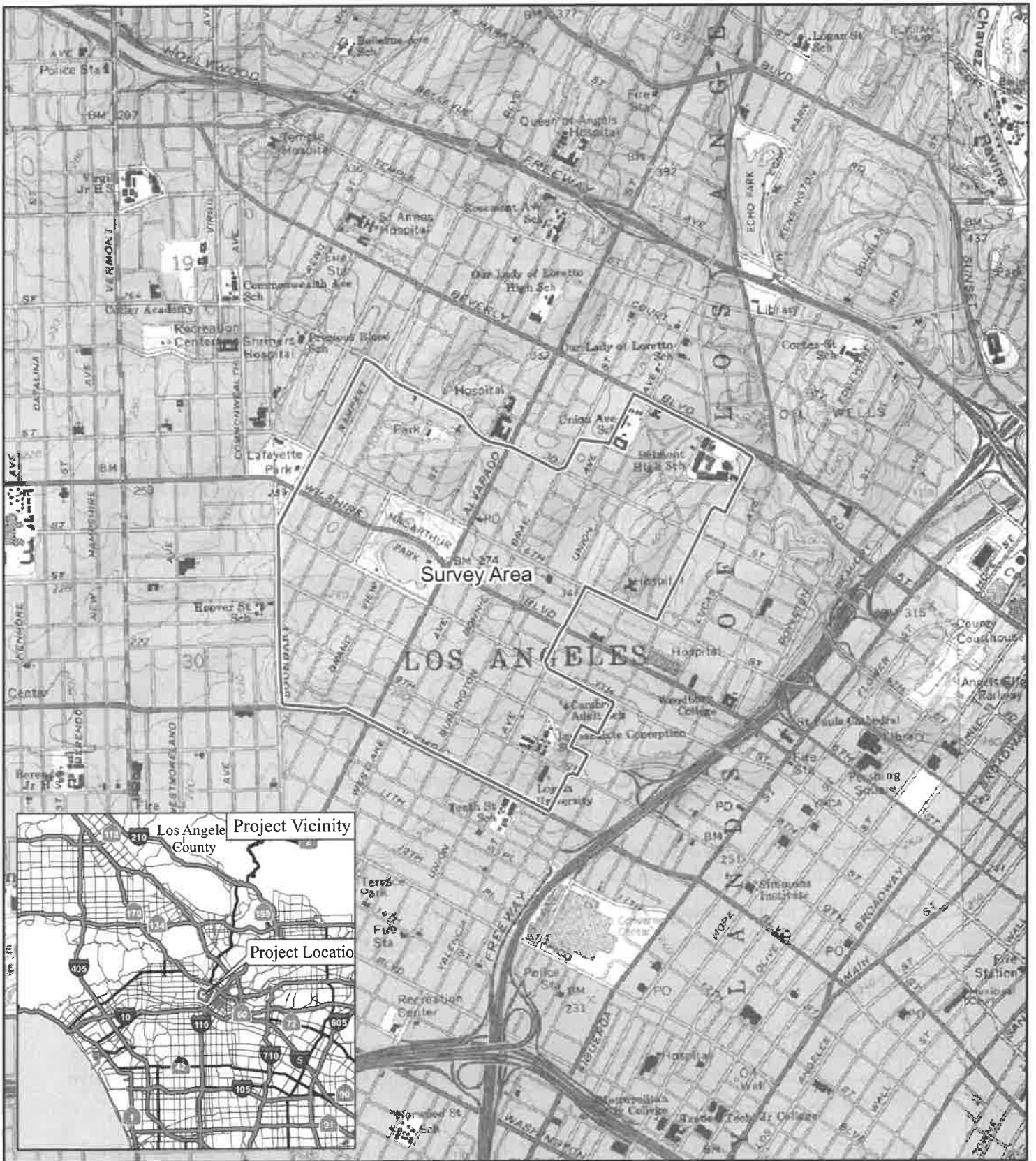
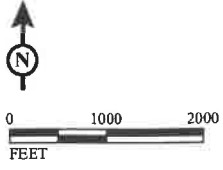


FIGURE 1

LSA

LEGEND
 [] Survey Boundary



SOURCE: USGS 7.5' QUAD, HOLLYWOOD, CA (1996)

E:\CAX0701\GIS\Westlake_Area_Location_Map.mxd (6/15/2009)

CRA Historic Resources Survey
 Regional Location Map showing Survey Boundaries

PROJECT METHODOLOGY

Archival Research

Archival research focused on developing a historic context for the area. In order to be significant, a resource “must represent a significant historic context in the history, architecture, archaeology, engineering, or culture of an area and it must have the characteristics that make it a good representative of properties associated with that context.”³ The key elements of the context include a narrative that discusses important themes, time periods, and geographical areas, followed by information regarding the relevant property types.

To develop a historic context that has sufficient depth to be used as a unifying thematic framework for evaluating the significance of individual properties and potential districts in the survey area, LSA participated in community outreach hosted by the CRA and completed extensive research at various repositories utilizing both primary and secondary sources. Some of the resources used to develop the context are listed below. A complete list of references is provided in footnotes and at the end of this report.

- Historic maps, including Sanborn Fire Insurance Maps and United States Geological Survey (USGS) maps;
- Aerial photographs of the survey area 1938–2007;
- Original subdivision maps 1873–2008;
- Los Angeles County Assessor’s Records;
- United States Census Bureau data 1880-1930;
- Newspaper articles (primarily the *Los Angeles Times* via Proquest);
- City directories;
- Electronic and physical databases of the Los Angeles Public Library (including the Photographic Collection and the California Index);
- Historical planning documents for the area on file at the Los Angeles City Archives;
- Personal communication and archival material from Francisco Rivera, El Rescate

Field Survey

LSA conducted several reconnaissance-level surveys of Westlake to aid in preparing the Historic Context Statement. These surveys also helped to prioritize areas to be examined during the intensive level survey.

To increase the efficiency of the field survey, LSA developed the Historic Architecture Inventory (HAI), a Microsoft Visual Basic field application and Access/ArcReader database. HAI enabled surveyors to select each parcel in the field, create a physical description using pre-programmed descriptors, incorporate property-specific research/evaluation criteria, and link photographs. The

³ Lee and McClelland 1999.

survey data entered into the HAI allowed the survey team to create DPR Primary and BSO records efficiently and to use the data gathered for secondary analysis.

City staff provided Assessor's parcel data, a high-resolution current aerial photo, and previous survey evaluations to LSA for incorporation into printed field maps and the HAI. Field maps included street names, parcel boundaries, addresses, Assessor's Parcel Numbers (APNs), previous survey evaluation information, and dates of construction (where available).

Upon completion of the field survey, records were associated with photographs using a batch-process application and then double-checked for accurate association. Using the HAI, the survey team was able to create various lists and tables to assist in the analysis of the survey results, and prepared a master table listing by address all of the resources surveyed and their dates of construction (where available), architectural styles/property types (except for a few properties that were not visible from the public right-of-way), and preliminary significance evaluations using the California Historical Resources (CHR) status codes.

SIGNIFICANCE CRITERIA

CEQA (PRC Chapter 2.6, Section 21083.2 and CCR Title 145, Chapter 3, Article 5, Section 15064.5) calls for the evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the *CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register, or designation under a local ordinance.

National Register of Historic Places

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. According to National Register Bulletin 15, in order to qualify for the register, a resource must meet the criteria for evaluation. Properties are significant under the following criteria:

- a) They are associated with events that have made a significant contribution to the broad patterns of our history; or
- b) They are associated with the lives of persons significant in our past; or
- c) They embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d) They have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations. Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years

shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g) A property achieving significance within the past 50 years if it is of exceptional importance.

Integrity. Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects is most important to a particular property requires knowing why, where, and when the property is significant. The seven aspects of integrity:

- a) Location is the place where the historic property was constructed or the place where the historic event occurred.
- b) Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- c) Setting is the physical environment of a historic property.
- d) Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- e) Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

- f) Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- g) Association is the direct link between an important historic event or person and a historic property.

California Register of Historical Resources

The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding, and affords certain protections under the California Environmental Quality Act. According to Technical Assistance Bulletin #3, to become a historic resource, a site must be significant at the local, state, or national level under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources, and to convey the reasons for their significance.

City of Los Angeles Historic Cultural Monument (HCM)

Below are the proposed HCM designation criteria per the draft revised Cultural Heritage Commission Ordinance (11/2008). These criteria will be applied for SurveyLA and closely parallel National Register and California Register criteria.

Sec. 22.171.8. Monument Designation Criteria. A proposed Monument may be designated by the City Council upon the recommendation of the Commission if it:

- A) Meets at least one of the following criteria:
 - 1) Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community; or

- 2) Is associated with the lives of historic personages important to national, state, city, or local history; or
 - 3) Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values; or
 - 4) Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community; or
 - 5) Reflects or exemplifies the diversity of Los Angeles, including, but not limited to, the significant contributions of people of color, women, and workers; or stimulates and promotes a greater understanding of diversity, democracy, and freedom; and
- B) Retains Integrity from its Period of Significance. Proposed Monuments do not need to retain all aspects of Integrity, but should retain a sufficient degree of those aspects of Integrity that relate to why it is significant. Flexibility shall be used in assessing Integrity, particularly when a proposed Monument is significant under designation criteria 1 or 2 above. A proposed Monument's deferred maintenance, dilapidated condition, or illegal alterations shall not, on their own, be construed to equate to a loss of Integrity.

City of Los Angeles Historic Preservation Overlay Zone (HPOZ)

A Historic Preservation Overlay Zone is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. According to Section 12.20.3 of the City of Los Angeles Municipal Code, the criteria for the designation of an HPOZ are:

- 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time; or
- 2) Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- 3) Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of a historic place or area of historic interest in the City.

California Historical Resource (CHR) Status Codes

To be significant, a resource must meet at least one of the above-listed criteria and also retain enough integrity to convey its period of significance and association with an important historic context. Once a significance evaluation has been made, the resource is assigned a CHR status code. The CHR status codes are a standardized, shorthand method for identifying the significance level of a resource and include the following general categories:

1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or California Register.

3. Appears eligible for National Register or California Register through survey evaluation.
4. Appears eligible for National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated for National Register or California Register or needs re-evaluation.

It should be noted that there are several subcategories within each of these that allow for various nuances, such as whether or not a resource is a contributor to a Historic District.

HISTORICAL OVERVIEW

The historic context is divided into an overview of the history and development of the survey area and surrounding environment, a timeline listing key dates and events, and detailed discussions of specific, important themes and associated property types.

Westlake's Beginnings, 1857–1910

The first survey that included the Westlake area was recorded in 1857 by United States Deputy Surveyor Henry Hancock as confirmation of City-owned land beyond the land recorded by E.O.C. Ord's survey of Los Angeles in 1849.⁴ Hancock's survey laid out grids of 35-acre lots in 280-acre blocks north of Pico Boulevard and west of downtown, with Hoover Street as the western boundary. In 1868, the first railroad was completed through Los Angeles to the coast (port) at San Pedro, spurring a boom in land development and immigration to the City.⁵ As commercial and industrial activity grew downtown in the late 19th century, new arrivals to Los Angeles looked to adjacent land surrounding downtown as the setting for the City's first suburbs. In 1877, the Real Estate Associates of Los Angeles recorded the first re-subdivision of Hancock's survey in the Westlake area, which they called the Fairmount Tract. The company, headed by J.R. Brierly, created 132 residential lots averaging 7,600 square feet each, east of Union Street between 9th and Orange Streets (later Wilshire Boulevard).⁶ Similar subdivisions were recorded concurrently in areas east, south, and north of downtown.

The most important impetus to development in Westlake was the establishment and beautification of Westlake Park (renamed MacArthur Park in 1942). Originally alkali swampland which turned into mud traps after rain, the area had been used as a dump as early as 1865.⁷ The area held promise for Mayor William H. Workman, who in 1885 authorized infill of the low areas with topsoil and the planting of trees and shrubs. A small lake was created by filling the low-lying ravine with water.

⁴ Map of the City of Los Angeles Showing the Confirmed Limits Surveyed in August 1857 by Henry Hancock U.S. Dep. Sury. Plan de la Ciudad De Los Angeles. Surveyed by E.O.C. Ord, Lt. U.S.A. and Wm. R. Hutton, Assistant, August 29, 1849. Donation Lots Surveyed by H. Hancock in August and April 1853, Geo. Hanson, Asst. Published By Bancroft & Thayer, Real Estate Brokers 21 Spring St. and W.H.J. Brooks Searcher of Records Los Angeles, Cal. A.L. Bancroft & Co. Lith. Available Online, www.DavidRumsey.com/maps5294.html.

⁵ Bowman 1974.

⁶ Los Angeles Bureau of Engineering (LABoE) Tract Maps, MR 3 pages 328–329.

⁷ Historic Resources Group. *Technical Report for the CRA/LA Westlake/Pico Union Recovery Study Area*. Revised March 1996 (HRG 1996).

Mayor Workman also fostered the development of Sunset Park (now Lafayette), Echo Park, and Eastlake (now Lincoln) Park.⁸

The second subdivision near Westlake was the Colina Park subdivision in 1885. Located in the northeastern corner of the survey area, east of Union Avenue and north of 6th Street, the tract of roughly 140 lots was adjacent to the western terminus of the new 2nd Street cable road.⁹ Land located immediately east of the tract was advertised for sale by the Los Angeles Improvement Company, listing several virtues to living west of downtown:

They are west of town and on high ground, away from smoke and frosts, and as the prevailing winds are from west to east the air is always pure ... they are on the proposed line of the Second Street Railroad ... they are situated on beautiful hills, overlooking the surrounding country ... and they will be nearer to town than any lots costing three times the amount of money we ask.¹⁰

The advertisement ended with a prophetic rejoinder, “The growth of all cities is naturally westward, and always when hills can be found in that direction.” By 1889, early residents knew the Colina Park tract and others along the 2nd Street cable railway as “Crown Hill,” and had formed an improvement association to lobby the City for infrastructure and amenities.¹¹

By 1887, two railroads connected Los Angeles with San Francisco and the eastern United States, and the land boom of the 1880s was at its apex. Independent companies secured franchises to build and operate horse-drawn (and later electric) streetcars radiating out from downtown. In 1887, J.F. Crank received a \$10,000 franchise to build a streetcar from downtown to Westlake Park along 7th Street.¹² In anticipation of the spread of streetcar lines and the promise of Westlake Park, land speculators recorded fifteen new tracts containing over 1,300 lots in the Westlake area between 1885 and 1887.¹³

One of the principal early subdividers of Westlake was George C. Knox. Knox served as the City Engineer from 1883–1885.¹⁴ In the same year as the end of his tenure with the City, he was recorded in Assessor’s tract maps as the co-developer of the O’Neil Subdivision in 1885. He was the sole subdivider of the Westlake Park Tract in 1886, the West End Terrace Tract (1887) and Westlake Terrace Tract (1887). Knox subdivided a total of 471 lots in Westlake. In a *Los Angeles Times* article, allegations were made against Knox by Fred Eaton, his successor as City Engineer. According to Eaton, Knox appropriated \$8,000–\$9,000.00 worth of maps, as well as valuable field notes of the surveys Knox had performed.¹⁵ Eaton left his position with the city in 1888 and followed suit with his own subdivisions, recording an 87-lot extension of the Knob Hill Tract in 1891.¹⁶

⁸ Bowman 1974; Hancock, Ralph. *Fabulous Boulevard*. New York, Funk and Wagnalls, 1949.

⁹ LABoE Tract Maps, MR 7-37; Post, Robert C. *Street Railways and the Growth of Los Angeles*. San Marino, Golden West Books, 1989.

¹⁰ *Los Angeles Times*, 4/30/1885; *Map of the City of Los Angeles Showing Railway Systems*. Issued by The Travel and Hotel Bureau, 207 West Third Street, Los Angeles. Received by the Library of Congress 12/24/1906.

¹¹ *Los Angeles Times*, 12/1/1889, 1/10/1890.

¹² *Los Angeles Times*, 4/7/1887 and 4/18/1887.

¹³ LABoE, Various Tract Maps in Miscellaneous Records.

¹⁴ LABoE, biographies of City Engineers. Available Online, http://eng.lacity.org/aboutus/city_engineers_hist/Knox.htm.

¹⁵ *Los Angeles Times*, 12/13/1887.

¹⁶ LABoE Tract Maps, MR 42–56.

As people purchased lots and built homes in the new park-side tracts, they began to agitate for beautification of Westlake Park. In an editorial for the *Los Angeles Times*, one proponent wrote, "There is an unsightly gully running through it, which the intention is to make serviceable as the bed of an artificial lake or pond covering about fifteen acres.... For the rest, the park grounds surrounding the proposed lake are a series of rolling hills, having naturally a rich friable soil, and these, under the gardener's hand, might be rendered very delightful."¹⁷ The editorialist went on to urge the City Council to put the \$10,000 recently paid for the 7th Street streetcar franchise directly to work making improvements to Westlake Park. The City in turn offered citizens surrounding the park a dollar-for-dollar match on funds raised through a voluntary \$5 dollar per lot assessment on their properties.¹⁸ By May of 1889, enough money had been raised that several City officials met to tour park improvements under construction and review more improvements proposed by recently appointed Parks Commissioner Dr. J.H. Bryant.¹⁹ They selected Albert Hardcastle to landscape the park, and he used conifers, peppers, palms, acacia, and cacti.²⁰ By January of 1890, the park had a lake, and one resident had donated a boat for public use.²¹ Once these early improvements were complete, the City scheduled concerts, fireworks, and other events at the park, and the park became an attraction to both Los Angeles residents and tourists alike. One Sunday concert in January of 1891 attracted an estimated 10,000 visitors, stretching local streets and streetcars beyond capacity.²²

Los Angeles in the 1880s and 1890s was a destination for thousands of affluent and middle class Eastern and Midwestern immigrants who now had access to the West via the Transcontinental Railroad. In 1886, Henry Gaylord Wilshire and his brother, William, traveled from Ohio via San Francisco and arrived in Los Angeles. After land investments in Long Beach and Orange County, the brothers turned their efforts to the rapidly developing Los Angeles area. In 1887, Gaylord purchased 35 acres of "barley among the weeds" land on the western town boundary of Los Angeles for \$52,000.²³ At first glance, the land was not promising, but as the town expanded in a westerly direction, Wilshire's land became the piece connecting the new downtown with areas west. The westerly edge of Wilshire's property bordered an area known as Sunset Park (now Lafayette Park), a mud-filled depression of land of oil wells and seeping *brea*.²⁴ In 1896, William and Gaylord Wilshire recorded 127 lots in the Wilshire Boulevard Tract, marking ten lots as already sold.²⁵

The Wilshire brothers laid out four cross streets to Wilshire Boulevard: Park View Street, Carondelet Street, Coronado Street, and Rampart Boulevard. Concrete curbs and sidewalks were added and lined with Canary Island date palms. In contrast to his strident socialist writings, Gaylord was also an ambitious capitalist and his connections in the social and political networks of early Los Angeles were beneficial in gaining financial backing from prominent bankers and investors such as Joseph A. Sartori. The brothers' intended purpose for Wilshire Boulevard was to keep it an exclusive residential section of town that would attract the upper echelon of Los Angeles society. Gaylord Wilshire himself was a resident at 691 South Carondelet Street.

¹⁷ *Los Angeles Times* 4/18/1887.

¹⁸ *Los Angeles Times* 3/10/1889.

¹⁹ *Los Angeles Times* 3/12/1889, 4/6/1889, 5/12/1889.

²⁰ HRG 1996.

²¹ *Los Angeles Times* 1/16/1890, 3/26/1890.

²² *Los Angeles Times* 1/19/1981.

²³ Roderick, Kevin. *Wilshire Boulevard: Grand Concourse of Los Angeles*. Angel City Press, Santa Monica, 2005.

²⁴ Roderick 2005.

²⁵ LABoE Tract Maps, 66-5.

Gaylord and William helped establish the California Club, Los Angeles' first private men's club. Many early prominent Los Angeles investors, developers and politicians were members of this exclusive club. As Westlake Park developed, the Wilshire brothers devised projects to attract buyers to their tract. In 1895, they graded a 120-foot wide gravel roadway, four blocks long, between Westlake Park and Sunset Park (later renamed Lafayette Park), and they created a similarly wide roadway on Rampart Boulevard from Sunset Park to 3rd Street. The brothers offered to encircle their tract with streetcar lines, but demanded that the City never run streetcar lines along Wilshire Boulevard.

Arthur Letts, founder of the Broadway department store, bought a home site on Wilshire Boulevard, as did Homer Laughlin, who was credited with building the city's first steel structure for the downtown Grand Central Market. Judge and Mrs. C.N. Sterry also bought a home site in the area, which was becoming one of the most desirable locations in Los Angeles. In the late 1890s, home ownership along this prestigious section of Wilshire Boulevard became a status symbol.²⁶

One of Westlake's most influential and colorful residents was Harrison Gray Otis, the irascible publisher of the *Los Angeles Times*. He enjoyed the moniker of General Otis, a self-bestowed title he claimed after receiving a commission in the Spanish-American War. Otis became editor and part owner of the *Los Angeles Times* in 1882, just after arriving from Ohio. In 1886, he bought out his partner and became full owner of the newspaper. As editor of the *Times*, Otis was able to promote his conservative views, which included advocacy of an expansive Republican Los Angeles, with the absence of labor unions.²⁷ In addition to his role at the *Los Angeles Times*, Otis played a crucial role in developing the San Fernando Valley, turning farmland into suburbs.

Even though Otis often clashed with Gaylord Wilshire on political and aesthetic issues, he did support the development of Wilshire Boulevard with the construction in 1898 of an instant landmark on the corner of Wilshire Boulevard and Park View Street, across from the lake in Westlake Park. Called "The Bivouac," the two-story Mission Revival mansion residence was designed by architect John P. Krempel. His prestigious home adorned postcards, which advertised the Wilshire Boulevard and Los Angeles way of life.

Edwin T. Earl, inventor of the refrigerated-car, built a brick house on Park View Street, next door to Otis. The refrigerator-car created enormous success for the burgeoning Southern California citrus industry, enabling citrus growers to ship their fruit east by rail. Earl purchased the *Los Angeles Express*, the oldest of Los Angeles' newspapers. Earl promoted a more progressive view with his paper, rivaling his conservative next-door neighbor.²⁸

One of the most influential architects, whose buildings dotted the early Westlake landscape, was John C. Austin, an English-born architect who came to Los Angeles in 1892. He designed a two-story Colonial Revival mansion for Nicholas E. Rice at 2520 Wilshire Boulevard, and a Queen Anne style mansion for Hiram Higgins, a grain merchant from Chicago. The Higgins mansion is the only survivor of these early Wilshire tract mansions, and was relocated to 637 S. Lucerne Boulevard in the Windsor Square neighborhood. Austin designed a 23-room mansion, atop a driveway on the northeast corner of Wilshire and Vermont, for Ida Haraszthy Hancock Ross. Called the Villa Madonna, alleged

²⁶ Roderick 2005.

²⁷ Roderick 2005.

²⁸ Roderick 2005.

to have been inspired by the Villa Medici in Florence, Italy, it was described in the Los Angeles Times in 1913 as, “the most sumptuous home in Los Angeles.”²⁹ Another of Austin’s most influential designs was the Hershey Arms, two blocks west of the Otis residence, on the south side of the boulevard, between Coronado Street and Rampart Boulevard.

By the late 1890s, Westlake Park had already become a destination for daytime picnics, concerts, and boating. The earliest commercial development grew up around the southeast corner of the park at the corner of South Alvarado and West Seventh Streets, near what was likely the Los Angeles Railway (the Yellow Cars) streetcar stop. The 1894–1900 Sanborn maps show that shopkeepers had taken advantage of their proximity to the park and streetcar stop by opening an ice cream parlor, a store, meat market, and two restaurants. Besides this tourism-related commerce, however, commercial activity in the Westlake area before the turn of the century was limited to community butchers, one at Loma Drive and 1st Street (Beverly Boulevard) and one at 7th Street and Union Avenue. The area was also served by the Westlake Boarding and Livery (Stable) and the Union Avenue Public School.

Destination Westlake, 1906–1930

Angelenos living downtown at the turn of the 20th century flocked to Westlake Park for recreation amid the exclusive homes of the City’s elite. Their enthusiasm for the area, combined with increasing residential growth along streetcar lines and automotive thoroughfares, and prosperity from the burgeoning movie industry and oil extraction brought about a shift in the character of the Westlake area. Luxurious hotels and apartments heralded the arrival of more mobile group of people connected to emerging service and creative industries west and north of downtown, and new art schools, studios and theaters brought increased cultural activity to the area. By the mid-1920s, Westlake offered not only a relaxing day in the park, but also a stimulating place to live.

Subdivisions that had been established in the Westlake area during the boom of the 1880s remained sparsely developed through the beginning of the 20th century. The 1900 Sanborn maps show partially-developed blocks of mostly two-story residences with wraparound front porches. These blocks were concentrated south and east of Westlake Park, with some additional residences in the Colina Park subdivision in the northeastern corner of the survey area.³⁰ By 1923, these blocks had almost completely filled in with one and two-story residences, flats, bungalow courts, and small concentrations of commercial buildings. The blocks west and immediately north of Westlake Park had also undergone considerable residential development, particularly in Gaylord Wilshire’s Wilshire Boulevard tract and in Knob Hill tract south of Ocean View Avenue.³¹ These early 20th century residences typically referenced eclectic and period-revival architectural styles as well as Craftsman.

The discovery of oil by Edward Doheny near the northeast corner of the survey area in 1892 had a definite impact on the population of Los Angeles.³² By 1923, the Los Angeles area’s petroleum fields

²⁹ Roderick 2005.

³⁰ The 1900 Sanborn map does not depict the blocks west and north of Westlake/MacArthur Park, which means it is likely that very little development existed in those areas before the turn of the century. This is confirmed by the 1902 USGS map.

³¹ Sanborn Maps, 1923.

³² The Paleontological Research Institution, Ithaca, New York, website: *The Story of Oil In California*, http://www.priweb.org/ed/pgws/history/signal_hill/signal_hill.html.

were producing one-quarter of the world's total oil supply.³³ However, after a petition circulated and secured the names of 47 residents primarily of the Wilshire and Knob Hill tracts, oil men decided not to go against the community's resistance and oil development was essentially banned in the Westlake area in 1898.³⁴ Sanborn maps of the study area in 1923 show a proliferation of oil wells, derricks, and tanks in the northern part of the survey area, between 3rd Street and Beverly Boulevard, but no petroleum development was depicted south of 3rd Street and Ocean View Avenue. The limits placed on oil development increased the desirability and prestige of the Westlake region, while oil wealth also likely financed the construction of many of the fine turn-of-the-century homes in the area.

Comparison of the 1923 Sanborn maps to the 1933–1949 Sanborn maps shows that after 1923, the sections of South Alvarado Street between West 6th and West 7th Streets transitioned from primarily residential properties to mostly commercial development, as did several other areas within the area. In 1923, the center of commercial land use was at the intersection of 7th Street and South Alvarado Streets, which were both on the routes of the Los Angeles Railway Yellow Cars.³⁵ A few other commercial areas had emerged by 1923, including clusters of two to five shops along 7th Street at Valencia Street and at Union Avenue. In 1924, Young's Market moved into its new Renaissance Revival-style headquarters on the southwest corner of 7th Street and Union Avenue. Constructed of granite and limestone, the five-story building was admired early on for its terra cotta frieze in the style of Italian Renaissance sculptor Della Robbia. Young's Market ran a chain of 43 southern California markets from this building.³⁶ In 1935, Van De Kamp's Dutch Bakers moved into a new market at Alvarado and 9th Streets. A few years later, this market became a Vons Supermarket.³⁷

With the influx of people, the number of hotels, homes, apartments, flats, and boarding and rooming houses rose swiftly. Of the first luxury hotels, the Hershey Arms was built for Miss Helen Mathewson by Myra Hershey in 1907 at the corner of Wilshire Boulevard and Coronado Street. Its 100 guest rooms were large and furnished with hardwoods, with each its own color scheme. Miss Mathewson furnished the lobby and parlors with rare Japanese furniture she collected during the years she managed the place.³⁸ The Rampart Apartments, built in 1911 by investor Hugh W. Bryson, was "the first apartment-house of the absolutely fireproof type ever erected in the city, and is one of the most modern and sumptuous structures of its kind west of New York City."³⁹ The seven-story, reinforced concrete structure contained 50 apartments beautifully furnished in hardwoods, Turkish rugs and other elegant appointments.⁴⁰ The Bryson, also built by Hugh W. Bryson, was completed in 1913 at the northwest corner of Wilshire Boulevard and South Rampart Boulevard.⁴¹ Another reinforced concrete "absolutely fireproof" structure, the Bryson had 75 apartments and was 10 stories in height.

³³ History of Los Angeles. Wikipedia, website: http://en.wikipedia.org/wiki/History_of_Los_Angeles_California, 05/05/2008.

³⁴ *Los Angeles Times*. "Halt of the Derrick: The Westlake Park Region Safe from the Invasion of Oil Wells," Feb. 18, 1898. ProQuest Historical Newspapers *Los Angeles Times* (1881–1986), 04/28/2008.

³⁵ Map of the City of Los Angeles Showing Railway Systems, 1906. Library of Congress, website, www.loc.gov/exhibits/LAmapped, 04/23/2008.

³⁶ Historic Cultural Monument File for #113, Young's Market. Includes several newspaper articles and advertisements collected from the LA Public Library California Index.

³⁷ Los Angeles City Directories, 1936, 1938; *Los Angeles Times*.

³⁸ The Hershey Arms hotel was razed in 1957 for construction of the Western and Southern Life Insurance Company of Cincinnati office building.

³⁹ *Los Angeles Times*. "Magnificent Property Figuring in Month's Record Realty Deal," November 19, 1911. ProQuest Historical Newspapers *Los Angeles Times* (1881–1986), Los Angeles Public Library, 04/25/2008.

⁴⁰ The Rampart Apartments still stand at the corner of West 6th Street and Rampart Boulevard.

⁴¹ The Bryson exists and is Los Angeles Historical Cultural Monument No. 653.

According to an article in the *Los Angeles Times*, “Bryson spared no expense in making this apartment house on par with the latest apartment houses of the Riverside Drive section of New York City, in a class by itself and finer than any other west of New York City...”⁴² The extant Hotel Barbizon⁴³ had its beginnings in 1923 as the Barbara Hotel. In its early years, the 157-room structure was owned by famous prize-fighter Jack Dempsey.

In 1924–1925, the Benevolent and Protective Order of Elks, Lodge Number 99, built a new lodge building exceeding the caliber of many of the hotel and apartment structures around Westlake Park. The \$2,500,000 structure at the corner of Park View Avenue and West 6th Street, the Elks Lodge⁴⁴ was “built as a private retreat for the power elite.”⁴⁵ The 11-story etched concrete Egyptian Revival structure had 160 guest rooms, eight large dining rooms, a commodious gymnasium, a 100-foot long, glass-covered swimming pool,⁴⁶ bowling alleys, billiard, pool and card rooms, and four stories of lodge rooms with all the accommodations of a first-class hotel. The *Los Angeles Times* further noted, “Another unique feature of the new edifice are the accommodations provided for the mothers, wives, sisters and daughters of the members—the women’s section.”⁴⁷

The construction of the Asbury Apartments in 1925 marked another addition to the collection of luxury apartments in Westlake. The Asbury, on the northwest corner of West 6th Street and Carondelet Street opposite the Elk’s Lodge, was built with electricity throughout, including a heating system that allowed tenants the ability to regulate each room at will, as well as electric stoves in the kitchens. Each apartment also had incinerator connections, individual safes, and a connection to the vacuum-cleaning system. The apartments were originally sold on an “Own Your Own” plan. Building management was on-call day and night and tenants could take the elevator to their cars without leaving the building.⁴⁸

Westlake’s reputation as a fashionable place to live spread among a second wave of newcomers in the 1920s, who came from all over the nation seeking careers in emerging industries. Many of the newcomers took service jobs in a variety of industries available in the area and downtown, so in addition to offering high-end luxury apartment living, builders in the Westlake area developed blocks of smaller-scale multifamily dwellings for low and middle-income singles and couples. Concentrations of 2–4 story apartments emerged on the hilly streets north and west of the park, built to fit the streetcar-residential lots laid out in the 1880s. The entire block of South Rampart Boulevard between 6th and 3rd Streets became developed with apartments from 1922–1924.⁴⁹ Other streets like Coronado Street and Burlington Avenue saw considerable infill development as duplexes, flats, and bungalow courts moved in next to turn-of-the-century residences. In several cases the owners of these

⁴² *Los Angeles Times*. “To Follow New York Models,” March 3, 1912. Los Angeles Public Library, ProQuest, Historical *Los Angeles Times* database, 04/25/2008.

⁴³ The restoration of the historic Hotel Barbizon is currently projected for 55 affordable-housing units for seniors and large families.

⁴⁴ The Elks sold the lodge in the 1960s. Now it is the Park Plaza Hotel and designated as Los Angeles Historical Cultural Monument No. 267.

⁴⁵ Roderick, Kevin and Lynxwiler. *Wilshire Boulevard: Grand Concourse of Los Angeles*, Angel City Press, Santa Monica, California, 2005, p.45.

⁴⁶ The Elk’s Lodge pool was used for some events during the 1932 Summer Olympics.

⁴⁷ *Los Angeles Times*. “Costly Elk’s Edifice Opposite Westlake Park,” November 29, 1925. ProQuest Historical Newspapers *Los Angeles Times* (1881–1986), Los Angeles Public Library, 04/25/2008.

⁴⁸ *Los Angeles Times*. “New Asbury Flats Near Completion,” September 20, 1925. ProQuest Historical Newspapers *Los Angeles Times* (1881–1986), Los Angeles Public Library, 04/25/2008.

⁴⁹ Los Angeles County Assessor’s Parcel Data.

large old residences rented rooms, converted garages into rentals, and even partitioned the residence into individual apartments. In 1930, a two-person unit (bungalow, apartment, or rear house) in this area rented for about \$45 a month on average, compared to \$100 per month at the neighboring Asbury Apartments.⁵⁰ By the close of the 1920s, Westlake was almost entirely built out with residential and commercial development (Figure 2).



Figure 2: 1928 Fairchild aerial photograph of the western portion of Westlake. Vacant lots are very scarce. Courtesy Geosearch.net.

Art and Culture. Between 1916 and 1921, the Westlake area enhanced its reputation as a place of luxury and relaxation with institutions of art and culture. Possibly drawn by Westlake Park's continuous concert schedule, the Denishawn Studio moved into the former Westlake School for Girls in 1917. Named for its founders, Ruth St. Denis and Ted Shawn, the dance studio had been founded two years earlier downtown and success had pushed the studio to expand.⁵¹ Harrison Gray Otis bequeathed his own residence to the County of Los Angeles before his death in 1917. The Board of County Supervisors, under the control of the Board of Governors of the Museum of History, Science and Art, established the Otis Art Institute in 1918. It was the first public independent school of art in Southern California and during the 1920s was the largest art school west of Chicago.⁵²

⁵⁰ Calculated from 1930 Census data for Los Angeles District 436. In 2009 dollars, it would be \$570 and \$1,267, respectively.

⁵¹ *Los Angeles Times*, "New Home for Dancing School" 4/27/1917.

⁵² Otis College of Art and Design. Website: <http://content.otis.edu/collections/archives.htm>, 04/25/2008.

The Chouinard School of Art was founded by Nelbert Murphy Chouinard in 1921. Her school was located at 743 South Grand View Street and its roster of faculty and students came to resemble a “Who’s Who” of California Art,⁵³ including Edward Ruscha, Lita Albuquerque, film animator Chuck Jones, Modernist architects Richard Neutra and Rudolph Schindler, and radical muralist David Alfaro Siqueiros.⁵⁴ Chouinard had a hand in most art movements emanating from the West Coast from 1921 to 1972 and it was one of the top art schools in the world until its closure in 1972.⁵⁵

Music and the performing arts also flourished in Westlake in the 1920s and 30s. The grand Westlake Theatre on South Alvarado Street, on the east side of Westlake Park, had a gala opening on September 22, 1926. West Coast Theatres hired New York theater architect Richard M. Bates to design the \$1 million theater in a Spanish Colonial Revival style with Churrigueresque details, with seats for 2,000 people.⁵⁶ In a departure from its normal practice, the suburban theater chain opted for a much deeper stage at the Westlake Theatre, allowing its use as a “break-in house” for vaudeville producers Fanchon and Marco before they sent their shows on the national theater circuit.⁵⁷ The following year, a new music center opened on the corner of Beacon and Eighth Streets. This eleven-story Beaux Arts building offered studios for musicians, classrooms for music teachers, an auditorium and two rehearsal halls.⁵⁸ In the 1920s and 30s, other theaters opened in Westlake to serve the local community, including a live theater in the La Fonda Building on Wilshire Boulevard (1932) and two movie theaters on 7th Street and Alvarado Street, just south of the park.⁵⁹

Medical Services Expansion. By 1925, the booming population growth Los Angeles had outstripped the capacity of local hospitals leading to widespread hospital expansion. According to one article in the *Los Angeles Times*, twelve new hospital buildings collectively worth \$20 million were under construction as the medical community strove to meet the needs of a projected population of 1.5 million people.⁶⁰ Among the expansions were improvements to two major hospitals located north and east of the Westlake area: St. Vincent’s Hospital (now St. Vincent’s Medical Center) and the Good Samaritan Hospital.

The presence of these hospitals also attracted medical personnel and students, as well as those seeking other types of employment in the medical field and support services. In addition to renting rooms in the scores of apartment buildings nearby, many nurses lived on the campus of St. Vincent’s and at the Los Angeles Nurses Club at 2nd Street and Lucas Avenue, northeast of the survey area.⁶¹ One of the earliest extensions of the medical community to Wilshire Boulevard began in 1923, when an investment company constructed the Westlake Professional Building on the northwest corner of Wilshire Boulevard and Westlake Avenue. The building had special amenities for medical

⁵³ Chouinard Foundation website: <http://www.chouinardfoundation.org/History.aspx>, 04/25/2008.

⁵⁴ Roderick, Kevin and Lynxwiler. *Wilshire Boulevard: Grand Concourse of Los Angeles*, Angel City Press, Santa Monica, California, 2005, p.46–47.

⁵⁵ Chouinard Foundation 04/25/2008. In 2002, the new Chouinard School of Art opened in South Pasadena and is now engaged in a public/private partnership with the City of Los Angeles Department of Recreation and Parks to bring high caliber and affordable art education to interested youth throughout Los Angeles.

⁵⁶ Cinema Treasures, website: <http://cinematreasures.org/theater/497>, 04/23/2008.

⁵⁷ Miller, John. Historic Cultural Monument Application for the Westlake Theatre, June 25, 1991.

⁵⁸ *Los Angeles Times*, “Music Building Opens Today,” 2-13-1927.

⁵⁹ Sanborn Maps, Volume 2, 1923, 1933–49, 1953.

⁶⁰ *Los Angeles Times*, “Hospital Program Underway will Cost Huge Sum,” 4/12/1925.

⁶¹ 1930 Census Records, Los Angeles Districts 433–436; *Los Angeles Times*, “New Projects are Announced,” 5/13/1923.

professionals, including gas, electric, and vacuum outlets in each suite, circulating ice water, and compressed air.⁶² In 1927, the Los Angeles County Medical Holding Corporation constructed the “height-limit” (13-story) Wilshire Medical Building (designed by John and Donald Parkinson) at the southeast corner of Wilshire Boulevard and South Westlake Avenue, providing 205 new office suites.⁶³ In 1935, the same company constructed a \$500,000 medical library, auditorium, and parking garage complex on the northeast corner of the Wilshire Boulevard and Westlake Avenue intersection.⁶⁴ Two small private hospitals opened nearby on Alvarado and Bonnie Brae Streets sometime in the 1930s and around the same time a surgical supplies store opened on Burlington Avenue. From the 1920s through 1950s, clinics and laboratories proliferated throughout the Westlake area, particularly along Westlake Avenue and on adjoining blocks along Wilshire Boulevard.⁶⁵

Wilshire Boulevard Widening and MacArthur Park Bridge. At the same time that apartments, art schools, and medical services were redefining the character of the Westlake area, Wilshire Center was becoming the new epicenter of commercial activity in Los Angeles. Resorts like the Ambassador Hotel and eateries such as the Brown Derby earned fame as hot spots for movie stars and entertainers as the movie industry moved to eclipse other industries in defining Los Angeles in the American imagination. Daring new buildings including the Art Deco Bullocks Wilshire and the Pellissier Building (now the Wiltern Theatre) rose up as beacons to the motorists along Wilshire Boulevard, which became the spine of a “linear downtown,” called by contemporaries and historians alike “the Fifth Avenue of the West,” and “the Champs-Elysees of the Pacific.”⁶⁶ Construction of fashionable new neighborhoods such as Carthay Center brought more residents to Wilshire Center, and more traffic to Wilshire Boulevard.

In the 1910s and 20s, Angelenos were making Wilshire Boulevard into a principal east-west thoroughfare in spite of the blockage presented by Westlake Park. Doubtless observing early on the increasing congestion and inconvenience for motorists who had to use 6th or 7th Streets to continue on Wilshire Boulevard from downtown, Mayor Woodman proposed an ornamental concrete bridge over Westlake Park as early as 1918, suggesting it could be called a “Victory Span,” dedicated to southern California veterans of World War I.⁶⁷ In the 1920s, businessmen and officials increased their calls for a viaduct over Westlake Park, preferably in conjunction with widening Wilshire Boulevard on both sides of the park. The segment of Wilshire Boulevard from Westlake Park to Figueroa Street was originally named “Orange Street,” but in 1924 the name was changed to unite the segment (albeit symbolically) with Wilshire Boulevard.

In 1925, the City Council approved recommendations by the Office of Public Works for widening Wilshire Boulevard from Westlake Park to the ocean and, by 1927, the cities along its alignment had completed a minimum of 70 feet of new, wider roadway along Wilshire Boulevard west of the park. The entire job cost over \$700,000 and had been called “one of the largest paving jobs in the history of Los Angeles.”⁶⁸

⁶² *Los Angeles Times*, “Site Acquired for Physicians,” 11/5/1922.

⁶³ *Los Angeles Times*, “Structure Nears Completion: height-limit medical building on Wilshire,” 7/29/1928.

⁶⁴ *Los Angeles Times*, “Plans Completed for Lofty New Structure,” 12/8/1935.

⁶⁵ Sanborn Fire Insurance Maps, Volume 2, 1923, 1933–49, and 1953.

⁶⁶ Roderick 2005.

⁶⁷ *Los Angeles Times* 12/04/1918.

⁶⁸ *Los Angeles Times*, “Wilshire’s new pavement done,” 7/27/1927.

Sometime in 1926, property owners fronting Wilshire Boulevard submitted a 58 percent majority petition calling for the widening of Wilshire Boulevard from Alvarado Street to Downtown. This petition was supported by the street opening and widening committee of the City Council but encountered strong resistance from elsewhere within the City and among improvement groups. While such a widening was approved by voters in 1924 as part of a Major Street Traffic Plan drafted by Charles Cheney, Frederick Olmstead, and Harland Bartholomew, it was part of a larger plan to extend Wilshire Boulevard across the Los Angeles River. Bartholomew went on record against the proposal for this reason, contending that to allow a widened Wilshire Boulevard to dead-end at Figueroa Street was to create “a virtual traffic dam that would be more serious than any traffic problem in the Central Business District.”⁶⁹ Other opponents, including the councilman for then-new District 11, questioned whether the \$2 million price tag was accurate and that the proponents had done an inadequate job of assessing losses from property owners who would be affected. At the time, many people worried that a roadway over Westlake Park would be mar the site’s tranquility, and that continuation of Wilshire Boulevard through Downtown was a huge, unnecessary expense.⁷⁰ The fight continued through 1928, when the City finally approved the widening and began the long process of condemning properties along the boulevard’s southern frontage.⁷¹

In 1933, the City council voted to proceed with an earth-fill roadway over Westlake Park, though the Los Angeles County Supervisors had offered \$300,000 for gasoline taxes to defray the costs of an ornamental bridge or viaduct over the park. An earth-fill roadway was estimated to cost \$60,000, while a viaduct was estimated at around \$500,000. Property owners who had already been assessed \$2 million for the widening project put intense pressure on the Council for the earth-fill roadway, which they saw as the most expedient option.⁷² Residents considered the roadway to be a blight on the park that robbed them of valuable recreation space and, in May of 1933, one resident filed an injunction against continuing the project.⁷³ In March of the following year, the State Supreme Court sided with the City and allowed the roadway plan to go through.⁷⁴ The roadway, which followed roughly along the curved north rim of the lake, was constructed with ornamental concrete along its sides and two tunnels connecting the park beneath the roadbed. The roadway was dedicated on December 7, 1934, providing the final link in Wilshire Boulevard’s unimpeded journey from Downtown Los Angeles to the Pacific Ocean.⁷⁵ A *Los Angeles Times* article covering the completion of the roadway expressed, “the cost of the project, “\$282,679, is small indeed compared to the vast economic significance of the link and other boulevard improvement.”⁷⁶ Over 2,000 people attended the opening ceremony, where Mayor Frank L. Shaw cut the symbolic ribbon alongside guests of honor including actress Gertrude Michael and flying ace Colonel Roscoe Turner, who piloted the inaugural vehicle trip across the span.⁷⁷

⁶⁹ *Los Angeles Times*, “Wilshire Boulevard Plan Analyzed by Authority,” 6/27/1926; “Ballot Proposals Solve City’s Traffic Problem,” 11/2/1924.

⁷⁰ *Los Angeles Times*, “Wilshire Plea Strikes Snag,” 2/2/1927; “Wilshire Wideners Win, 3/8/1927; “Wilshire Plan Dies in Council,” 7/8/1927; “Wilshire Issue Up Again Today,” 2/8/1928.

⁷¹ *Los Angeles Times*, “Wider Wilshire Protest Denied,” 2/11/1928; “Fact and Comment,” 12/1/1929; “Condemnation Verdict Given,” 10/10/1930.

⁷² *Los Angeles Times*, “Wilshire Roadway Plan Decided,” 3/31/1933.

⁷³ *Los Angeles Times*, “Westlake Park Road Suit Filed,” 5/19/1933.

⁷⁴ *Los Angeles Times*, “Wilshire Boulevard Park Road Extension Approved,” 3/28/1934.

⁷⁵ *Los Angeles Times*, “Boulevard Opens Today,” 12/7/1934.

⁷⁶ *Los Angeles Times*, “Great Boulevard Project’s Dedication This Week,” 12/2/1934.

⁷⁷ *Los Angeles Times*, “Throngs See Dedication of New Artery to Ocean,” 12/8/1934.

The final connection of Wilshire Boulevard had a profound impact on the properties that fronted the now contiguous link between downtown and Wilshire Center. The necessary destruction of properties for additional right-of-way combined with resurgence in commercial investment spurred heavy redevelopment of this segment in the 1930s and 1940s. The 1923 Sanborn maps depict Wilshire Boulevard east of the park (then Orange Street) as a 60-foot wide street developed with single-family residences on narrow streetcar lots. The 1933–1949 Sanborn maps show considerable change along the now 90-foot wide boulevard, with all but a few lots redeveloped with stores, offices, and medical clinics.

Depression and Urban Decay. Although the Westlake area had been largely built out by the 1930s,⁷⁸ the area continued to absorb new residents during the City’s post-WWII population boom. However, the advent of the Great Depression dampened new construction throughout Los Angeles, and Westlake began to suffer from private disinvestment. The Home Owners Loan Corporation (HOLC), a New Deal-era agency designed to prevent foreclosure by refinancing home loans, sent appraisers out in 1939 to Los Angeles.⁷⁹ Nearly all of Westlake south of Seventh Street was “redlined,” meaning it carried the highest perceived risk and therefore the lowest rating for loans. The area north of 6th Street was given the next-lowest rating. While these ratings reflect the appraisers’ more general bias against urban residential development, the reasons for redlining cited on the appraisal sheets included poorly-maintained aging housing stock, substandard living conditions, and “subversive racial elements.”⁸⁰ Private banks and investors followed the assessment of HOLC appraisers, and Westlake began a slow decline.

The atmosphere of Westlake in the 1930s and 40s struck a chord with the popular imagination, however. Raymond Chandler described the Bryson in his 1943 novel “Lady in the Lake,” as “a white stucco palace with fretted lanterns in the forecourt and tall date palms. The entrance was in an L up marble steps, through a Moorish archway, an over a lobby that was too big and a carpet that was too blue...”⁸¹ Chandler lived in at least two places in the Westlake area, one of them blocks from Westlake Park and the neon signs that surrounded it. Philip Marlowe, the main character of Chandler’s novels, characterized Los Angeles as smelling, “stale and old like a living room that had been closed for too long. But the colored lights fooled you. The lights were wonderful. There ought to be a monument to the man who invented neon lights, fifteen stories high, solid marble. There’s a boy who really made something out of nothing.”⁸² The atmosphere also inspired screenwriter Roy Huggins to stage a murder in the park in his 1949 film noir screenplay “Too Late for Tears” (aka “Killer Bait”).

In 1942, Westlake Park was renamed MacArthur Park to honor General Douglas MacArthur. The Parks Commission changed the name due to considerable pressure placed by publisher William Randolph Hearst, who supported MacArthur as candidate for President. The neighborhood objected

⁷⁸ The 1933–49 Sanborn maps and 1928 and 1938 historic aerial photos show the area largely developed, with few vacant parcels.

⁷⁹ Nicolaides, Becky. *The Suburb Reader*. Taylor & Francis, Inc. 2006.

⁸⁰ HELOC map of Los Angeles, 1939. Appraisal sheets for Westlake. Originals on file at the National Archives.

⁸¹ *Los Angeles Times*, “Rainbow Lighting in a Tube Makes Rooftop Return in Mid-Wilshire Area,” 8/1/1988.

⁸² Chandler, Raymond. *The Little Sister*. Balentine Books, 1949. In “The Wilshire Boulevard Historic Neon Corridor, by Al Nodal. On File, HCM No. 546 (Westlake Theatre), LA Office of Historic Resources.

to the change, but was overruled by the patriotism and Hearst-inspired fervor for the General.⁸³ During World War II, MacArthur Park housed a division of the Civilian Defense Auxiliary, which by one account served as the headquarters for the whole defense system.⁸⁴ A 1943 *Los Angeles Times* article reported on a demonstration held at the park, where 200 volunteer firefighters streamed more than a million gallons of water into the air over the lake. After the demonstration, air raid wardens canvassed Los Angeles households to recruit thousands of more volunteers to serve as fire guards in the Civilian Defense Auxiliary.⁸⁵ About 100,000 Angelenos had already volunteered to participate in the Civilian Defense Auxiliaries.⁸⁶ According to one source, the City's only total wartime blackout was a false alarm commanded by Mayor Fletcher Bowron from MacArthur Park on February 25, 1942.⁸⁷

Just as the construction of the Hershey Arms Hotel in 1907 presaged the beginning of the era of luxury apartment living in Westlake, the demolition of this grand structure in 1957 for an office building reflected the area's declining reputation as a place to live.⁸⁸ During and after World War II, redlining, poor traffic circulation, and white flight took a heavy toll on the Westlake area beyond Wilshire Boulevard. The segment of the Hollywood Freeway from Grand Avenue to Silver Lake Boulevard was completed in late 1950, and the Harbor Freeway through downtown Los Angeles was completed in 1952. The freeways drew motorists away from surface roads through Westlake and funneled them from downtown to faraway suburbs. In 1947, National City Lines purchased the Los Angeles Railway and gradually phased out the electric cars serving Westlake as they did all over the city, replacing them with trolley buses, and over the following decade removed the old small-gauge tracks.⁸⁹ The last of the Yellow Car tracks in Westlake were removed in 1963.⁹⁰

The investment bias against Westlake that began in the 1930s did not appear to extend toward commercial development, however. After World War II, new office construction expanded rapidly along Wilshire Boulevard, where ten multistory office buildings went up between 1952 and 1961.⁹¹ Among these buildings were offices for insurance companies Remington Rand, Western & Southern Life Insurance Company, the State Compensation Insurance Fund, and the Western Mortgage Company. In 1952, the Wilshire Medical Company erected a 10-story building near its other medical buildings on Wilshire Boulevard and Westlake Avenue.⁹² Nearly all of these buildings were constructed in Mid-Century Modern architectural styles by well-known southern California architects, including Pereira & Luckman, Welton Becket & Associates, Kistner, Wright & Wright, Austin, Field & Fry, Claude Beelman & Associates, and Armet & Davis.⁹³ In 1961, the American Cement

⁸³ Nodal, Al and William Millsap. *MacArthur Park Design Guidelines*. Prepared by the Otis Art Institute of Parsons School of Design for the City of Los Angeles Community Development Department's Industrial and Commercial Development Division, circa 1986.

⁸⁴ Nodal and Millsap, ca. 1986.

⁸⁵ *Los Angeles Times*, "Civilian Fire Fighters Demonstrate Pumpers," 9/5/1943.

⁸⁶ *Los Angeles Times*, "Citizen Defense Corps Nears Wartime Basis in Los Angeles," 2/22/1942.

⁸⁷ Nodal and Millsap, ca. 1986.

⁸⁸ *Los Angeles Times*, "Office Building to Rise on the Site of Noted Hotel," 7/28/1957.

⁸⁹ Electric Railway Historical Association. *The Street Railway History of Los Angeles*. Available online, <http://www.erha.org/railwayhis.htm>. Accessed 5/28/08.

⁹⁰ Ward, Paul. *Los Angeles Transit Lines – The trolley bus in Los Angeles*. Electric Railway Historical Association, <http://www.erha.org/latl.htm> Accessed 5/28/08; Wikipedia, http://www.wikipedia.com/Los_Angeles_Railway accessed 5/28/08.

⁹¹ Los Angeles County Assessor's Records

⁹² *Los Angeles Times*, "Plans Ready for 10-story structure," 11/26/1950.

⁹³ *Los Angeles Times*, various articles specific to each building.

Company completed its home office on the southwest corner of Wilshire Boulevard and Park View Streets. Designed by Daniel, Mann, Johnson, and Mendenhall (DMJM), the building used uniquely shaped cast concrete forms and was considered a noteworthy example of Wilshire Boulevard's commercial prosperity in the postwar era.⁹⁴

Several commercial buildings were constructed on 8th Street in the 1950s and 60s as well, including six office buildings ranging from 1–3 stories, all designed in Mid-Century Modern styles. These housed a wide variety of businesses, charities, and organizations, including public relations firms, contractors, engineering firms, the Los Angeles Heart Association, and the American Cancer Society.⁹⁵ The International Union of Operating Engineers constructed a two-story office building at 2323 8th Street in 1949.⁹⁶ The Carpenters Union had an office in a building on the corner of 8th and Lake Streets, and the Cooks Union was nearby at 720 South Lake Street.⁹⁷ By 1956, several local chapters of various unions affiliated with the AFL-CIO had offices on 8th Street. Several local chapters affiliated with the Teamsters Union had moved into the former home of the Fraternal Order of the Eagles in 1941.⁹⁸ Ninth Street (renamed James M. Wood Boulevard in 1999) developed in a similar way, with 1–3-story commercial (retail and office) buildings built alongside earlier multifamily residential and retail buildings.

Olympic Boulevard, which by 1940 had been realigned and widened from Indiana Street on the east side of the City to Santa Monica, experienced a shift in character from residential to largely commercial uses by 1953.⁹⁹ The 5-story Olympic West Building, which was completed on the corner of Olympic Boulevard and Union Avenue 1965 (designed by Maurice Fleishman), was the first in a later wave of multistory office buildings constructed in the late 1960s and 1970s.¹⁰⁰

Later Development, 1970–1995

As more prestigious neighborhoods and commercial developments opened up to the west, moneyed apartment dwellers migrated westward or to the San Fernando Valley. Senior citizens and immigrant families from a variety of backgrounds (many of whom were pushed out of Bunker Hill when it was redeveloped in the 1950s and 60s) settled into the aging infrastructure, which suffered from chronic neglect. By the end of the 1960s, the area had a residential income level that ranked among the lowest in the City.¹⁰¹ MacArthur Park became better known as a site of criminal activity and periodic protests than of peaceful recreation.¹⁰²

In 1971, City Planners started looking at the Westlake area for its potential to redevelop it as one of 29 emerging urban centers in the City's 1990 General Plan. The 1974 Westlake Community Plan

⁹⁴ *Los Angeles Times*, "New Buildings Change Wilshire Skyline," 3/19/1961.

⁹⁵ Los Angeles City Directories, 1956, 1960, 1963, 1964, 1965.

⁹⁶ *Los Angeles Times*, "Union Buys Building Site," 1/23/1949.

⁹⁷ Los Angeles City Directories, 1956, 1960, 1963, 1964, and 1965.

⁹⁸ *Los Angeles Times*, "Teamsters Lay Cornerstone," 10/28/1941.

⁹⁹ *Los Angeles Times*, "Olympic Boulevard Rushed," 5/23/1938; Sanborn Fire Insurance Maps, Volume 2, 1923, 1933-49, 1953.

¹⁰⁰ Los Angeles County Assessor's Records; *Los Angeles Times*, "Olympic West Building Opening Set Wednesday," 7/11/1965; Photograph of the building, 7/24/1966.

¹⁰¹ *Los Angeles Times*, "Revival of Westlake Visualized by Planners," 6/14/1971.

¹⁰² Photographs of MacArthur Park protests are located in the Los Angeles Public Library Photo Archives and the *Herald-Examiner* Archives at USC.

identified several growing pressures on the area, including the need for better circulation on north-south streets, parking lots for downtown, improved facilities for a growing senior population, and adequate housing for low-income families with children moving into the area. The plan encouraged continued medium and high-density residential growth and discouraged new single-family housing. The City included the provision that it could approve an increase in the overall density of residential parcels that had been packaged together, provided the development contained the entire frontage of one block.¹⁰³ This provision may have inadvertently created an incentive for the widespread demolition of smaller 1920s apartment buildings for denser multi-parcel apartment complexes.

In 1973, the City authorized a redesign of MacArthur Park by the firm of Daniel, Mann, Johnson, and Mendenhall (DMJM), the same architects who designed the adjacent American Cement Corporation offices. In their redesign of MacArthur Park, DMJM incorporated shifting ideas about parks as designed recreation spaces akin to the “adventure playground” developed in Europe in the late 1960s. The historical park circulation and congregation patterns were consciously disrupted through new pathways and the relocation of benches away from the paths. The park lost 112 benches, limiting use of the park by established community groups. The lake was aerated, but was also reduced in size.¹⁰⁴

Likely drawn by lower rents and proximity to jobs in Downtown and Wilshire Center, new residents from a variety of cultural backgrounds set about making over the Westlake area as their own. Signs in Spanish and Korean came up alongside signs in English, and local institutions evolved to serve the particular tastes and circumstances of immigrant families from Mexico, Central America, and Korea. By the late 1970s, the area had an established Latino presence, which made it a critical entry point for refugees fleeing poverty, civil war, and violence from Mexico and Central America.

In the early 1980s, local churches and Salvadoran refugees in the Westlake and Pico-Union areas created several organizations to aid refugees fleeing militants in El Salvador and Guatemala. In 1981, the Southern California Ecumenical Council and the Santana Chirino Amaya Committee founded El Rescate, a legal and humanitarian aid organization based in the offices of Legal Aid Foundation of Los Angeles. The sanctuary and counsel offered by these organizations led to an enormous influx of political and economic refugees from all over Central America, who in some cases were smuggled in by churches in Arizona. Their actions flew in the face of official U.S. policy, which was to aid the right-wing militants, deny the political violence, and deport the refugees. Hundreds of thousands of Salvadoran immigrants moved into southern California in the 1980s, and Los Angeles became home to the largest concentration of Salvadorans outside of El Salvador.

By the 1990s, living conditions in Westlake reached a low point as families of poor Latino immigrants packed themselves into undersized apartments run by absentee landlords. By one account, over 100,000 people lived within a 1-mile radius of MacArthur Park.¹⁰⁵ Pressures brought from substandard living conditions, crime, and (by many accounts) police harassment brought many poor Westlake residents to a breaking point. On April 29, 1992, civil unrest broke out in South Central,

¹⁰³ Department of City Planning. *Westlake Community Plan*. Prepared in 1974 as part of the 1990 General Plan. Amended 1980, 1987, 1988, 1991, 1992, 1993, and 1994. On File, Los Angeles City Archives.

¹⁰⁴ Nodal, Adolpho. *How the Arts Made A Difference: The MacArthur Park Public Art Program*. Los Angeles: Hennessy + Ingalls, Inc., 1989.

¹⁰⁵ Mike Davis, “Who Killed Los Angeles? The Verdict is Given,” *New Left Review* 199, 1993: 37-8, 40. In Soja, Edward. *Postmetropolis: Critical Studies of Cities and Regions*. Blackwell Publishing, 2000.

Downtown, and Mid-City Los Angeles in reaction to the acquittal of the police officers involved in the Rodney King beating. One observer recounted:

The Salvadoran barrio explodes Thursday afternoon. Nobody seems to know how it started, it just did. Some say it was *los morenitos* (a racial epithet for blacks), a few groups from South Central who ventured north. Others say it was locals. Whatever the spark, by 2 p.m. crowds are looting stores from Washington to Beverly, from Western to Figueroa. Pico-Union and the surrounding neighborhoods of Westlake and Mid-Wilshire look like San Salvador at the height of the rebel offensive.¹⁰⁶

Westlake suffered considerable damage from the 1992 civil unrest. Several buildings along Alvarado Street were burned, stores were looted, and at least one person was killed.¹⁰⁷ The incident led to the creation of the Rebuild Los Angeles Task Force, and the creation of a Community Redevelopment Area for Westlake. Latino groups in Westlake pushed for inclusion in the recovery efforts, and several community leaders have been involved with the CRA and Rebuild Los Angeles Task Force.

In 1993, the Westlake/MacArthur Park Metro Red Line station opened, returning a vital transportation link to downtown Los Angeles. Redevelopment activity continues in Westlake, including new big-box retail commercial projects along Wilshire Boulevard and low-moderate income multifamily housing in adjacent residential areas. Some of the early 20th century apartments that characterize the area have been rehabilitated, which sustains the historic character of the area while bringing much-needed improvements in living conditions. While displacement from redevelopment and economic revitalization activity is a concern for the community, many local citizens work with the CRA to combat crime, clean up MacArthur Park, and improve the standard of living for existing residents.

Table A presents a timeline of the Westlake survey area.

Table A: Westlake Survey Area Timeline

1857	U.S. Deputy Surveyor Henry Hancock records the first survey of Westlake as a confirmation of City-owned land beyond the land recorded by the Ord Survey in 1849. Westlake was initially laid out in grids of 35-acre lots in 280-acre blocks.
1868–1869	The first railroad is completed through Los Angeles to the port at San Pedro. The following year the Transcontinental Railroad is completed, connecting the East and West Coasts and spurring immigration to California.
1877	The Real Estate Associates of Los Angeles record the Fairmount Tract, the first subdivision in Westlake.
1881	The second transcontinental railroad is completed, linking the Southern Pacific Railroad with the Atchison, Topeka and Santa Fe Railroad at Deming in New Mexico Territory. This railroad creates a direct route to Los Angeles from Texas and later New Orleans, bringing more immigrants to the area.
1885	Mayor William H. Workman initiates the first improvements of Westlake (later MacArthur) Park.
1885	The Los Angeles Improvement Company records the Colina Park subdivision in the northeastern corner of the survey area, near the western terminus of the 2 nd Street cable car.

¹⁰⁶ Ruben Martinez, "Riot Scenes," 1992:32. In Soja, 2000.

¹⁰⁷ Crogan, Jim. "The L.A.53." In *LA Weekly*, April 26–May 2, 2002.

Table A: Westlake Survey Area Timeline

1887	The Southern Pacific Railroad enters into a price war with the Atchison, Topeka, and Santa Fe, with fares dropping from \$125 to as low as \$1 from the Midwest to southern California. This helps to set off the southern California land boom of the late 1880s. Several subdivisions are recorded in Westlake, as elsewhere in Los Angeles.
1887	Brothers William and Gaylord Wilshire Purchase “barley among the weeds” in Westlake.
1887	J.F. Crank receives a \$10,000 franchise to build a streetcar from downtown to Westlake along 7 th Street.
1889	At the behest of new residents, Westlake park is landscaped by Albert Hardcastle and a lake is established. The park becomes a tourist attraction and a place for concerts.
1892	Edward Doheny discovers oil near the northeast corner of the survey area.
1896	The Wilshire brothers record the Wilshire Boulevard Tract and create the first segment of Wilshire Boulevard on the west side of Westlake Park.
1898	<i>Los Angeles Times</i> publisher Harrison Gray Otis constructs his Westlake home, which quickly becomes the subject of numerous promotional postcards for the area. Many other notable Angelenos move into Westlake, including Edwin T. Earl and Arthur Letts.
1901	The first hotel in Westlake, Hotel Leighton is constructed at the corner of 6 th and Lake Streets. Several other apartment-hotels follow.
1907	Myra Hershey constructs the Hershey Arms, a luxury hotel on Wilshire Boulevard.
1911	Builder Hugh W. Bryson constructs the Rampart Apartments at the corner of 6 th Street and Rampart Boulevard, the first fireproof apartment building in Los Angeles.
1912	Westlake is served by three streetcar lines, which are consolidated under Henry Huntington’s Los Angeles Railway.
1913	Bryson constructs the Bryson Apartments on Wilshire Boulevard in Westlake.
1917	Harrison Gray Otis dies, leaving his landmark residence to the County of Los Angeles. The County establishes the Otis Art Institute.
1921	Nelbert Murphy Chouinard establishes Chouinard School of Art in the survey area.
1923	In the course of two years, the entire length of Rampart Boulevard between 6 th and 3 rd Streets is developed with low and mid-rise apartment buildings.
1924	The BPOE Lodge No. 99 (now the Plaza Hotel) is constructed, facing Westlake Park.
1926	St. Vincent’s hospital moves to a new 250-bed facility on the north edge of the survey area. This expansion, as well as an expansion of Good Samaritan hospital to the east, brings medical support services and employees into the survey area.
1926	The Westlake Theatre opens.
1928	The City approves widening Wilshire Boulevard east of Westlake Park, condemning most of the properties along the street’s southern frontage.
1934	The City opens an earth-fill roadway across Westlake Park, making the final connection on Wilshire Boulevard between downtown and the ocean.
1939	HOLC redlines all of Westlake south of 7 th Street and colors the area north of 6 th street yellow. The appraisers cite poorly maintained housing stock, poor living conditions, and “subversive racial elements” as the cause of the low grade. The area appears to have fallen into decline.
1940	Widening and realignment of Olympic Boulevard is complete.
1942	Westlake Park is renamed MacArthur Park to honor General Douglas MacArthur
1950	The Hollywood Freeway (101) is completed north of the survey area.

Table A: Westlake Survey Area Timeline

1952	The Harbor Freeway (110) is completed east of the survey area.
1957	The Hershey Arms Hotel is demolished for an office building.
1950s and 60s	Seniors and immigrant families are displaced from Bunker Hill as the area is redeveloped. Many of them move into Westlake.
1950s and 60s	Wilshire Boulevard becomes home to the corporate offices of several major Post-WWII companies, including Remington Rand and the Western & Southern Life Insurance Company.
1961	The American Cement Company constructs its offices on Wilshire Boulevard.
1963	After decades of declining service, the last of the Los Angeles Railway tracks is removed, leaving Westlake without the streetcar service that enabled its development.
1971	Westlake is reported to have among the lowest residential incomes in the City.
1973	The City approves a major redesign for MacArthur Park, reducing the size of the lake and removing 118 park benches.
1979–1980s	Violence escalates in El Salvador, driving hundreds of thousands of Salvadorans to seek asylum in the U.S. Official U.S. policy makes it difficult for refugees to gain asylum, and many are deported. Churches and refugees organize an underground sanctuary movement to smuggle refugees into the country. Westlake is one of the major destinations along the smuggling route, and thousands of Central Americans settle in the area.
1981	El Rescate is established in Westlake to provide legal, social, and economic assistance to refugees from Central America.
1992	Arson and looting erupts in Westlake as part of the larger civil unrest in Los Angeles sparked by the Rodney King beating verdict. Several businesses are destroyed.
1993	The Westlake/MacArthur Park Metro station opens.
1999	The Community Redevelopment Agency establishes the Westlake Recovery Redevelopment Area.

HISTORIC CONTEXT STATEMENT

This section provides detailed discussions of important themes related to the survey area and identifies property types associated with each. In addition, it provides guidance for judging integrity for the purpose of evaluating historic significance. The major contexts include Residential Development (1887–1910 and 1910–1945), Commercial Development in the Early 20th Century, (1908–1945), Commercial Development in the Modern Era (circa 1946–1964), and various architectural styles from the late 19th and 20th centuries.

Context: Residential Development, 1887–1910

Theme: Streetcar Suburbs, 1887–1910¹⁰⁸

During the last thirty years of the 19th century, the population of Los Angeles expanded from 11,183 in 1870 to 102,479 people in 1900.¹⁰⁹ Many of these new residents had accumulated wealth in the Eastern and Midwestern U.S. and sought elegant accommodations in their new home city. Early on,

¹⁰⁸ Citywide context information on development related to streetcar transportation is available in Chapters 3 and 4 of the SurveyLA context.

¹⁰⁹ US Census Bureau. Available online: <http://www.laalmnac.com/population/po02.htm> Accessed 6/05/08.

wealthy newcomers settled on Bunker Hill in fine Queen Anne and Eastlake homes. As downtown became more urban, these residents were among the first to seek peace and fresh air in the young suburbs being subdivided around them.

By the 1880s, the horse-drawn cable cars had begun to provide access to new areas outside of downtown, and they precipitated development of the City's first suburbs in Angeleno Heights, Lincoln Heights, Boyle Heights, and Westlake. In some cases (such as the Witmer brothers Second Street Traction Company and Crown Hill tract) suburban real estate ventures were closely connected with development of street-rail transportation and investors' holdings dictated the alignment of the line. In other cases, the development of street rail beyond downtown precipitated rapid development of the land along its alignment. Streetcar suburbs emerged during the boom of the late 1880s and continued being developed through the 1920s, at the height of Henry Huntington's Pacific Electric interurban system throughout Los Angeles and Southern California.

In 1887, J.F. Crank received a \$10,000 franchise to build a streetcar from downtown to Westlake along 7th Street. This line originated in downtown, traveled west along Beverly Boulevard, entered Westlake from the north along Alvarado Street, and traveled west on 7th Street, terminating just south of the park at Rampart Boulevard.¹¹⁰ In the 1890s, the Los Angeles Railway bought this line and extended two additional lines through Westlake, one that originated in Boyle Heights, traveled through downtown, and entered Westlake from the east along 7th Street, went north at Alvarado Street, west at 6th Street and north, ending at Bimini Baths, a popular bathhouse atop a natural spring just west of the survey area; and another that originated in downtown, entered Westlake from the east, traveled along 8th Street and 7th Street, and traveled north to Beverly Street via Commonwealth Street.¹¹¹ By 1912, all three of these lines were consolidated under Henry Huntington's Los Angeles Railway, commonly referred to as the "Yellow Cars." See Figure 3.

Most of the survey area was subdivided in the 1880s, much of it in anticipation of streetcar lines. The 1900 edition of Sanborn Maps for Los Angeles show that these subdivisions saw dispersed development through the turn of the century but over the following 20 years, lots gradually filled in with a mixture of single-family residences and apartments. The influence of multifamily residential development on the area curtailed extensive single-family suburban growth, and what emerged in the 1920s could be described as an atypical streetcar suburb composed of 3–10-story apartments, 1–2-story flats, and Courtyard Apartments, punctuated by single-family residences.

In contrast to the more typical streetcar suburb dominated by single-family residences, most blocks in Westlake represent a more historically mixed setting of single-family and multifamily development. Streetcar suburbs illustrate the City's earliest suburban development and demonstrate the importance of streetcar transit before the widespread use of the automobile. Although the latter half of the 20th century brought heavy redevelopment in Westlake suburbs, a few intact residences remain in the residential areas north of 6th Street and south of 7th Street.

Single-family residences and boarding houses in Westlake are limited and increasingly rare remnants of the early phase of streetcar suburban development. Only about 54 intact properties remain that represent this theme and, due to their low density, they are vulnerable to redevelopment pressures.

¹¹⁰ *Los Angeles Times*, 12/1/1889; 1/10/1890.

¹¹¹ *Los Angeles Times*, 4/30/1885; *Map of the City of Los Angeles Showing Railway Systems*. Issued by the Travel and Hotel Bureau, 207 West 3rd Street, Los Angeles. Received by the Library of Congress 12/24/1906.



Figure 3: Excerpt from *Map of the City of Los Angeles Showing Railway Systems, 1906*. Red lines were owned by the Pacific Electric, yellow lines were the Los Angeles Railway Company, and green lines were the Los Angeles Inter-Urban Railway Company. All of the lines were consolidated by Henry Huntington in 1912 and became the Los Angeles Railway Company, an in-town companion to the interurban lines of the Pacific Electric. Map Courtesy of the Library of Congress.

Summary Statement of Significance

Early streetcars connected Westlake to downtown and ultimately with the rest of southern California through the vast interurban network, leading to heavy residential development throughout the survey area. Streetcar suburbanization of the area began with single-family residences and boarding houses, but quickly became characterized by a mix of low, middle, and high-density multifamily property types with the earlier single-family residences. By 1928, Westlake was largely built-out and the most densely populated area in the City. Historic districts and significant individual properties associated with the streetcar suburb theme represent the dominant pattern of development for Westlake in the late 19th and early 20th centuries, and streetcar suburbanization in Westlake illustrates a higher-density character that was atypical in Los Angeles.

Associated Property Types

Single-Family Residences

Boarding Houses

Single-Family Residences. After early residents and the City improved Westlake (now MacArthur Park) in the late 1880s, the subdivided lots surrounding the park and adjacent streetcar lines gradually filled out with fine single-family residences. Wealthy residents hired architects such as John C. Austin and James Bradbeer to design them roomy two-story homes styled in the fashionable architecture of the day. By 1900, Sanborn maps depicted large wood-framed, two-story homes with full width (and some wrap-around) porches.¹¹² Most residences from this period reflected Queen Anne, American Foursquare, Shingle, Neoclassical, Craftsman, and various period-revival styles. An early photograph of South Bonnie Brae shows a block full of homes matching this description.¹¹³

From 1890 until about 1910, the Westlake area was considered a fashionable neighborhood for wealthy and prominent residents of Los Angeles. In 1893, Charles Booth, who was the largest wholesaler of oil well and mining machinery in the City, settled in a two-story Colonial Revival home at 824 South Bonnie Brae Street (LAHCM #491), which was designed by architect James Bradbeer. After striking it rich mining the Yellow Aster goldmine in 1895, Frederick M. Mooers moved into an elaborate Queen Anne home next door to Booth at 818 South Bonnie Brae (NR listed 6/3/1976). Notable Angelenos such as the Witmer Brothers, Harrison Gray Otis, and Edwin T. Earl constructed mansions there in the late 1890s, which have since been demolished.

While a higher-than average number of residences in Westlake reflected wealth and status, many residences represented more of the ordinary class of buildings for the time. These buildings were generally constructed from widely available plans and kits using mass-produced decoration. Their presence illustrates the equalizing effect that streetcar transit had on access to desirable suburban locations, and show Westlake as an area of mixed incomes and lifestyles from the outset.

Streetcar suburban development in Westlake included a limited number of blocks composed solely of single-family residences. Although several blocks of mainly single-family streetcar suburbs have been preserved in the Pico-Union neighborhood south of the survey area, the high-density character

¹¹² Sanborn Fire Insurance Maps, 1900.

¹¹³ "Bonnie Brae South of Eighth Street, no date" SPNB photograph collection, Los Angeles Public Library. Available online, <http://www.lapl.org>. Accessed 5/12/2008.

of Westlake curtailed the development of extensive single-family residential suburbs. Single-family residences are more likely to be found integrated with blocks of apartments or in small clusters occupying part of a block.

Area of Significance

Community Planning and Development (Criterion A/1/1)

Period of Significance

1885–1910: The earliest extant residence in Westlake was constructed in 1885. By 1910, new single-family residences had ceased to be part of the significant pattern of development due to increased construction of denser residential properties.

Boarding Houses. By the turn of the 20th century, streetcar lines had connected downtown with Westlake so completely that commuting from the area became a real possibility for wage-earners working downtown. Demand for affordable housing in the area increased, and some owners accommodated the trend by partitioning their large homes into rental units or building new homes with rental units. As early as 1900, the first boarding houses appeared in the area, built alongside single-family residences. Built to resemble single-family residences, boarding houses are often difficult to distinguish from the exterior. They were built in a variety of architectural styles that were popular in the late 19th and early 20th centuries. Variants of the American Foursquare and Shingle styles were popular, as the large, boxy massing of these styles accommodated large, organized rental units.

Boarding houses represent the first response to increasing density in Westlake, and intact early examples are important for this reason. Partitioned residences and boarding houses from the late 19th and early 20th centuries are dispersed throughout the survey area, where they are neighbors to a diverse collection of stores, offices, and apartments from a variety of historical eras.

Area of Significance

Community Planning and Development (Criterion A/1/1)

Period of Significance

1900–1910: The first extant boarding house in Westlake was constructed in 1900. By about 1910, the boarding house had fully given way to the 2-story flats.

Eligibility Standards (Individual properties)

To be eligible for designation under Criteria A/1/1, the property:

- Was constructed within the period of significance for its property type;
- Retains the required aspects of integrity for its property type; and
- (For Boarding Houses) Primary source documentation shows that all of part of it was used as a boarding house during the period of significance.
 - *Character-Defining Features – Single-Family Residences and Boarding Houses*

- ⇒ 1–3 stories in height.
- ⇒ Landscaped front yard setback.
- ⇒ Is a representative example of an architectural style popular in the late 19th or early 20th centuries.¹¹⁴
- *Integrity Aspects – Required*
 - a. Design (No incompatible additions visible from the street, layout of windows and entrances should not be filled-in or altered, porch should not be filled-in).
 - b. Feeling (must “read” as an example of its property type and architectural style).
 - c. Workmanship (original ornamental elements, no non-historic ornamentation added, no inappropriately-textured stucco on the façade).
 - d. Materials (original windows may have been replaced, but the openings are not altered and replacement windows appear compatible). Interior spaces may have been remodeled).
 - e. Setting (surrounding buildings and land uses may have changed).
 - f. Association (original use may have changed).
 - g. Location.
- *Integrity Considerations*
 - ⇒ Fences erected in the front yard are very common for this area.
 - ⇒ Driveways were often added to the lot to accommodate the automobile

Evaluation Criteria and Applicable CHR Status Codes

- *National Register*
 - To be eligible for the National Register under Criterion A, the property should retain most aspects of integrity (a–d). If a property is eligible for the National Register, then it is also eligible for the California Register and for designation as an HCM. The applicable status codes would be 3S, 3CS, and 5S3.
 - Intact concentrations of these property types are likely to be found in conjunction with multifamily property types that dominated the later era of streetcar suburban development. To be considered a contributor, each property should retain most aspects of integrity (a–e) and exhibit some or all of the character-defining features for its property type. The applicable status codes would be 3S for the district and 3D for contributors.
- *California Register*
 - To be eligible for the California Register under Criterion 1, the property should retain most aspects of integrity (a–c). If a property is eligible for the California Register, it is also eligible for designation as an HCM. The applicable status codes would be 3CS and 5S3.
 - Intact concentrations of these property types are likely to be found in conjunction with multifamily property types that dominated the later era of streetcar suburban development. To

¹¹⁴ See the associated context on Late 19th Century Residential Architecture.

be considered a contributor, each property should retain most aspects of integrity (a–e) and exhibit some or all of the character-defining features for its property type. The applicable status codes would be 3CS for the district and 3CD for contributors.

- *Los Angeles Historic Cultural Monument*

- To be eligible for designation as a Historic Cultural Monument, the property should retain most aspects of integrity (a–c). If a property is eligible exclusively for designation as an HCM, the applicable status code would be 5S3.
- Intact concentrations of these property types are likely to be in conjunction with multifamily property types that dominated the later era of streetcar suburban development. To be considered a contributor, each property should retain most aspects of integrity (a–e) and exhibit some or all of the character-defining features for its property type. The applicable status codes would be 5S3 for the district and 5D3 for contributors.

Context: Residential Development, 1910–1945

Theme: Apartment Streetcar Suburbs, 1904–1940

In the early 20th century, Westlake underwent a profound transition, from quiet park-side neighborhoods sparsely settled with elegant single-family residences to a densely settled urban area dominated by apartments, bungalow courts, and apartment hotels. As winter vacationing in Los Angeles rose in popularity in the late 19th century, Westlake Park achieved prominence as one of the City’s premier recreation centers. Sailors on furlough in the City tarried in the park, rowing around the lake in rented boats. Concerts in the park’s band-shell attracted thousands of people. Tourists came and stayed in the area’s first apartment hotels, erected between 1901 and 1907 around the park.

The first hotel on record was the Hotel Leighton, constructed on the corner of 6th and Lake Streets by George A. Leighton, a woolen goods manufacturer from New Hampshire. Leighton spent his winters in the hotel and soon thereafter he constructed the Lakeview Hotel one block over on the corner of 6th Street and Grand View Avenue.¹¹⁵ In 1903, architect John C. Austin designed the Alvarado Hotel on the corner of 6th and Alvarado Streets. None of these early apartment hotels is extant in the survey area today. In 1907, millionaire spinster Myra Hershey built the Hershey Arms Hotel on Wilshire Boulevard between Rampart Boulevard and Coronado Street. This luxury hotel was managed for several years by Miss Helen Mathewson, who decorated the lobby with rare Japanese furniture and furnished the 100 guest rooms with hardwoods, each room with its own color scheme.¹¹⁶ This notable grand hotel was torn down in 1957 for the construction of an insurance office. Although none of the early apartment hotels remains in the survey area, their presence spurred the development of more permanent apartment living in the area.

In 1906, J.L. Murphy commissioned a 36-room apartment on the corner of 9th and Burlington Streets. This apartment, called the Burlington, appears to be the earliest extant hotel in the survey area. Originally designed in the Mission Revival style, the apartment has since been altered by subsequent remodeling, including the removal of all decorative elements. The Cambria Union Apartments at the

¹¹⁵ *Los Angeles Times*, “Latest Big Hotel for Los Angeles,” 12/20/1901.

¹¹⁶ Roderick, Kevin and Eric Lynxweiler. *Wilshire Boulevard: Grand Concourse of Los Angeles*. Santa Monica, Angel City Press, 2005.

corner of Cambria Street and Union Avenue was designed by architect Fernand Parmentier the following year. This three-story, 42-unit apartment building was constructed in the Italianate style, and has retained a higher degree of integrity.

Apartment building in Westlake took off after 1910, as contractor-entrepreneur Hugh W. Bryson established the first luxury high-rise apartments in the area. A native of Tennessee, Bryson came to Los Angeles around 1895 after working in various positions in banking and real estate. He took a job as manager of the F.O. Engstrum Company, a large general contracting firm. By 1904, he owned a one-third share in the company and had risen to director of the firm, and had also become president of a concrete appliance company.¹¹⁷ F.O. Engstrum, who became Bryson's father-in-law, was recognized in his field as an authority on apartment house construction, and his company, the largest construction firm west of Chicago, was widely known to be a world pioneer in the use of modern gravity flow concrete distribution in high-rise construction.¹¹⁸ Bryson's first apartment building with Engstrum, the six-story Rampart Apartments, opened on May 22, 1911, and was advertised as the first fireproof apartment structure in Los Angeles. Each of the 48 apartments was finished with mahogany floors, bathrooms with marble wainscoting, and an in-suite telephone.¹¹⁹ The *Los Angeles Times* wrote in glowing praise on the occasion of the building's sale the following year for \$400,000; "It is the first apartment-house of the absolutely fireproof type ever erected in the City, and is one of the most modern and sumptuous structures of its kind west of New York City."¹²⁰ Contrary to prior reports of its demolition, the Rampart Apartments is extant at the southwest corner of 6th Street and Rampart Boulevard, and was determined eligible for the National Register in 1995.¹²¹

The following year, Bryson planned two luxury apartment buildings downtown. The *Los Angeles Times* called the 9-story Rex Arms apartments and the Westonia apartments "modern, fireproof, and palatial." Both have since been demolished. The 10-story Bryson (HCM No. 653, listed in the National Register) opened in January 1913 and won instant admiration as "the finest of its kind in the country, not even excepting the famous structures of similar character on Riverside Drive in New York City."¹²² Constructed at the cost of over \$750,000, the Bryson provided all the luxuries of living in a mansion without the inconveniences of its maintenance. According to its nomination to the National Register of Historic Places, "The entire top floor was given over to theatricals, a music room, ladies reception room, card room, reading rooms, a large dressing room, billiard room, and a gentleman's club room. In addition, it contained three large loggias from which one could easily view the Pacific Ocean and often on a clear day, Catalina Island." F.O. Engstrum died in 1920, and Hugh Bryson died suddenly of a heart attack in 1922.¹²³ The Bryson represented the pinnacle of luxury apartment living for Los Angeles in the early 20th century, and other builders and investors strove to imitate its opulent character in their later designs.

Prior to World War I, a few other apartment buildings were constructed in Westlake, including the 7-story Ansonia (1916) and the Wilshire Apartments (1917). Tourists considered Los Angeles a winter destination, and subsequently hotels and apartments that relied on the tourist trade struggled

¹¹⁷ Guinn, James Miller. *A History of California and an Extended History of Los Angeles and Environs*. Historic Record Company, 1915.

¹¹⁸ Census Rolls, 1910; National Register Nomination for the Bryson Apartments.

¹¹⁹ *Los Angeles Times*, "Apartments to Be Palatial," 7/31/1910; Advertisement, 5/14/1911.

¹²⁰ *Los Angeles Times*, "Magnificent Property Figuring in Month's Record Realty Deal." 11/19/1911.

¹²¹ *Ibid.*; Sanborn Fire Insurance Maps, 1923, 1933-49, and 1953; OHP Historic Resources Inventory.

¹²² National Register nomination form for the Bryson Apartments.

¹²³ *Los Angeles Times*, 6/15/1920; 1/7/1922.

financially in the summer months. To combat this trend, *Los Angeles Times* publisher Harry Chandler and a group of businessmen formed the All-Year Club of Southern California in 1921 for the purpose of promoting the region as a year-round tourist destination. Around the same time, apartment house owners and managers also organized to promote their interests, forming the Apartment House Association of Los Angeles County in 1920.¹²⁴ In the 1920s, the All-Year Club and the Apartment House Association began to see results from their promotional efforts, combined with a wave of permanent population growth brought on generally by the population boom of the 1920s.

After the close of World War I, apartment construction expanded from sites along Wilshire Boulevard and 6th Street to lots throughout Westlake. At least twenty 3–13-story apartment buildings went up in the Westlake area between 1922 and 1930, many of which are still extant.¹²⁵ Like the Rampart and the Bryson before them, these apartments boasted elegant modern amenities. Many, such as the 6-story Park Wilshire (1923, pending HCM nomination) were built as investment properties, and sold for a handsome profit a few years after construction. Architects Russell and Alpaugh designed the Park Wilshire, as well as the 13-story Asbury (1926, National Register eligible) and the 13-story Town House (1928–29) just west of the survey area. Clarence Russell is most notable for his earlier partnership with Norman Foote Marsh in designing the master plan and principal buildings of Abbot Kinney’s Venice of America development.¹²⁶ As it was nearing completion in 1925, the *Los Angeles Times* reported on what it called “the limit of modern achievement in apartment house construction,” describing amenities such as incinerators for every floor to dispose of food waste, a built-in vacuum system, electric ranges with automatic controls, and individual safes.¹²⁷ The units were offered on an “own your own” plan, a sales method inspired by a concurrent nationwide campaign to “Own your own home” endorsed locally by the Los Angeles Realty Board, the Chamber of Commerce, and the *Los Angeles Times*.¹²⁸ Other notable apartments included the Arcady (1927), the Royal Palms (1926), and the Olympic Hotel (1925).

In the 1920s, the area experienced considerable development of 3–5-story apartment buildings as well. Individual proprietors and investors constructed hundreds of these properties in the Westlake area during the 1920s and 30s. In some cases (such as on Rampart Boulevard and Union Avenue), an entire block of moderately-priced apartment buildings went up within the span of a year or two, creating an instantly dense multifamily community from an area originally subdivided for residences. Generally built to fill the intense need for affordable housing near employment centers and to ensure a sufficient return on investment, small apartments were designed to fill as much of a narrow residential lot as possible while still allowing for some natural light to reach side units, leading to the U, T, or barbell shape that builders of affordable apartments had used for decades in New York and Chicago. The sides and rear were usually left plain, while builders applied decorative treatments that reflected popular period-revival styles of the 1920s, including Mediterranean/Spanish Colonial, Tudor, Renaissance, and Classical revival styles. A few owners chose playful façades to call attention to their property, such as the Egyptian-style columns of the Osiris Apartments (1926, 3S). Others chose styling and names that evoked European manor houses, like Browning Hall and Chapman Arms (both 1923).¹²⁹ Census records from 1930 show that it was common for many of these

¹²⁴ Bricker, Lauren Weiss and Janet Hansen. “West Hollywood Apartment Houses of the 1920s and 30s.”

¹²⁵ Sanborn Maps, 1923 and 1933–49; Assessor’s Parcel Data, 2008.

¹²⁶ McAvoy, Christie and Jessica Ritz. Park Wilshire Apartments HCM nomination Form.

¹²⁷ *Los Angeles Times*, “New Asbury Flats near completion,” 9/20/1925.

¹²⁸ Bricker, Lauren and Janet Hansen. “West Hollywood Apartment Houses of the 1920s and 30s.”

¹²⁹ *Los Angeles Times*, “Large Sum is spent for new buildings here,” 1/7/1923.

apartments to be owner-occupied. Women frequently managed these properties, and this often made them the heads of the household within their families.¹³⁰

Critical reaction to the lack of privacy and overall density of apartment buildings, as well as the public's growing preference for affordable single-family homes in emerging suburbs helped to foster the development of courtyard apartments as an intermediate choice in housing. Responding to calls by critics and colleagues to use architects more frequently and incorporate landscaping, apartment builders began constructing courtyard apartments in Los Angeles and surrounding communities as early as 1910. Bungalow courts were generally 1–2-story detached or semi-detached units arranged around a central open landscaped space.¹³¹ The earliest examples referenced the Craftsman or Mission Revival styles in the design of units, but by the 1920s many more were constructed with Spanish Colonial or Mediterranean Revival style parapets, terra cotta ornamentation, wrought iron, and stucco.

In their article, “When Nature’s Green Glory and Golden Sunshine Play the Major Part—West Hollywood Apartment Houses of the 1920s and 30s,” Lauren Weiss Bricker and Janet Hansen provide a good summary on the origins of courtyard housing in southern California:

The courtyard apartment of the 1920s and early ‘thirties built on the early twentieth century trends, but the form of its buildings and the integral landscaped spaces depended to a much greater extent on precedent found throughout the Mediterranean region and Mexico. According to Stephanos Polyzoides, Roger Sherwood and James Tice, authors of *Courtyard Housing in Los Angeles* (1982), European and Middle Eastern sources for the courtyard apartment include what they label as the ‘urban patio house’ and the ‘urban callejon.’ The former was a basic element of urban structure in western antiquity. On the Iberian Peninsula, it can be traced through six centuries of Roman domination. The callejon is a dead-end urban street that is typical of Arab cities in southern Spain. Though it is composed of different buildings, the scale of the street, framed by the openings of the attached buildings creates a dynamic, unified space. Another ingredient is the development of the 1920s and early 30s courtyard apartment houses was the contemporary interest in vernacular adobes of California, many of which were arranged around a central courtyard or patio. These buildings were the subject of numerous publications, including Donald R. Hannaford and Revel Edwards’ *Spanish Colonial or Adobe Architecture of California, 1800–1850* (1931).

By 1930, there were at least 4,000 apartment houses in Los Angeles, housing about one quarter of the entire population.¹³² In Westlake, there were at least 840 multifamily properties containing about 10,500 dwelling units by 1949.¹³³ Los Angeles County Assessor’s parcel data show that the vast majority of them were constructed in the 1920s. Historic aerial photographs from 1928 show the Westlake area as almost entirely built out. Although a few low-scale apartments and flats continued to be developed in the 1930s–1960s, the Great Depression and World War II dampened the construction of multifamily properties. After World War II, public opinion and financing priorities led to the

¹³⁰ US Census Records 1930. An example of widespread female management is evident along Rampart Boulevard between 6th and 3rd Streets.

¹³¹ Bricker and Hansen.

¹³² Bricker and Hansen.

¹³³ Figures from tallying all multifamily properties (considered flats, hotels, apartments, or multiple dwellings on one property) from the 1933–1949 Sanborn Maps.

development of affordable single-family residences in suburbs north and west of the City, and many would-be apartment dwellers moved out of the inner city. New multifamily properties in Westlake after 1950 generally occupied larger footprints and were often designed for low-income renters and seniors rather than renters on the open market.

Summary of Historic Context

By 1901, the Westlake area had become one of the first areas outside of downtown to feature luxury apartment and hotel accommodations. Beginning with George A. Leighton's Lakeview and Leighton Hotels, Westlake became a seasonal tourist destination in the early 20th century. Myra Hershey's Hershey Arms Hotel in 1907 raised the standards for elegant density, and the prominence of Westlake led Hugh Bryson and F.O. Engstrum to develop the fireproof Rampart Apartments in 1911. Even taller and more state-of-the-art apartments followed, including the Bryson, the Asbury, and the Ansonia Apartments. This early development of fashionable density prompted a boom in multifamily properties in Westlake after World War I, when a profound need for affordable housing near streetcar lines resulted in the construction of hundreds of 2–7-story apartments, flats, and bungalow courts. Because most of them were done by small individual builders or developers, the small multifamily properties often occupied lots (or multiple lots) created for single-family residences during the 1880s. By 1930, the Westlake area had become almost completely built out, much of it with a wide variety of multifamily properties from the early 20th century. Apartment streetcar suburbs were an uncommon response to population growth in Los Angeles, where even in the 1920s much of the growth was low-density in character and set farther from the inner-city. However, this rare, dense type of streetcar suburb represents the dominant pattern of development in Westlake.

Associated Property Types and Period of Significance

Apartments, 1904–1940

Duplexes and flats, 1910–1940

Courtyard Housing, 1914–1940

Area of Significance

Community Planning and Development (A/1/1)

Apartments. In 1895, almost all of the hotels and boarding houses in the City were located downtown, many of them along 2nd Street between Hill Street and Broadway.¹³⁴ Several *Los Angeles Times* articles in the 1890s referenced a few plans to construct luxury hotels, and businessmen bemoaned the lack of a fancy resort hotel on the scale of the Hotel Del Coronado in San Diego or the Raymond in Pasadena.¹³⁵ In 1896, Mrs. Juana Neal brought together a group of businessmen to discuss the establishment of a luxury hotel. The group included William Wilshire, who expressed his support for locating the hotel on Westlake Park near his new tract. Within a few years, the beginnings of an elegant apartment-hotel district had taken root around Westlake Park.

Seasonal tourism in southern California led to the development of resort hotels in several cities, including Pasadena, Riverside, and San Diego. By the turn of the 20th century, businessmen and

¹³⁴ *Los Angeles Times*, "A Hotel Street," 9/2/1895.

¹³⁵ *Los Angeles Times*, "The Wilshire Hotel," 3/25/1896.

women responded by establishing luxury apartment hotels in the city, particularly downtown and in the Westlake area. The earliest apartment hotels in Westlake stood 4–5 stories in height and were L- or U-shaped with a courtyard to allow every room to be open to the California sun. Unfortunately, none of the earliest resort-style hotels has survived in Westlake, but their presence in the early 20th century led to the development of the City’s first luxury high-rise apartments.

Beginning in 1910, resort hotels were joined by luxury apartments. Usually billed as “absolutely fireproof,” the buildings were generally constructed from reinforced concrete and steel on prominent thoroughfares and street corners. The tallest of these apartments were built at or near “height limit,” the citywide 150-foot cap on buildings in effect until 1952.

Because it afforded natural light and air for every room, the U-shape for apartments persisted well into the 1920s. Developers who had only one narrow lot for their apartment also employed barbell and T-shapes in order to maximize the number of units in the apartment, but still let a minimal amount of light into them. Popular styles for apartments in Westlake included Classical Revival/Beaux Arts, Spanish Colonial Revival, and Renaissance Revival. Unless they occupied a corner lot, architectural decoration on apartments tended to be limited to the front elevation. The taller, more luxurious apartments were notable for their reinforced concrete construction, but shorter apartments were also often constructed of brick. Many of these have since been seismically reinforced. On commercial thoroughfares, some apartments reflected a mixed-use character, with apartments above first-story storefronts. Many of the larger apartments had a name to convey their singular character and uniqueness, and landlords took advantage of emerging lighting technologies by erecting neon signs depicting their apartment’s name. Signs were often put on the rooftop (such as the Park Wilshire Apartments) or as a vertical marquee on a visible corner of the building (such as the President Apartments). Other signs include metal lettering over the main entrance, smaller neon signs attached to the front of the apartment, or murals painted directly on exposed sides of the building.

In the past 40 years, the older apartments of the Westlake area have suffered from unchecked deterioration and neglect. Landlords and tenants have chosen inexpensive, less-appropriate materials for use in their repairs and improvements. Unfortunately, this means that many apartment buildings in Westlake have suffered inappropriate window replacements, application of stucco, and first-floor entrances and storefronts that are out of character with the building.

An important sub-type of the apartment building is the luxury or mid-rise apartment. This sub-type of apartments is taller and usually has more amenities than other apartments. The decoration on its exterior is generally more articulated, and they often feature neon signs. These apartments represented an urban type of housing that, though common in many Eastern and Midwestern cities, was uncommon for Los Angeles.

Eligibility Standards – Apartments

To be eligible for designation under Criteria A/1/1, the property:

- Was constructed within the period of significance;
- Retains many notable character-defining features for the property type;
- Retains all or most of the character-defining features for its style; and

- Retains the required aspects of integrity.
 - *Character-Defining Features –Apartments*
 - ⇒ 3–13 stories in height, with or without a basement level.
 - ⇒ Reinforced concrete or brick construction.
 - ⇒ U or L-shape for optimum lighting of units, but also T and barbell shapes.
 - ⇒ A clearly-defined main entrance on the front elevation.
 - ⇒ Ornamental elements on the façade that are typical of a contemporary architectural style (see character-defining features for the Classical Revival, Beaux Arts, Renaissance Revival, and Spanish Colonial Revival architectural styles). Common features include decorative cornices, curved parapets, carved concrete or stone moldings and brackets around windows or entrances, horizontal bands of moldings between floors.
 - ⇒ Rows of window openings which are generally uniform in shape and alignment, corresponding to the floors in the building.
 - ⇒ Fire escape stairways on the façade are common.
 - *Exceptional Characteristics:*
 - ⇒ Unusual or rare architectural styles, including Egyptian Revival and Tudor/Medieval Revival.
 - ⇒ Neon signage on the rooftop or attached to the side of the building.
 - ⇒ Interior units that have built-in conveniences considered “modern” in the early 20th century, including vacuum systems, individual safes, centralized incinerators, and mail drops.
 - ⇒ Interior spaces that reflect luxury and elegance, including carving, carpentry, brass, or marble decoration.
 - *Integrity Aspects:*
 - a. Design (Must retain original footprint and layout of windows and entrances. No window openings on the façade should be filled in.).
 - b. Feeling (must “read” as an example of its property type).
 - c. Workmanship (original ornamental elements, no non-historic ornamentation added, no inappropriately-textured stucco on the façade).
 - d. Materials (Original windows may have been replaced. Interior spaces may have been remodeled; entryway or storefronts on the first floor of the façade may be non-historic.).
 - e. Setting (surrounding buildings and land uses may have changed, including taller buildings that alter the building’s original relationship to the street).
 - f. Association (original use may have changed).
 - g. Location.
 - *Integrity Considerations*

- ⇒ The interior units may have been reconfigured, with smaller units merged together.
- ⇒ Parapets may have been removed to comply with past seismic regulations.
- ⇒ Tension anchor bolts may be highly visible on the façade.

Evaluation Criteria

- *National Register*

- To be eligible for the National Register under Criterion A, the property should retain most aspects of integrity (a–d). If the property also features one or more exceptional characteristics, then it may also be eligible for the National Register under Criterion C as an excellent example of the mid-rise apartment property type. If a property is eligible for the National Register, then it is also eligible for the California Register and for designation as an HCM. The applicable status codes would be 3S, 3CS, and 5S3.
- Intact concentrations of these property types are likely to be found in conjunction with the single-family residences and boarding houses that were constructed during the earlier era of streetcar suburbanization and contemporary flats/duplexes and courtyard apartments. To be considered a contributor, each property should retain most aspects of integrity (a–e) and exhibit some or all of the character-defining features for its property type. The applicable status codes would be 3S for the district and 3D for contributors.

- *California Register*

- To be eligible for the California Register under Criterion 1, the property should retain most aspects of integrity (a–c). If the property also features one or more exceptional characteristics, then it may also be eligible for the California Register under Criterion 3 as an excellent example of the mid-rise apartment property type. If a property is eligible for the California Register, it is also eligible for designation as an HCM. The applicable status codes would be 3CS and 5S3.
- Intact concentrations of these property types are likely to be found in conjunction with the single-family residences and boarding houses that were constructed during the earlier era of streetcar suburbanization and contemporary flats/duplexes and courtyard apartments. To be considered a contributor, each property should retain most aspects of integrity (a–e) and exhibit some or all of the character-defining features for its property type. The applicable status codes would be 3CS for the district and 3CD for contributors.

- *Los Angeles Historic Cultural Monument*

- To be eligible for designation as a Historic Cultural Monument, the property should retain most aspects of integrity (a–c). If the property also features one or more exceptional characteristics, then it may also be eligible for designation as an HCM under Criterion 3 as an excellent example of the mid-rise apartment property type. If a property is eligible exclusively for designation as an HCM, the applicable status code would be 5S3.
- Intact concentrations of these property types are likely to be found in conjunction with the single-family residences and boarding houses that were constructed during the earlier era of streetcar suburbanization and contemporary flats/duplexes and courtyard apartments. To be considered a contributor, each property should retain most aspects of integrity (a–e) and

exhibit some or all of the character-defining features for its property type. The applicable status codes would be 5S3 for the district and 5D3 for contributors.

Duplexes and Flats. In Los Angeles, duplexes and flats are common multifamily housing types because they could have a similar massing and appearance to a single-family residence while allowing for greater density and the potential for income generation. With little prior property management experience, an individual could make a modest income by making one unit his or her residence and renting out the other units.

Duplexes and flats are found throughout the survey area, but are concentrated in the northern section alongside courtyard housing and apartments. Early examples reflect architectural styles that were popular for residences at the turn of the century, such as Colonial Revival, Craftsman and Italianate, while later examples reflected the period-revival styles popular in the 1920s and 30s. They are part of the dominant pattern of development for Westlake, but they are a more widespread property type that is commonly found in many other, less dense parts of the City. As a result, duplexes and flats are generally historically significant if they are contributors to a historic district or distinctive examples of a contemporary architectural style.

Eligibility Standards – Duplexes and Flats

To be eligible for designation under Criteria A/1/1, the property:

- Was constructed within the period of significance;
- Retains all or most of the character-defining features for its property type;
- Retains the required aspects of integrity; and
- Is a contributor to a historic district associated with streetcar suburban development or early automotive suburban development.
 - *Character-Defining Features*
 - ⇒ The building has a similar massing and street orientation to a single-family residence.
 - ⇒ Related features may include a garage or carport, driveway, and landscaped front yard.
 - ⇒ Reflects an architectural style that is contemporary with the period, including Mission Revival, Spanish Colonial Revival, Tudor Revival, and Streamline Moderne.
 - ⇒ Duplexes:
 - ▶ One or two-story building containing two units.
 - ⇒ Flats:
 - ▶ Two-story building containing at least four units, but fewer than ten units.
 - *Integrity Aspects*
 - a. Design (original massing and layout of windows and entrances).
 - b. Workmanship (original ornamental elements, no non-historic ornamentation added).
 - c. Feeling (must “read” as an example of its property type and architectural style).

- d. Materials (original windows on the façade and original or compatible wall surfaces).
- e. Location.
- f. Association.
- g. Setting.
- o *Integrity Considerations*
 - ⇒ The interior units may have been reconfigured.
 - ⇒ Parapets may have been removed to comply with past seismic regulations.

Evaluation Criteria

- *National Register*
 - o To be individually eligible for the National Register, the property must be a significant example of an architectural style (Criterion C). While they are a representative component of streetcar suburban development, they are not by themselves representative enough of the theme to be eligible for the National Register under Criterion A.
 - o Intact concentrations of these property types are likely to be found in conjunction with the single-family residences and boarding houses that were constructed during the earlier era of streetcar suburbanization, and contemporary apartments and courtyard apartments. To be considered a contributor, each property should retain most aspects of integrity (a–e) and exhibit some or all of the character-defining features for its property type. The applicable status codes would be 3S for the district and 3D for contributors.
- *California Register*
 - o To be individually eligible for the California Register, the property must be a significant example of an architectural style (Criterion 3). While they are a representative component of streetcar suburban development, they are not by themselves representative enough of the theme to be eligible for the California Register under Criterion 1.
 - o Intact concentrations of these property types are likely to be found in conjunction with the single-family residences and boarding houses that were constructed during the earlier era of streetcar suburbanization, and contemporary apartments and courtyard apartments. To be considered a contributor, each property should retain most aspects of integrity (a–e) and exhibit some or all of the character-defining features for its property type. The applicable status codes would be 3CS for the district and 3CD for contributors.
- *Los Angeles Historic Cultural Monument*
 - o To be individually eligible for designation as an HCM the property must be a significant example of an architectural style (Criterion 3). While they are a representative component of streetcar suburban development, they are not by themselves representative enough of the theme to be eligible for designation as an HCM under Criterion 1.
 - o Intact concentrations of these property types are likely to be found in conjunction with the single-family residences and boarding houses that were constructed during the earlier era of streetcar suburbanization, and contemporary apartments and courtyard apartments. To be considered a contributor, each property should retain most aspects of integrity (a–e) and

exhibit some or all of the character-defining features for its property type. The applicable status codes would be 5S3 for the district and 5D3 for contributors.

Courtyard Housing. Generally, courtyard housing served as an intermediate choice between detached single-family residences and apartments. They offered more light, garden space, and other amenities available in a detached residence, but with the economy and security of an apartment complex. The arrangement of units around a landscaped courtyard or along a narrow lane served to create some community among the residents and bring green space to just outside the resident's doorstep. Bungalow courts began as tourist accommodations in the early 20th century; however, as small developers grasped their small expense and relative desirability, the property type proliferated throughout urbanizing areas in Los Angeles. Early examples used the Craftsman and Mission Revival style to underscore the allure of the California climate and romanticized Hispanic heritage. By the 1920s, builders were using several period-revival styles, and some later examples used early modern styles like Art Deco and Streamline Moderne. As with other residential architecture, the Great Depression and World War II brought a sharp decrease in the construction of bungalow courts, and overwhelming public preference for affordable suburban homes outside the inner city pushed the property type out of favor for builders. New construction focused on providing denser housing options, and many bungalow courts have been demolished in the wake of this trend.

In Westlake, bungalow courts and other variants of courtyard apartments were constructed in mixed blocks with small apartments, commercial buildings, and single-family residences. Notable concentrations occurred along Burlington, Union, and Columbia Avenues north of 6th Street. Ballard Court (462–470 S. Lake Street, demolished) was the only extant Craftsman-style bungalow court in the Westlake area. Delaine Court at 728 Carondelet Street (1914) is a particularly distinctive example of a Mission Revival bungalow court and appears to be the earliest example of the property type in the Westlake area. An advertisement from not long after it opened describes the court as “furnished and unfurnished cement plastered bungalows, the most attractive bungalow court in the city, one block from Westlake Park, all modern improvements.”¹³⁶

Courtyard housing is a significant property type within the context of residential development in Los Angeles. They represent a notable development response to contradictory pressures inherent in urban Los Angeles: to accommodate increased density but appeal to renters who sought affordable housing with a relationship to the mild climate outside. While several excellent examples of the property type remain in Westlake, on a Citywide basis courtyard housing is a property type which is considered once common, but now increasingly rare.

Eligibility Standards – Courtyard Housing

To be eligible for designation under Criteria A/1/1 and C/3/3, the property:

- Was constructed within the period of significance;
- Retains all or most of the character-defining features for its property type; and
- Retains the required aspects of integrity.
 - *Character-Defining Features*

¹³⁶ *Los Angeles Times*, classified ads, 1/28/1915.

- ⇒ Four or more related units on one or two residential lots. Some may also have a larger central apartment building associated with the units.
- ⇒ Units all have the same basic elements of a contemporary architectural style, including Mission Revival, Spanish Colonial Revival, Tudor Revival, and Streamline Moderne. The closest units to the street may be more ornate than units which are less publicly visible.
- ⇒ Units are oriented toward a landscaped courtyard or pathway.
- ⇒ For later examples, detached rows of garages may be adjacent to sides or rear of the property.
- *Exceptional Examples*
 - ⇒ Early examples of courtyard housing (1910–1920).
 - ⇒ Unique arrangements of units and open space (e.g., Belmont Square “row house” duplexes).
- *Integrity Aspects*
 - a. Design (interior configuration and units’ relationship to each other must be intact).
 - b. Workmanship (original ornamental elements, no non-historic ornamentation added).
 - c. Materials (units have original materials for window framing, siding, and decorative features).
 - d. Feeling (must “read” as an example of its architectural style and property type).
 - e. Setting
 - f. Location.
 - g. Association.
- *Integrity Considerations*
 - ⇒ Individual units may have small material alterations.
 - ⇒ Changes to the interiors of the units.

Evaluation Criteria

- *National Register*
 - To be eligible for the National Register under Criterion A, the property should retain most aspects of integrity (a–d). If the property also features one or more exceptional characteristics, then it may also be eligible for the National Register under Criterion C as a significant example of the courtyard apartment property type. If a property is eligible for the National Register, then it is also eligible for the California Register and for designation as an HCM. The applicable status codes would be 3S, 3CS, and 5S3.
 - Intact concentrations of these property types are likely to be found in conjunction with the single-family residences and boarding houses that were constructed during the earlier era of streetcar suburbanization, and contemporary apartments and duplexes/flats. To be considered a contributor, each property should retain most aspects of integrity (a–e) and exhibit some or

all of the character-defining features for its property type. The applicable status codes would be 3S for the district and 3D for contributors.

- *California Register*
 - To be eligible for the California Register under Criterion 1, the property should retain most aspects of integrity (a–c). If the property also features one or more exceptional characteristics, then it may also be eligible for the California Register under Criterion 3 as a significant example of the courtyard apartment property type. If a property is eligible for the California Register, it is also eligible for designation as an HCM. The applicable status codes would be 3CS and 5S3.
 - Intact concentrations of these property types are likely to be found in conjunction with the single-family residences and boarding houses that were constructed during the earlier era of streetcar suburbanization, and contemporary apartments and duplexes/flats. To be considered a contributor, each property should retain most aspects of integrity (a–e) and exhibit some or all of the character-defining features for its property type. The applicable status codes would be 3CS for the district and 3CD for contributors.
- *Los Angeles Historic Cultural Monument*
 - To be eligible for designation as a Historic Cultural Monument, the property should retain most aspects of integrity (a–c). If the property also features one or more exceptional characteristics, then it may also be eligible for the California Register under Criterion 3 as a significant example of the courtyard apartment property type. If a property is eligible exclusively for designation as an HCM, the applicable status code would be 5S3.
 - Intact concentrations of these property types are likely to be found in conjunction with the single-family residences and boarding houses that were constructed during the earlier era of streetcar suburbanization, and contemporary apartments and duplexes/flats. To be considered a contributor, each property should retain most aspects of integrity (a–e) and exhibit some or all of the character-defining features for its property type. The applicable status codes would be 5S3 for the district and 5D3 for contributors.

Context: Architecture, Engineering and Designed Landscapes, 1885–1912

Theme: Late 19th/Early 20th Century Residential Architecture, 1885–1910¹³⁷

Residential architecture in the late 19th and early 20th centuries in Los Angeles largely reflected the aesthetic sensibilities of the thousands of Eastern and Midwestern immigrants who settled in Los Angeles during and after the boom of the 1880s. These sensibilities included eclectic ornamental detail from Europe and styles that arose from American roots and craftsmanship. The most popular styles of the time included Eastlake/Stick, Queen Anne, Neoclassical, Shingle, Chateausque, and Colonial Revival. While the styles from this period in Los Angeles were largely based on imported architectural movements, they characterize the City's first neighborhood pattern of development. Extant examples are generally found in the first suburbs surrounding Los Angeles, including Angeleno Heights, University Park, Boyle Heights, Lincoln Heights, Jefferson Park, Highland Park, and Westlake.

¹³⁷ For a complete discussion of late 19th/early 20th century residential architectural styles on a Citywide basis, please refer to the SurveyLA Historic Context Statement, Chapter 3.

Property Type: Single-Family Residences and Boarding Houses

The development of balloon framing in the 19th century enabled builders and architects to go beyond box-like shapes used in heavier timber, brick, and stone construction with greater ease and less expense. This combined with the effects of industrialization on lumber milling and transportation led to the popularization of irregularly-shaped floor plans with mass-produced decorative details throughout the United States and Europe.¹³⁸

Late 19th and early 20th century residential architecture dominated the Westlake area before 1910. Wealthy residents commissioned roomy two-story residences that reflected architectural styles that were popular in the late Victorian Era. Most followed the irregular floor plan and eclectic character of the Queen Anne style, and many reflected elements of Colonial Revival and Neoclassical ornamentation. Many of the best examples in Westlake have been identified in previous surveys, and several (including the Mooers House, HCM No. 45; Susana Machado Bernard House and Barn, HCM No. 2317, listed in the NR; Charles Booth Residence, HCM No. 491; and the Grier-Musser House, HCM No. 333) are already designated.

- *Eastlake*

- The Eastlake Style dates from the 1870s and 1880s. In Los Angeles, examples of the Eastlake style are found between 1880 and 1904. The Eastlake style grew out of the Arts & Crafts movement, a late 19th century British architectural movement that originated as part of a rejection of the styles of Georgian Architecture. The pure Eastlake style was not widely popular in California, and only a few examples of it remain. In most instances, the elements of this mode were mixed with other styles, especially with the Queen Anne. The Eastlake buildings tend to have more elaborate cladding, decoration, curved brackets, and three-dimensional turned woodwork, especially porch columns, spindles, and knobs. The Eastlake style can be found mixed with Queen Anne, Italianate, and Classical Revival styles.¹³⁹

- *Queen Anne*

- The first Queen Anne Revival style buildings in the United States were built in the late 1800s. In Los Angeles, most Queen Anne buildings date from the late 1880s through 1910. Popularized in England in the late 1800s and modeled loosely on Medieval Elizabethan and Jacobean architecture, the style was a reaction to the classical symmetry of earlier styles. Queen Anne is characterized by its asymmetrical organization of space on the building exterior. American craftsmen added their own touches with intricate spindles and other stylized wooden details. According to Gebhard & Winter, “The Queen Anne Revival started in England in the late 1860s and was closely associated with the architectural designs of Richard Norman Shaw. The first American architect to fully take up the mode was Henry Hobson Richardson in the mid-1870s. American Queen Anne was the picturesque style in late-nineteenth century America. The form of these buildings was highly irregular, and special emphasis was given to the varied silhouette of the roofs—different gables, dormers, high chimneys, towers, turrets, and pinnacles. Corner towers (often bay towers), round or hexagonal with conical pointed roofs, were essential to the style. So, too, were extensive

¹³⁸ McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York, Alfred A. Knopf, 2002. Original Edition 1984.

¹³⁹ Excerpted from SurveyLA Chapter 3, Context G, Theme 2, page 9.

entrance-living porches which often wrapped themselves around the house. In plan, the best of these houses were of the living-hall type with wide openings being provided between the ball and all of the other family living spaces. Most of the detailing tended to be directly and indirectly classical. By the early 1880s, certain architects began to simplify the picturesque form, surfaces, and detailing of the Queen Anne. Out of this developed the Colonial Revival (a phase of which is the Shingle style of Vincent Scully).” Twenty-five Queen Anne Revival style features can also be found mixed with Italianate, Stick, and Colonial Revival elements.¹⁴⁰

- *Neoclassical*

- Renewed interest in classical models came from the 1893 World’s Columbian Exposition in Chicago. The exposition featured an expansive Court of Honor surrounded by monumental white buildings designed in a classical theme, with expansive colonnades, balustrades, multistory porticoes, and elaborately decorated entrances. About 27 million people visited the 1893 exposition and photographs of the buildings were widely distributed, which fostered resurgence in popularity for classical style.¹⁴¹

While the Neoclassical style found expression in thousands of large elaborate residences and institutional buildings throughout the nation, in the Westlake survey area, the style is represented in common one-story and two-story residential subtypes. These residences, defined by a hipped roof, centrally-placed hipped dormer, and colonnaded front porch, were common throughout early Los Angeles suburbs. The residence at 2337 Ocean View Avenue is a good example of a two-story Neoclassical residence.

- *Shingle*

- Though originating in New England, Shingle style was popular in Los Angeles from the mid-1880s through early 1900s. An eclectic American adaptation of the Queen Anne, Colonial Revival and Richardsonian Romanesque styles, Shingle style features asymmetrical façades with walls, roofs and sometimes even the porch supports fully clad in shingles. Structures are typically two stories, with steeply pitched roofs, gables, narrow eaves, and large porches. The extensive use of shingles de-emphasizes other elements of the façade, such as cornices and windows, and is antithetical to the Stick Style, which referenced the internal frame as exterior ornament.¹⁴²

- *Chateausque*

- The Chateausque style in the United States dates from 1880 to 1910. The style is most often seen in Los Angeles apartment architecture in the years following World War I. Chateausque was one of the “Romantic Styles” that was in vogue at the end of the 19th century. Based on the hunting lodges and castles of 16th century France, the style was taken up in reaction to the more classical styles of architecture that prevailed earlier. According to Gebhard & Winter, the original French style dates from: “the reign of Francis I (1515–47) and was popularized in the eastern U.S. by Richard Morris Hunt after the Civil War. As a style, it was infrequently used in the Western United States, though features of it were occasionally mixed with other concurrent styles. The few examples built in Southern

¹⁴⁰ Ibid., page 12.

¹⁴¹ McAlester and McAlester, 2002; Rose, Julie K. *The World’s Columbian Exposition: Idea, Experience, Aftermath*. Master’s Thesis, University of Virginia, 1996. Available Online, <http://xroads.virginia.edu/~MA96/WCE/title.html>.

¹⁴² Excerpted from SurveyLA Chapter 3, Context G, Theme 2, page 17.

California were designed around the turn of the century. Since the French style was a combination of the late Medieval and the early French Renaissance, the American version could be both controlled and picturesque at the same time.” A Chateausque structure is typically two or more stories, with a steeply pitched, roofline, dormer windows, and masonry walls. These structures are monumental and can be very elaborate in detailing. Chateausque features are often found together with Second Empire, Queen Anne, and Tudor Revival elements.¹⁴³

- *Colonial Revival*

- The Colonial Revival style dates from 1890 to 1955. The style became popular in Los Angeles around the turn of the 20th century. The Colonial Revival style resulted from a rejection of the Queen Anne Revival style, and a desire to return to a more “traditional” American building type. The style took on added popularity with the restoration of Colonial Williamsburg in the 1920s. This style draws from the simple building forms typical of early American colonial structures, and elements of classical or Georgian architecture. It is closely related to the Neoclassical Revival and Georgian Revival styles. According to Gebhard & Winter, “The Shingle style was the first major execution of a nostalgic return to the simplicity and Puritanism of Americas earlier years. By the 1890s, the Colonial Revival was fully on its way. At first this simply meant that the picturesque Queen Anne designs were simplified and classical Georgian and Federal detail substituted for the loose classical features which had been used. By 1900 the Georgian and Federal Revival had fully arrived in form, plan, and detail. From 1900–1915, these Colonial Revival buildings became increasingly ‘correct’ (i.e., architects and their clients became more knowledgeable as to the original prototypes, and they also became more sensitive to the original scale, plans, and details). Southern California abounds with examples of the Colonial Revival. The only aspect of this Revival which was in short demand was the Shingle style, which surprisingly never caught hold (especially surprising when compared to its popularity in Northern California). The remaining major monuments of the Shingle version of the Colonial Revival in Southern California are the churches of Ernest Coxhead.”¹⁴⁴

Area of Significance

Architecture (Criterion C/3/3)

Eligibility Standards

To be eligible for designation under Criteria C/3/3, the property:

- Was constructed within the period of significance;
- Retains all or most of the character-defining features for its style; and
- Retains the required aspects of integrity.
 - *Character-Defining Features – Eastlake*
 - ⇒ Thin, tenuous vertical volumes, surfaces, details; all of a fragile nature.

¹⁴³ Ibid., page 15.

¹⁴⁴ Excerpted from SurveyLA Chapter 3, Context G, Theme 2, page 24.

- ⇒ Profusion of turned woodwork, including porch posts, spindles, curved brackets.
- ⇒ Ornament often rendered by the outline of cut-out patterns, drilled holes, and thin, layered wood (with all edges very sharp).
- ⇒ Frequent use of projecting turned knobs as single or repeated decoration.
- *Character-Defining Features – Queen Anne*
 - ⇒ Irregular plan, elevations, roof silhouettes.
 - ⇒ Vertical emphasis initially, later increasingly horizontal.
 - ⇒ Surfaces covered with a variety of tactile patterns – clapboard, patterned shingles.
 - ⇒ Extensive wrap-around porches on the first floor.
 - ⇒ Balconied porches cut into second floor and third floor attic.
 - ⇒ Corner (sometimes bay) towers, roofed with a variety of different shapes (conical, segmented concave, bulbous).
 - ⇒ Classical detailing (columns, dentils, scrolls, engaged columns, and piers).
 - ⇒ Tall, recessed paneled chimneys.
 - ⇒ Leaded, stained glass windows especially at the stair landing window.
- *Character-Defining Features – Chateausque*
 - ⇒ Irregular, non-symmetrical plans and silhouettes, with an open play between the horizontal and vertical.
 - ⇒ Roofs with high-pitched surfaces; wall and roof dormers with pedimented parapets; tall chimneys and high pinnacles.
 - ⇒ Smooth-cut stone surfaces for walls.
 - ⇒ Projecting round corner turrets with thin conical roofs.
 - ⇒ Windows, either round-arched or flat lintel, both accompanied by classical detailing.
 - ⇒ Some doors and windows of Gothic segmented arch pattern.
 - ⇒ Detailing (in stone) both Classical and late Gothic.
- *Character-Defining Features – Neoclassical*
 - ⇒ Medium-pitched hipped roof, often with a central hipped dormer.
 - ⇒ Centered full or partial width porch, sheltered under the main roofline or under a separate hipped roof.
 - ⇒ Classical columns supporting the porch.
 - ⇒ Boxed eaves, sometimes with classical details like dentils or modillions.
- *Character-Defining Features – Shingle*
 - ⇒ Large asymmetrically organized massing featuring sweeping, steeply pitched rooflines.
 - ⇒ Shingled wall and roof cladding appear continuous.

- ⇒ Shingling continues around wall corners without interruption (no corner boards).
- ⇒ Large wrap-around and inset porches, often featuring brick or stone cladding.
- *Character-Defining Features – Colonial Revival*
 - ⇒ Simple rectangular volumes, covered by gabled or hip roofs.
 - ⇒ Symmetrical, balanced dispensing of windows and doors.
 - ⇒ Classical, colonial detailing: columns, engaged piers, cornices and entablatures, shuttered windows.
 - ⇒ Double-hung, small-paned windows.
- *Integrity Aspects*
 - a. Design.
 - b. Materials (mostly original material for window framing, siding, and decorative features, some original materials may have been altered or removed).
 - c. Workmanship (original ornamental elements, no non-historic ornamentation added).
 - d. Feeling (must “read” as an example of its architectural style).
 - e. Location (may have been relocated to area).
 - f. Setting (surrounding buildings and land uses may have changed).
 - g. Association (original use may have changed).
- *Integrity Considerations*
 - ⇒ Porch steps typically replaced.
 - ⇒ Stucco or asbestos tile sheathing may be acceptable if original wood siding clearly remains underneath.
 - ⇒ Replacement windows may be acceptable if openings have not been resized and the new windows are unobtrusive or are similar to the original window design.

Evaluation Criteria

- *National Register*
 - To be eligible for listing in the National Register under Criterion C, the property should retain all aspects of integrity (a–g), unless the significance is conveyed despite some loss of integrity. The property should demonstrate a high quality of design and exemplify a significant type or style from the late 19th or early 20th century. If a property is eligible for the National Register, then it is also eligible for the California Register and for designation as an HCM. The applicable status codes would be 3S, 3CS, and 5S3.
 - In Westlake, intact concentrations of residences that exemplify a late 19th/early 20th century architectural style are not apparent, but such residences can be contributors in a streetcar suburban historic district among other associated property types. Refer to the eligibility standards established for “Streetcar Suburbs “1887–1910.”
- *California Register*

- To be eligible for listing in the California Register under Criterion 3, the property should retain most aspects of integrity (a–d), unless the significance is conveyed despite some loss of integrity. The property should exemplify a significant type or style from the late 19th or early 20th century. If a property is eligible for the California Register, it is also eligible for designation as an HCM. The applicable status codes would be 3CS and 5S3.
- In Westlake, intact concentrations of residences that exemplify a late 19th/early 20th century architectural style are not apparent, but such residences can be contributors in a streetcar suburban historic district among other associated property types. Refer to the eligibility standards established for “Streetcar Suburbs “1887–1910.”
- *Los Angeles Historic Cultural Monument*
 - To be eligible for designation as a Los Angeles Historic Cultural Monument under Criterion 3, the property should retain most aspects of integrity (a–d), unless the significance is conveyed despite some loss of integrity. The property should exemplify a significant type or style from the late 19th or early 20th century. If a property is eligible exclusively for designation as an HCM, the applicable status code would be 5S3.
 - In Westlake, intact concentrations of residences that exemplify a late 19th/early 20th century architectural style are not apparent, but such residences can be contributors in a streetcar suburban historic district among other associated property types. Refer to the eligibility standards established for “Streetcar Suburbs “1887–1910.”

Theme: Arts and Crafts Movement: 1895–1918

From SurveyLA:

The Arts and Crafts Movement had its roots in the mid-19th Century in England with the designs and work of such individuals as William Morris, Charles Rennie MacKintosh, and Charles Augustus Pugin. The movement gained followers in the United States through the efforts of Gustav Stickley, Elbert Hubbard, and The Roycrofters Institute, and many major architects at the end of the 19th and early 20th centuries. While Los Angeles was heavily influenced by the architects, writers, and artisans who composed the Arroyo culture of Pasadena, many Angelinos contributed to the development of the Arts and Crafts movement in Southern California, including writer and editor Charles Lummis (Land of Sunshine/Out West), artists William Lees Judson, Clyde Brown, Elmer Wachtel, J. Bond Francisco, Benjamin Brown, John Gutzon Borglum, and Maynard Dixon, and architects Train & Williams, Meyer & Holler (Milwaukee Building Company), Elmer Grey, Eisen & Hunt, Hunt & Eager, Hudson & Munsell, Dennis & Farwell, Frederick Roehrig, A.B. Benton, Lester Moore, Charles Shattuck, Frank Tyler, George Wyman, and C.F. Whittlesey. Popular in Los Angeles from 1895–1915, Arts and Crafts movement designers blended elements of the late 19th century Shingle and Queen Anne styles with 20th century Craftsman and Colonial Revival styles. A highly eclectic style, it promoted social reform ideals implicit in handcraft and simplified structure and ornament. Both Shingle style, which grew out of the New England school of architecture, and the American Colonial Revival were inspired by the Centennial Fair of 1876 which brought renewed pride and interest in American history. The Shingle and American Colonial Revival styles were the earliest manifestations of the Arts & Crafts movement in Los Angeles, emphasizing simplicity of form and use of natural materials, with examples constructed in the mid-1880 and early 1890s, respectively.

Prairie style took its name from a publication by Frank Lloyd Wright called "A House in Prairie Town." Based on the aesthetic of the American prairie, "the broad expanse of the wide open spaces," Prairie style flourished in the early decades of the 20th century. In 1901, Wright was commissioned by the editor of the Ladies Home Journal to submit two designs, one called "A Small House with Lots of Room in It," for publication. Architects throughout the United States improvised on the plans and renderings and Southern California designers soon modified the style to fit the milder climate and local botany. Wright was determined to "beat the box," that is, to create a flow of space inside the house. Wright's work also inspired the American Foursquare, or Prairie Box.

English Revival styles, including Tudor Revival and Cotswold, were also favored in Los Angeles during this period. These picturesque, informal styles used elements of the medieval, Gothic or Tudor traditions of the 15th through 17th centuries. The residences could be small cozy cottages, dignified "manor" houses, or even "castles" but all possessed modern conveniences. Wealthy Eastern residents, familiar with European styles employed Southern California architects who had traveled or trained abroad and were conversant with these romantic styles. From the late 1890s to about 1915, English style houses were built for the newly rich or the newly arrived as the city became more prosperous and settled. In keeping with the style's traditional cachet, early developers frequently required a minimum cost to be spent on the house. Plan sets and ready-cut-houses were also sold, as building firms picked up the style. Both small and larger scale houses based in a free interpretation of the English style, often intermingled with medieval French or Gothic characteristics, were soon to be found in Los Angeles as the succession of building booms and subdivisions focused on homes for new arrivals with sufficient means to establish themselves in a community and to indulge a lingering nostalgia for the building styles they had left behind. Other European precedents, such as Swiss Chalet and Dutch Colonial Revival lent themselves to the simple forms and natural materials that were characteristic of the Arts and Crafts movement. Arts and Crafts-designed buildings in Los Angeles exhibit a mix of stylistic elements. Walls and roofs clad in wood shingles and asymmetrical façades are common. Residences are typically two stories with steeply pitched roofs, gables, and deep eaves supported by decorative brackets, corbels, and rafter tails. Large porches are a character-defining feature. The influence of the Arts and Crafts movement was exemplified in the Pasadena houses and bungalows of Charles and Henry Greene. High-style residences built with artistry, skill and refinement, architectural historian Randall Mackinson calls their buildings, "informal and regionally relevant, designs which extolled the natural lifestyle of Southern California." The Arts and Crafts movement also influenced the Mission Revival style in Southern California, which was precipitated by the popular writings of Charles Lummis, George Wharton James and Helen Hunt Jackson.

Generally, Arts and Crafts designed residential buildings fall in to two property types: the 1- or 1 ½-story bungalow or the 2-story house. Associated styles were sometimes applied to places of worship, artisans' studios, and social halls, but were only rarely used during this period for government or industrial buildings.¹⁴⁵

¹⁴⁵ Excerpted from SurveyLA Chapter 3, Context G, Theme 5: The Arts and Crafts Movement, 1895–1918, pages 2–3.

In the Westlake area, architects and builders used the styles of the Arts and Crafts movement for several residences and multifamily properties, including small apartment buildings and bungalow courts. The style was favored for properties in the northern part of the survey area, along Coronado, 5th, and 4th Streets, and along Ocean View Avenue. Though subdivided in the 1880s as Knob Hill and the Knob Hill extension, most of these lots remained undeveloped until well into the 20th century. Craftsman-style residences also filled in empty lots next to Queen Anne and Neoclassical residences. Later Neoclassical-style buildings often adopted basic elements of the Craftsman style (such as exposed rafter tails and wide eaves).

As Westlake underwent a transition to denser uses, some Craftsman-style single-family residences were demolished to make room for apartments, while others were converted into flats. Craftsman-style apartments and bungalow courts were part of this early 20th century transition, though many more apartments and bungalow courts reflect later styles such as Spanish Colonial Revival, Renaissance Revival, and Tudor Revival. As with earlier residential architecture, examples of Craftsman style residences are dispersed within the survey area, with few if any distinct concentrations.

- *Transitional Arts and Crafts*

- The Transitional Arts and Crafts style was popular in Los Angeles and Southern California from about 1895 to 1915, linking the Shingle and Queen Anne styles with the Craftsman and Colonial Revival styles. The Transitional style owes much to Morris' English Arts and Crafts movement with its organic materials and handcraftsmanship, and the work of California architects Charles and Henry Greene, who popularized the use of Asian decorative motifs in the United States. It was popular primarily in Los Angeles, which contains the best examples and concentration today of this style of architecture. Transitional Arts and Crafts homes often feature elements of the Victorian in their asymmetrical façades, steeply pitched roofs, gables, leaded or stained glass windows, and shingle wall cladding. They also feature deep eaves with decorative brackets and large porches, or porches that are incorporated into the body of the house rather than appended to the side.¹⁴⁶

- *American Foursquare*

- American Foursquare was a post-Victorian style that shared many features with the Prairie architecture pioneered by Frank Lloyd Wright. Essentially a symmetrical cube with boxy massing and broad proportions, American Foursquare residences were generally two stories high with a hipped roof, wide overhanging eaves, central dormers and a one-story porch spanning the front façade. Clad in brick, stone, stucco, or wood siding, they soon became a relatively easy building scheme, especially practical for mail order house kits from Sears and other catalog companies. In plan, these residences had four square rooms above three square rooms with a central hall and stairway. This versatile and flexible arrangement enabled the style to populate American city neighborhoods. Beginning in the 1890s and by the early 20th century, it had gained a foothold in suburbs. Vernacular residences in the foursquare shape were built throughout Los Angeles in this period. For city builders subdividing acreage, the style permitted roomy interiors in homes on small lots. Part of a larger movement toward simplified rectilinear domestic architecture, American Foursquare could be found without prominent stylistic references although many residences had features borrowed from other

¹⁴⁶ Ibid., page 4.

styles. Creative builders ornamented the basic geometric form with elements such as bay windows, Queen Anne towers, or “gingerbread” trim. The pediments and porticos of the Colonial Revival were also utilized as were the exposed roof rafters of the Craftsman style. Shingle style gable dormers or Colonial Revival hipped roof dormers provided structural interest while Mission style parapets offered a dignified building appearance. Several high-style examples of the house form can be found in the West Adams, Lafayette Square, and Windsor Square Historic Preservation Overlay Zones (HPOZs).¹⁴⁷

- *Craftsman*
 - The Craftsman style dates from the early 20th century through the end of the Arts and Crafts era. Examples of the Craftsman bungalow in Los Angeles date from approximately 1900 to 1930. The Craftsman style utilizes design elements of the Arts and Crafts style and represented a conscious search for the supposed simplicity of pre-Industrial times. The bungalow’s simplicity of form, informal character, direct response to site, and extensive use of natural materials, particularly wood and rubble masonry, was interpreted in a larger scale into the clubhouses of the Progressive era. Craftsman buildings generally have rectangular or complex plans, and are one to one-and-a-half stories tall. They have wood clapboard or shingle exteriors and are defined by their horizontality with broad front porches, often composed with stone, clinker brick, or stuccoed porch piers. Other character-defining features include low pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails.¹⁴⁸

Property Type and Period of Significance

Single-family residences and Boarding Houses, 1895–1922

Flats/Duplexes, 1910–1920

Area of Significance

Architecture (C/3/3)

Eligibility Standards

To be eligible for designation under Criterion C/3/3, the property:

- Was constructed within the period of significance;
- Retains all or most of the character-defining features for its style;
- Retains all or most of the character-defining features for its property type; and
- Retains the required aspects of integrity.
 - *Character-Defining Features, Transitional Arts and Crafts*
 - ⇒ Walls and roofs clad in wood shingles;
 - ⇒ Asymmetrical façades;
 - ⇒ Typically two stories;

¹⁴⁷ Excerpted from SurveyLA Chapter 3, Context G, Theme 5: The Arts and Crafts Movement, 1895–1918, page 14.

¹⁴⁸ Excerpted from SurveyLA Chapter 3, Context G, Theme 6: The Craftsman Style, 1905–1930, page 37.

- ⇒ Steeplly pitched roofs;
- ⇒ Gables;
- ⇒ Deep eaves with decorative brackets;
- ⇒ Bargeboards and rafter tails;
- ⇒ Leaded or stained glass windows; and
- ⇒ Large porches.
- *Character-Defining Features, American Foursquare*
 - ⇒ Generally two stories;
 - ⇒ Wood or brick exterior, sometimes stucco;
 - ⇒ Simple square or rectangular footprint;
 - ⇒ A low-pitched usually hipped roof; and
 - ⇒ A large front, hipped roof dormer.
- *Character-Defining Features, Craftsman*
 - ⇒ Emphasis on natural materials such as wood and stone, and handcraftsmanship;
 - ⇒ Exposure of structural members (posts, beams, corner bracing, angled struts, etc.);
 - ⇒ Horizontality of design, building one to one-and-a-half stories in height;
 - ⇒ Low-pitched roof; wide, exposed rafters;
 - ⇒ Wood shingle or clapboard siding, occasionally with smooth stucco;
 - ⇒ Ornament often rendered by the outline of cut-out patterns, drilled holes, and thin, layered wood (with all edges very sharp);
 - ⇒ Structural elements as ornamentation, for example, trusses with visible brass pins; and
 - ⇒ Broad front porches of half or full-width, with square or battered columns.
- *Integrity Aspects*
 - a. Design.
 - b. Materials (mostly original material for window framing, siding, and decorative features some non-original material is acceptable).
 - c. Workmanship (original ornamental elements, no non-historic ornamentation added).
 - d. Feeling (must “read” as an example of its architectural style).
 - e. Setting (surrounding buildings and land uses may have changed).
 - f. Location (may have been relocated to area).
 - g. Association (original use may have changed).
- *Integrity Considerations*
 - ⇒ The interior may have been remodeled for multifamily uses.

- ⇒ Wood roof shingles may have been replaced with composition or other fire-resistant roofing.
- ⇒ Some original windows may be acceptable if the openings have not been resized and the new windows are unobtrusive or match the style.

Evaluation Criteria

- *National Register*
 - To be eligible for listing in the National Register under Criterion C, the property should retain all aspects of integrity (a–g), unless the significance is conveyed despite some loss of integrity. The property should demonstrate the highest quality of design and exemplify a significant type or style from the Arts and Crafts movement. If a property is eligible for the National Register, then it is also eligible for the California Register and for designation as an HCM. The applicable status codes would be 3S, 3CS, and 5S3.
 - In Westlake, intact concentrations of residences that exemplify a style of the Arts and Crafts movement are not apparent, but such residences can be contributors in a streetcar suburban historic district among other associated property types. Refer to the eligibility standards established for “Streetcar Suburbs 1887–1910.”
- *California Register*
 - To be eligible for listing in the California Register under Criterion 3, the property should retain most aspects of integrity (a–d), unless the significance is conveyed despite some loss of integrity. The property should exemplify a significant type or style from the Arts and Crafts movement. If a property is eligible for the California Register, it is also eligible for designation as an HCM. The applicable status codes would be 3CS and 5S3.
 - In Westlake, intact concentrations of residences that exemplify a style of the Arts and Crafts movement are not apparent, but such residences can be contributors in a streetcar suburban historic district among other associated property types. Refer to the eligibility standards established for “Streetcar Suburbs 1887–1910.”
- *Los Angeles Historic Cultural Monument*
 - To be eligible for designation as a Los Angeles Historic Cultural Monument under Criterion 3, the property should retain most aspects of integrity (a–d), unless the significance is conveyed despite some loss of integrity. The property should exemplify a significant type or style from the Arts and Crafts movement. If a property is eligible exclusively for designation as an HCM, the applicable status code would be 5S3.
 - In Westlake, intact concentrations of residences that exemplify a style of the Arts and Crafts movement are not apparent, but such residences can be contributors in a streetcar suburban historic district among other associated property types. Refer to the eligibility standards established for “Streetcar Suburbs 1887–1910.”

Theme: Early Revival of Colonial Styles: The Search for Identity, 1890s–1912

Early period revival styles emerged from a general interest among Californians to create an “indigenous architecture” based on the state’s climate, physical similarities to the Mediterranean, and historical legacy of Spanish colonization. One of the earliest expressions of this interest came from

renewed interest in the California Missions and Presidios championed by the Landmarks Club, a group of boosters headed by Charles Fletcher Lummis in 1896 to promote the preservation of the California Missions. The Landmarks Club's efforts coupled with the publication of Helen Hunt Jackson's *Ramona* in 1884 helped to bring about the first wave of California Mission and Spanish Baroque-influenced architecture.¹⁴⁹ Elaborate examples included the Mission Inn in Riverside and the Santa Fe Depot in San Bernardino. Local examples include the Doria Apartments (HCM No. 432) and Fire Station 18 (HCM No. 349). Mission Revival became an immediate hit in residential architecture and architects and builders created elegant residences and apartments. The style was popular with early bungalow courts as well, as winter tourists sought to share in the romantic "old California" setting.

Property Types and Period of Significance

Single-family residences 1904–1912

Apartments, 1908–1916

Bungalow Courts, 1914

Area of Significance

Architecture (Criteria C/3/3)

Eligibility Standards

To be eligible for designation under Criteria C/3/3, the property:

- Was constructed within the period of significance;
- Retains all or most of the character-defining features for its style;
- Retains all or most of the character-defining features for its property type; and
- Retains the required aspects of integrity.
 - *Character-Defining Features, Mission Revival*
 - ⇒ Flat or low-pitched roof accented with wide eaves, exposed rafter tails, rounded parapets, bell towers, and pent roofs with red tile.
 - ⇒ Smooth or textured stucco wall surface.
 - ⇒ Arcaded entrances and porches.
 - ⇒ Exceptional characteristics: Spanish Baroque and Moorish-style decorative shaping, including quatrefoil window openings, domed towers, pointed and rounded arches.
 - *Integrity Aspects*
 - a. Design (intact roof style, porch, and massing).
 - b. Workmanship (mostly original material for window framing, siding, and decorative features some non-original material is acceptable).

¹⁴⁹ Weitze, Karen J. *California's Mission Revival*. Santa Monica, Hennessy & Ingalls, 1984.

- c. Materials (intact material for window framing, roof tiles, siding, and decorative features).
- d. Feeling (must “read” as an example of its architectural style).
- e. Location (may have been relocated to area).
- f. Setting (surrounding buildings and land uses may have changed).
- g. Association (original use may have changed).
- o *Integrity Considerations*
 - ⇒ The interior may have been remodeled for multifamily uses or increased density.
 - ⇒ Some altered windows may be acceptable if the openings have not been resized and the new windows are unobtrusive or match the style.
 - ⇒ Modern stucco may have been used in repairs to the original stucco.

Evaluation Criteria

- *National Register*
 - o To be eligible for listing in the National Register under Criterion C, the property should retain all aspects of integrity (a–g), unless the significance is conveyed despite some loss of integrity. The property should demonstrate the highest quality of design and exemplify the Mission Revival style. If a property is eligible for the National Register, then it is also eligible for the California Register and for designation as an HCM. The applicable status codes would be 3S, 3CS, and 5S3.
 - o In Westlake, intact concentrations of residences that exemplify the Mission Revival style are not apparent, but such residences can be contributors in a streetcar suburban historic district among other associated property types. Refer to the eligibility standards established for “Streetcar Suburbs 1887–1910.”
- *California Register*
 - o To be eligible for listing in the California Register under Criterion 3, the property should retain most aspects of integrity (a–d), unless the significance is conveyed despite some loss of integrity. The property should exemplify the Mission Revival style. If a property is eligible for the California Register, it is also eligible for designation as an HCM. The applicable status codes would be 3CS and 5S3.
 - o In Westlake, intact concentrations of residences that exemplify the Mission Revival style are not apparent, but such residences can be contributors in a streetcar suburban historic district among other associated property types. Refer to the eligibility standards established for “Streetcar Suburbs 1887–1910.”
- *Los Angeles Historic Cultural Monument*
 - o To be eligible for designation as a Los Angeles Historic Cultural Monument under Criterion 3, the property should retain most aspects of integrity (a–d), unless the significance is conveyed despite some loss of integrity. The property should exemplify the Mission Revival style. If a property is eligible exclusively for designation as an HCM, the applicable status code would be 5S3.

- In Westlake, intact concentrations of residences that exemplify the Mission Revival style are not apparent, but such residences can be contributors in a streetcar suburban historic district among other associated property types. Refer to the eligibility standards established for “Streetcar Suburbs 1887–1910.”

Context: Commercial Development in the Early 20th Century, 1908–1945

As the residential areas of City of Los Angeles expanded from downtown, commercial activity followed. Early commercial corridors tended to follow the dominant lines of transportation: first streetcar routes and then automotive thoroughfares.

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

In the brief time between their establishment and when the automobile came into widespread use in the 1920s, streetcar routes played a major role in shaping Los Angeles. New routes provided the transportation infrastructure necessary to make new suburbs viable, and the new suburban residents, in turn, made the emerging suburbs attractive for commerce. Wherever streetcar stops brought heavy pedestrian traffic, enterprising Angelenos could set up stores and restaurants and prosper. Commercial activity along streetcar lines intensified as the suburbs built up, and clusters of stores and restaurants became semi-independent nodes where residents could obtain many of their day-to-day needs. Local tourism also fostered streetcar commercial growth, as residents living downtown or tourists from out-of-town used the system to reach popular destinations like Westlake, Lincoln, and Echo Parks. By the mid-1920s, the automobile had taken primacy over streetcars as the dominant mode of transportation shaping the City, but through the 1930s thousands of Angelenos still relied on local and interurban streetcars to get around.

By 1909, Westlake Park had become a major draw for regional tourism, and the first apartment hotels had been established around the park. The nexus of three local streetcar lines at Alvarado and 7th Streets created an ideal environment for early commercial development, which by 1923 included several one- and two-story wood-frame buildings at the intersection of Alvarado and 7th Streets and along 7th Street, which housed shops and restaurants.¹⁵⁰ Many of these buildings were constructed between 1908 and 1916. The oldest extant commercial buildings in Westlake are located along 7th Street near the park, including 2110, 2120, 2126, 2424, 2426 and 2520 West 7th Street, within easy walking distance of streetcar stops south of the park. One editorial to the *Los Angeles Times* described the character of commercial buildings near Westlake Park prior to 1920 as “flimsy and unsubstantial.”

“West Seventh street at Alvarado has a motley collection of frame structures that would do credit to a mining camp built to satisfy a transient hour, but which are sadly out of place on one of the most conspicuous and useful thoroughfares in a city the size of Los Angeles.”¹⁵¹

Whether it was a fair characterization of the state of West 7th Street, it seems to have been the prevailing attitude for many contemporary businessmen, because 7th and Alvarado Streets experienced a second wave of commercial buildings in the 1920s, many of them two-story brick and concrete buildings designed in period-revival styles. Notable additions to the 7th Street streetscape included Young’s Market (1924, 3S), 2214 West 7th Street (1923) and the Park Wilshire Professional

¹⁵⁰ Los Angeles County Assessor’s Parcel Information, Sanborn Fire Insurance Maps, 1900, 1923.

¹⁵¹ *Los Angeles Times*, “Fact and Comment,” 2/01/1920.

Building (1924). By 1933, the stretch of 7th Street west of Alvarado had a reputation as “one of the smarter shopping centers” in Los Angeles, and housed “two fashionable tea rooms, an exclusive dress shop, an antique shop and an art shop.”¹⁵² In Westlake, streetcar commercial nodes grew up with streetcar suburbs and early 20th century multifamily properties, serving both residents of the area and tourists. Other areas situated close to streetcar lines saw some development of streetcar commercial nodes, including portions of 6th, 8th, and 9th Streets. In the 1930s, growing numbers of automobiles added to the traffic of Westlake streets, leading to the growth of auto-centered commercial buildings on all east-west thoroughfares.

Found near the routes of local streetcars, streetcar commercial nodes are composed of one or more commercial buildings clustered together. Early examples were small, wood-frame establishments housing shops and restaurants that catered to locals and tourists. Later examples were more substantial as commercial activity branched out from downtown, particularly along West 7th Street.

Many blocks that had been developed with streetcar commercial properties in the early 20th century were later redeveloped in the post-WWII era with larger commercial buildings, but several blocks along 7th Street remain extant. Intact examples of streetcar commercial nodes are significant in the history of Los Angeles because, as with streetcar suburbs, the property type illustrates how the City’s once extensive local streetcar network dictated its physical and economic development in the early 20th century.

Unlike the later auto-centered commercial property types, streetcar commercial nodes catered to pedestrian traffic. The storefronts faced the main streetcar thoroughfare, opening right onto the sidewalk. Their building footprint generally occupied the entire lot, forcing patrons who did arrive by car to park in alleys or on the street. Early examples are typically rectangular one-story or two-story wood-frame buildings with modest architectural details such as parapets and canopies over a row of storefronts. Assessor’s records show that about thirteen of these buildings remain along 7th Street, with varying levels of historic integrity and overall condition. A few single buildings remain on other streets near historical streetcar routes.

Later examples are more often constructed of concrete or brick and exhibit common architectural styles. Commercial buildings on street corners were commonly designed as two-story buildings with rows of evenly-spaced storefronts on the first floor and rows of windows for offices on the second floor, often with a rounded building corner corresponding to the street corner and applied decoration such as cornices and friezes. Some commercial blocks featured the work of notable architects, most notably the firm of Morgan, Walls, and Clements, who applied Spanish Colonial Revival form and Churrigueresque friezes to the buildings at 2214, 2501, and 2415 West 7th Street; and builder Preston S. Wright, who designed the Spanish Colonial Revival building at 2500 West 7th Street.

Property Types and Period of Significance

One-story Stores, 1910–1934

Mixed-Use Commercial, 1916–1934

¹⁵² *Los Angeles Times*, “Fire Menaces Smart Shops,” 11/3/1933.

Area of Significance

Community development (A/1/1)

Commercial architecture (C/3/3)

One-Story Stores and Offices. The earliest extant commercial properties in Westlake are all one-story stores and offices. These properties were usually found alongside streetcar routes, and historically included community butchers, general stores, and restaurants. Many stores reflected modest architectural detail, including cornices, pilasters, and decorative arches surrounding storefronts, though the earliest examples reflected minimal detail.

Mixed-Use Commercial. Two and three-story commercial buildings represent the transition of Westlake from exclusively residential suburb and tourist destination to an area of commerce and work. They demonstrate an early response to the increased pressures on land use along established streetcar lines by increased density and versatility of function. Many mixed-use commercial buildings moved beyond the modest commercial vernacular of one-story stores to reflect commercial adaptations of popular contemporary architectural styles, including Spanish Colonial Revival, Beaux Arts, Classical Revival, and Renaissance Revival.

Eligibility Standards

Due to continual remodeling and redevelopment of commercial streetscapes, intact examples of streetcar commercial buildings are relatively uncommon in Westlake, found mainly in areas of the City where commercial development spread from downtown along major streetcar routes, including West 1st, 6th, 7th, and 8th Streets, and South Alvarado Street. For the same reasons, intact concentrations of streetcar commercial buildings are rare.

In order to be eligible under the streetcar commercial theme (Criterion A/1/1), a property must:

- Be constructed between 1910 and 1934 for commercial uses;
- Be within two city blocks of a historical streetcar route; and
- Exhibit the common characteristics of a streetcar commercial property type.
 - *Character-defining Features, One-story Stores and Offices*
 - ⇒ One-story rectangular or L-shaped massing, in rare cases with a mezzanine level or partial second story.
 - ⇒ Flat roof with parapet or classical cornice.
 - ⇒ Multiple storefronts at the ground floor, opening directly onto the sidewalk.
 - *Character-defining Features, Mixed-use Commercial*
 - ⇒ Two to four stories in height, with a rectangular or L-shaped massing.
 - ⇒ Upper story features a row of windows for office space, with period-Revival or Beaux Arts-style ornamentation.
 - *Exceptional characteristics of this type include:*

- ⇒ Ornate applied ornamentation or architectural features, including towers, friezes, upper-floor balconies, or decorative trim at windows, doors, or storefronts.
- ⇒ Location on a prominent street corner, often with the form of the building adopting a rounded or chamfered corner to complement its location.
- ⇒ Intact original wooden storefronts.
- *Integrity requirements:*
 - a. Location (historical association with a nearby historical streetcar route).
 - b. Feeling (must “read” as an early 20th century commercial building).
 - c. Design (window and storefront openings are intact).
 - d. Workmanship (applied decoration is mostly intact some decoration may be missing).
 - e. Association.
 - f. Materials (mostly original wall cladding, storefronts, and windows).
 - g. Setting (relationship to sidewalk is preserved).
- *Integrity Considerations:*
 - ⇒ Storefront signage is commonly changed to suit the branding and priorities of multiple retail tenants. This includes new signage and storefront decoration that has obscured (but not clearly destroyed or replaced) original wall finishes decorative elements.
 - ⇒ Interior spaces may have been remodeled over the years to suit multiple retail tenants.
 - ⇒ Storefronts may have been replaced, but the openings should remain the same.

Evaluation Criteria

- *National Register*
 - To be eligible for listing in the National Register under Criterion A, the property should retain all aspects of integrity (a–g). If the property also features one or more exceptional characteristics, then it may also be eligible for the National Register under Criterion C as an excellent example of a streetcar commercial property type. If a property is eligible for the National Register, then it is also eligible for the California Register and for designation as an HCM. The applicable status codes would be 3S, 3CS, and 5S3.
 - Intact concentrations of these property types are likely to be found along streetcar lines. To be considered a contributor, each property should retain most aspects of integrity (a–e) and exhibit some or all of the character-defining features for its property type. The applicable status codes would be 3S for the district and 3D for contributors.
- *California Register*
 - To be eligible for listing in the California Register under Criterion 1, the property should retain most aspects of integrity (a–d). If the property also features one or more exceptional characteristics, then it may also be eligible for the California Register under Criterion 3 as an excellent example of a streetcar commercial property type. If a property is eligible for the

California Register, it is also eligible for designation as an HCM. The applicable status codes would be 3CS and 5S3.

- Intact concentrations of these property types are likely to be found along streetcar lines. To be considered a contributor, each property should retain most aspects of integrity (a–d) and exhibit some or all of the character-defining features for its property type. The applicable status codes would be 3CS for the district and 3CD for contributors.
- *Los Angeles Historic Cultural Monument*
 - To be eligible for designation as a Historic Cultural Monument, the property should retain most aspects of integrity (a–d). If the property also features one or more exceptional characteristics, then it may also be eligible for designation as an HCM under Criterion 3 as an excellent example of a streetcar commercial property type. If a property is eligible exclusively for designation as an HCM, the applicable status code would be 5S3.
 - Intact concentrations of these property types are likely to be found along streetcar lines. To be considered a contributor, each property should retain most aspects of integrity (a–e) and exhibit some or all of the character-defining features for its property type. The applicable status codes would be 5S3 for the district and 5D3 for contributors.

Theme: Commercial Development and the Automobile, 1913–1945

From the SurveyLA *Draft Citywide Historic Context Statement*:

While the street railways conveyed workers and patrons to commercial buildings along arterial thoroughfares and streets in the first few decades of the 20th century, by the mid-1920s, the automobile became the primary mode of transportation in Los Angeles, and the built environment changed to accommodate it in fundamental ways. Automobile registration in Los Angeles County increased from under 20,000 in 1910, to 141,000 in 1919, and 777,000 in 1929. In 1915, Los Angeles had one car for every eight residents, while nationally, it was one car per 43; by 1925, Los Angeles had one car per 1.8 residents (nationally it was only one car per 6.6 by 1924), the highest percentage of automobiles in the world.

The interwar years, especially the mid-1920s, were a pivotal period in Los Angeles transportation history when automobile usage began to eclipse that of street railways. Los Angeles went from having the world's largest rail network to the world's largest road network. Angelenos embraced the automobile earlier and to a greater dependency than any other major city in the country, and perhaps the world. Service and parking structures, commercial buildings, and signs were created and developed in Los Angeles specifically to accommodate the automobile. Examples of these properties that pre-date World War II and represent the relatively early adaptation of Los Angeles' built environment to the automobile have now become rare.¹⁵³

¹⁵³ Introductory paragraph and summary of the "Commercial Development and the Automobile" from the SurveyLA Draft Context Statement. Based on the works of Richard Longstreth and prepared by multiple contributors, including Andrew Burson, Catherine Gudis, Chris Nichols, and Richard Starzak.

In the Westlake survey area, most of the extant commercial development developed along major automotive thoroughfares after 1920. Alvarado, 6th, 7th, 8th, and 9th Streets began as major streetcar routes which led to the development of streetcar suburbs and commercial development in the early 20th century. As automobiles overtook streetcars as the dominant mode of personal transportation, commercial development along these streets expanded under the increased traffic, and many commercial buildings constructed from 1920 to the present exhibit clear adaptations to automobile traffic, including associated parking lots, drive-up courtyards or drive-through features, oversized signage, and large glass storefronts. These streets also saw development of buildings that cater to the automobile, including gas stations, car washes, car dealerships, and repair shops.

East-west streets that had not previously held streetcar traffic saw nearly all of their commercial development during the age of the automobile. Beverly Boulevard, 3rd Street, a portion of 6th Street, and Wilshire Boulevard became major automotive thoroughfares, and most of the commercial properties developed along them featured concessions to the automobile. The most common auto-related feature was parking, either made available within a front setback or tucked in behind the building.

Wilshire Boulevard. Residents recognized early the importance of two major roads, calling for the extension and beautification of Wilshire Boulevard and the Arroyo Seco Parkway in 1906.¹⁵⁴ Both roads saw early development as residential havens with peaceful parks, but in the 1920s Wilshire Boulevard emerged to become the City's foremost commercial corridor. Over the next 50 years commercial activity shaped the Wilshire Boulevard skyline, creating what contemporary boosters called, "the Champs-Elysees of the Pacific," and historians Kevin Roderick and Eric Lynxweiler called the first linear downtown.¹⁵⁵

According to the contributors of *Curating the City: Wilshire Boulevard*, Wilshire Boulevard can be reasonably separated into eight segments, running from Downtown to the Ocean. From east to west, they are:

- Downtown (Grand Avenue to Alvarado Street);
- Park District (MacArthur Park to Lafayette Park);
- Wilshire Center (Hoover Street to Wilton Place);
- Windsor Square/Hancock Park (Wilton Place to La Brea Avenue, also known as Park Mile);
- Miracle Mile/Carthay Circle (La Brea Avenue to San Vicente Boulevard);
- Beverly Hills (San Vicente Boulevard to Whittier Drive);
- Westwood/Brentwood (Whittier Drive to 26th Street); and
- Santa Monica (26th Street to Ocean Avenue).

¹⁵⁴ *Los Angeles Times*. "Wilshire Boulevard to Sea." 4/12/1906.

¹⁵⁵ Roderick and Lynxweiler, 2005. Also in 2005, the LA Conservancy developed *Curating the City: Wilshire Boulevard*, an project focused on documenting the architectural history of Wilshire Boulevard. This project included extensive contributions from Roderick and Lynxweiler. An interactive map representing the project is available online: <http://www.curatingthecity.org/>.

The Park District segment of Wilshire Boulevard is located entirely within the Westlake survey area, as well as a portion of the Downtown segment.

The Park District. The Park District segment is Wilshire Boulevard's oldest segment. It contains the original tract laid out by Gaylord Wilshire in 1896, including the original street configuration and widths. Wilshire had envisioned the intersection of two grand boulevards in his tract: Wilshire Boulevard and Benton Street (now Lafayette Park Place). Although Benton Street's 120-foot roadbed did not continue beyond Wilshire's tract, the millionaire socialist's vision for Wilshire Boulevard took off in ways that he could not have imagined in 1896. Wilshire related his amazement in a 1924 letter to the editor, where he also advocated for lifting zoning restrictions along the boulevard he originally envisioned as an exclusive residential haven.

Twenty-five years ago we had no automobiles and there was hardly any thought of business ever moving west of Westlake Park ... but the automobile has created two distinct reasons for the spreading of the business district of this city. First, the automobile gives ready access both for business and residence purposes and, furthermore, the congestion of the business district ... is absolutely forcing businesses to spread out. Therefore, my original intent that the boulevard should be purely a thoroughfare restricted to residences has become out of date.¹⁵⁶

Wilshire originally sold the lots to wealthy individuals for fine residences, and for a few decades these homes defined the character of the tract. However, as early as 1912, the character of the tract changed as mid-rise apartments replaced single-family residences, and wealthy homeowners moved away from the area, which was becoming increasingly dense with multifamily, commercial, and institutional uses. The character of the tract changed again in the 1950s and 60s as U.S. corporations moved to Wilshire Boulevard. They constructed mid-rise and high-rise office buildings that reflected a variety of interpretations of the Mid-Century Modern aesthetic, which brought the Park District segment in line with the other segments as part of a post-WWII commercial corridor.

Downtown. The segment of Wilshire Boulevard that extends from MacArthur Park (originally Westlake Park) to Grand Avenue downtown was originally opened as Orange Street, a 60-foot wide street first depicted in 1877 on the map for the Fairmount Tract (MR 3-328). Over the next 40 years, development along the street was mainly residential, with a few community markets at street corners.¹⁵⁷ However, as Wilshire Boulevard developed into the City's premier automotive thoroughfare in the 1920s, residents and City officials began to push for connecting Wilshire to downtown through the Orange Street alignment. This push erupted into conflict between two factions, one that wished to bridge Westlake Park and widen Orange Street to 100 feet as soon as possible; and another that did not want to see the park violated and wished to see more comprehensive efforts made at extending Orange Street through downtown before proceeding with a costly widening project. The widening faction won a partial victory in 1928 and the City proceeded to acquire the lots immediately south of Orange Street, which by that time had been renamed Wilshire Boulevard. However, the fight continued over bridging Westlake Park through 1934.

The widening took 40 feet from the south side of the street, eliminating the first row of residential lots fronting Orange Street. The Wilshire Medical Corporation, who purchased while the City was still resolving the widening question, constructed its new building with a generous setback to preserve its

¹⁵⁶ *Los Angeles Times* Letters to the editor, 11/01/1924.

¹⁵⁷ Sanborn Maps 1923.

investment and make right-of-way acquisition by the City easier on both parties. Properties on the north side remained intact through the widening process although, after the street became a successful part of the Wilshire Boulevard commercial corridor, most of the lots were redeveloped with commercial properties. Like other segments of Wilshire Boulevard, the Downtown segment underwent some redevelopment in the 1950s and 60s as corporations moved to bridge the gap between Wilshire Boulevard and downtown with their own showplace office buildings. Within the survey area, recent large-scale redevelopment has compromised the integrity of this segment. Two of the blocks on the eastern edge of the survey area have been redeveloped for a new Home Depot power center and a new campus for the Los Angeles Unified School District.

Olympic Boulevard. Olympic Boulevard, which was originally named 10th Street, existed in Los Angeles since 1849, when E.O.C. Ord included it in his survey of the pueblo of Los Angeles.¹⁵⁸ In the late 19th century, 10th Street's alignment comprised about eight blocks in downtown; from Main Street to Figueroa Street. In the early 1920s, the City included 10th Street with several other road improvement projects to improve traffic flow. Property owners at the time sought to widen 10th Street from 60 feet to 100 feet and extended to the eastern and western City limits, where Beverly Hills and Santa Monica planned to carry the boulevard to the ocean.¹⁵⁹ By 1930, 10th Street had been renamed to Olympic Boulevard in honor of the 1932 Olympic Games held in Los Angeles.

Several sections of the 10th Street/Olympic Boulevard alignment from downtown to Westwood existed by 1929, but due to poor planning the sections did not line up.¹⁶⁰ In Westlake, the original 10th Street dead-ended at Park View Street, and began again at Hoover Street about two blocks south. The development of Olympic Boulevard was set back in 1933, when the City abandoned the Olympic Boulevard project and several other road projects that involved costly property acquisition. A map circulated by the *Los Angeles Times* in 1936 depicted a fragmented Olympic Boulevard with several sections identified as "to be opened and improved" and "existing street to be widened and improved."¹⁶¹ Most of the improvements were completed between 1936 and 1950. An aerial photo of the Westlake area from 1938 shows that the Olympic Boulevard connection between Park View Street and Hoover Street underway.¹⁶² In 1946, the City widened Olympic Boulevard from Park View Street to Western Avenue.¹⁶³ The entire alignment of Olympic Boulevard through the Westlake survey area had been widened from 60 to 100 feet by 1949. Nearly all of the right-of-way was taken from properties on the south side of the street.¹⁶⁴

After the road improvements were complete, Olympic Boulevard became a major east-west thoroughfare that conveyed motorists from downtown to Santa Monica. However, due to its stilted, piecemeal construction it did not receive as much early auto-centered development as did Wilshire Boulevard and 3rd Street. While remnants of earlier residential and multifamily development have remained, commercial property types along Olympic Boulevard were generally constructed from the 1960s–1990s.

¹⁵⁸ Hayes, Derek. *Historical Atlas of California*, University of California Press, Berkeley and Los Angeles, California, 2007, p. 149.

¹⁵⁹ *Los Angeles Times* "Tenth Street Plans Move" 6/29/1930; Sanborn Maps 1923, 1933–49.

¹⁶⁰ *Los Angeles Times* "Where Olympic Boulevard will be straightened and Opened..." 1/17/1936.

¹⁶¹ *Los Angeles Times* "How Olympic Boulevard's route will extend to sea edge" 4/19/1936.

¹⁶² USDA Aerial Photographs of the Westlake area. Available through Geo-search.net.

¹⁶³ *Los Angeles Times* "Olympic Blvd new section to open soon" 8/8/1946; Sanborn Maps 1933–49.

¹⁶⁴ Sanborn Maps, 1933–49.

Summary Statement of Significance

When compared to areas of the city that developed later and farther from downtown, auto-related commercial development did not significantly contribute to the dominant pattern of development in Westlake. The area does have a few significant examples, and commercial property types that clearly demonstrate distinct responses to the automobile in their design or have early historical associations may be eligible under this theme.

Associated Property Types

Parking Garages, 1910–1927

Neon Signage, 1927–1940

Property Type: Parking Garages, 1910–1927. Because the more affluent apartment hotels of the early 20th century attracted a clientele with automobiles, they were among the first businesses in Westlake to provide secure off-street parking in garages. The earliest extant garage was constructed in 1910 at 515 Lake Street, and likely provided parking for three nearby apartment hotels, one of which (The Ansonia) is extant. While the Lake Street garage is humble in architectural character, it represents one of the earliest adaptations to the automobile in Westlake, and its presence demonstrates the affluent character of Westlake apartment developments in the early 20th century. Two other garages are extant from this time period: the Valencia Garage at 913 Valencia Street (constructed 1916) and the Mayfair Apartments Garage at 715 Witmer Street (constructed 1927, designed by Curlett & Beelman).

Property Type: Neon Signage, 1927–1940. At the 1893 World Columbian Exposition in Chicago, Illinois, Nikola Tesla displayed his fluorescent lamp signs to the public. Georges Claude, a French engineer, chemist and inventor, was the first person to apply an electrical charge to a sealed tube of neon gas to create a lamp.¹⁶⁵ Claude demonstrated the first public display of a neon sign of two 38-foot long tubes in December of 1910 at the Paris Expo. In 1912, Jaques Fousse, Claude's associate, sold the first commercial neon sign to a Paris barber.¹⁶⁶

In 1923, Georges Claude and his French company Claude Neon, introduced neon gas signs to the United States by selling two to a Packard car dealership in Los Angeles. Earle C. Anthony purchased the two signs reading "Packard" for \$24,000.¹⁶⁷ In their book *Los Angeles Neon*, authors Marsak and Cox wrote, "Before the advent of neon, Angelenos were loony for buildings shaped like zeppelins, chili bowls, and barnyard animals, as was their right. The roadside vernacular also included billboards, painted on brick, and porcelain signs swinging in the wind..." The advent of the neon sign and the popularity of car culture turned Los Angeles advertising signage into a luminous wonderland.

Throughout the Great Depression and the blackouts of World War II, neon signs fell out of use. However, in the mid-1980s, Adolfo V. Nodal, who was then head of the Los Angeles Cultural Affairs Department set in motion a program that has relit more than 30 signs along what is today called the

¹⁶⁵ Circa 1902.

¹⁶⁶ Glass Academy, LLC.

¹⁶⁷ Bellis, Mary. *The History of Neon Signs, Georges Claude and Liquid Fire*, About.com, accessed July 22, 2008. <http://inventors.about.com/od/qstartinventions/a/neon.htm>.

Historic Wilshire Neon Corridor and the Historic Hollywood Neon District.¹⁶⁸ Westlake is endowed with many historic neon signs constructed in the 1920s and 1930s, most of which stand atop mid-rise apartments in the blocks immediately surrounding MacArthur Park.

- *Extant Neon Signs in Westlake:*
 - Hotel Stratford.
 - Westlake Theatre, 636 S. Alvarado Street.
 - Cameo Hotel, 504 Bonnie Brae Street.
 - Olympic Casa Sonora (unrestored), 729 Union Avenue.¹⁶⁹
 - President, 669 Union Avenue.
 - Waldorf (unrestored), 621 Union Avenue.
 - Superet Light Church, 3516 W. 3rd Street.
 - Granada Building.
 - Asbury, 6th Street near MacArthur Park.
 - Ansonia, 6th Street near MacArthur Park.
 - Barbizon, 6th Street east of Alvarado Street.
 - Hotel Bryson, Wilshire Boulevard near Lafayette Park.
 - Park Wilshire, Wilshire Boulevard near MacArthur Park.
 - Royale Wilshire, Wilshire Boulevard near Lafayette Park.

Eligibility Standards

Because most auto-centered commercial development happened after much of Westlake had been developed with streetcar-related residential and commercial, there are few significant property types to represent the theme. Extant examples are often related to the apartments and commercial buildings that are primarily linked to streetcar-related development.

In order to be eligible under the auto-centered commercial development theme, a property must:

- Be constructed between 1910 and 1927; and
- Exhibit the common characteristics of an early parking garage.
 - *Character-defining Features, Parking Garage*
 - ⇒ 1–2-story massing, wood-frame construction (later examples also used reinforced concrete).
 - ⇒ Primary entrance is composed of auto bays that open to the street.

¹⁶⁸ Phillips, Virginia. "Los Angeles Cherishes Its Electric Landscape," *Pittsburgh Post-Gazette Magazine*, October 8, 2000, accessed July 22, 2008, <http://www.post-gazette.com/travel/20001008lalights5.asp>.

¹⁶⁹ Currently covered by an advertisement.

- ⇒ Frequently located facing a side street behind a related apartment building.
- *Integrity requirements:*
 - a. Design (window and bay openings are intact).
 - b. Workmanship (applied decoration is mostly intact, some decoration may be missing).
 - c. Materials (mostly original wall cladding, storefronts, and windows).
 - d. Setting (relationship to associated apartment building/hotel is preserved).
 - e. Feeling.
 - f. Association.
 - g. Location.

Evaluation Criteria

- *National Register*
 - To be eligible for listing in the National Register under Criterion A, the property should retain all aspects of integrity (a–g). If a property is eligible for the National Register, then it is also eligible for the California Register and for designation as an HCM. The applicable status codes would be 3S, 3CS, and 5S3.
 - There are no intact concentrations representing this theme in Westlake.
- *California Register*
 - To be eligible for listing in the California Register under Criterion 1, the property should retain most aspects of integrity (a–d). If a property is eligible for the California Register, it is also eligible for designation as an HCM. The applicable status codes would be 3CS and 5S3.
 - There are no intact concentrations representing this theme in Westlake.
- *Los Angeles Historic Cultural Monument*
 - To be eligible for designation as a Historic Cultural Monument, the property should retain most aspects of integrity (a–d). If a property is eligible exclusively for designation as an HCM, the applicable status code would be 5S3.
 - There are no intact concentrations representing this theme in Westlake.

Context: Government and Private Institutional Development, 1912–1945

Theme: Religion and Spirituality

In the early 20th century, most Los Angeles churches were located downtown. However, as the City spread westward, many major religious institutions followed the trend and relocated to points west. Many churches established new grand sanctuaries on or near Wilshire Boulevard, including the Wilshire Christian Church (1926), St. James Episcopal Church (1927), Immanuel Presbyterian

Church (1928), Congregation B’Nai Brith (Wilshire Boulevard Temple, 1929), First Baptist Church, and First Congregational Church (1932).¹⁷⁰

Also during this time and beyond, Los Angeles became a center for non-mainstream spiritual expression and revival-based religious movements. Charismatic Christian leaders such as Aimee Semple McPherson capitalized on the City’s strong connections to the entertainment industry to gain a following for the Angelus Temple in Echo Park, the headquarters for the foursquare movement. The City’s diverse population also proved receptive to (or at least tolerant of) non-Judeo-Christian congregations like Paramahansa Yogananda’s Self-Realization Fellowship in Mount Washington.

According to Sanborn Maps and City Directories, the Westlake area in the 1920s was served locally by a few churches.¹⁷¹ The Roman Catholic Church dedicated the Church of the Immaculate Conception in 1928. The Romanesque sanctuary had a capacity of 1,000 and cost \$200,000 to construct.¹⁷² Reverend John Cantwell, then bishop for the Diocese of Los Angeles and San Diego, resided near the new church in a two-story residence at 717 South Burlington. Reverend Harry Real, who served St. Paul’s Cathedral [615 S. Figueroa, demolished], lived in a residence across the street from Cantwell.¹⁷³ Other churches within the Westlake survey area from the 1920s through the 1950s included the Park View Gospel Hall at 837 S. Park View Avenue (1920), the Assembly of Peace at 1728 6th Street (demolished), and First Emerson church at 909 South Lake (demolished).¹⁷⁴

In 1926, Dr. Josephine DeCroix Trust founded the Holy Superet Light Church and Mother Trust Superet Center College to spread the tenets of her new sect of Christian faith. Called the Superet Soul Light Science, her teachings integrated a belief in reincarnation and interpretation of auras with a Christian tradition that incorporated faith healing. From the 1920s until her death in 1957, Dr. Trust continually expanded the Mother Trust Superet Center, located on the south side of 3rd Street, east of Coronado Street. DeCroix’s followers have continued to keep the church open to the public. The Mother Trust Superet Center was designated Historic Cultural Monument No. 555 in 1992.

Property Types and Period of significance

Church Properties, 1920–1945

Area of Significance

Community Institutional Development (A/1/1)

Church properties are properties that are historically associated with religious worship or spiritual practice. A church property can consist of a single building (usually a sanctuary with multiple additional uses) or can be composed of several buildings organized around the church’s mission. Following the social upheavals that resulted from the rapid rate of industrialization, urbanization, and mass migration in America during the late 19th century, churches expanded their mission to include social programs among parishioners who lacked the long-standing community connections common

¹⁷⁰ City Life Downtown Charter School and the Los Angeles Conservancy. *The Sacred Spaces of Wilshire Boulevard: A Guide for Kids by Kids*. Prepared 2005.

¹⁷¹ Sanborn Fire Insurance Maps, Volume 2, 1923, 1933–49; Los Angeles City Directory, 1929.

¹⁷² *Los Angeles Times*, “Church Will Be Dedicated,” 3/3/1928.

¹⁷³ City Directories, 1929.

¹⁷⁴ City Directories, 1929, 1942, 1956; Sanborn Maps 1923, 1933–49, 1955.

in rural towns. The result of this expanded mission was a larger church complex composed of a parish house, lecture room, daycare center, and social hall, in addition to the sanctuary.¹⁷⁵

The style of church properties in Westlake vary significantly, ranging from a modest, wood-frame and clapboard structure to visually commanding concrete buildings featuring ornate Churrigueresque friezes. In recent years, several churches have been established that reflect the diverse ethnic and religious backgrounds of the current population. Some churches have reused historic buildings for their congregations, as is the case with the Korean Churches now occupying the Eagles/Teamsters Building on Union and 8th Streets and the former Chouinard Institute at 743 Grandview Avenue. However, there are relatively few extant church properties in Westlake that date from the 1920s to the 1950s, and no known church properties that represent the area's early history.

Eligibility Standards

Although church properties within the period of significance are a relatively rare property type for the Westlake survey area, the greater west Los Angeles region is rife with excellent examples, particularly church properties that convey the significant ecclesiastical migration from downtown to Wilshire Boulevard.

Furthermore, the National Register requires religious properties to be of particular significance beyond the typical role they play in their community, either through their association with major historic events (e.g., the Old North Church in Boston, from which the signal was given for Paul Revere to embark on his famous ride) or through their architectural/artistic significance. Therefore, in order for a church property to be considered eligible for the National Register, it would have to be associated with historic events which were significant on the national, state, or local levels; or be of a significant architectural style or the work of a notable architect. If the property is a significant example of an architectural style or the work of a notable architect, it should be evaluated under the integrity requirements of the related architectural theme.

In order to be considered eligible for the National or California Registers, a property must:

- Be constructed between 1920 and 1945 for religious or spiritual uses;
- Retain the required level of integrity;
- Be associated with events, or social movements (including spiritual or religious movements) which are significant in the context of national, state, or local history; or
- Be a contributor to a historic district that represents a significant social movement or pattern of development as defined by other relevant themes in this document.
 - *Integrity requirements:*
 - a. Design (original plan, window and door openings should be intact);
 - b. Association (property should be recognizable to its period of significance);
 - c. Feeling (historical "sense of place" should be present);
 - d. Workmanship (decorative elements are intact);

¹⁷⁵ Rifkind, Carole. *A Field Guide to American Architecture*. New York, New American Library, 1980.

- e. Materials (original or compatible wall cladding, doors, and windows);
- f. Location; and
- g. Setting (relationship to the community it historically served is preserved).
- o *Integrity Considerations:*
 - ⇒ Interior spaces may have been remodeled over the years due to multiple tenants or uses.

Evaluation Criteria

- *National Register*
 - o To be eligible for listing in the National Register under Criterion A, the property should retain all aspects of integrity (a–g) and derive its primary significance from historical importance (i.e., the property is associated with an event or social movement that is significant in local, state, or national history).¹⁷⁶
 - o A church property may also be a contributor to a National Register historic district that is associated with broader social context under Criterion A (e.g., community development, suburbanization, or ethnic identity).
- *California Register*
 - o To be eligible for listing in the California Register under Criterion 1, the property should retain most aspects of integrity (a–d) and have important historical associations beyond its role within a religious community.
 - o A church property may also be a contributor to a California Register historic district that is associated with broader social context under Criterion 1 (e.g., community development, suburbanization, or ethnic identity).
- *Los Angeles Historic Cultural Monument*
 - o To be eligible for designation as a Los Angeles Historic Cultural Monument under Criterion 1, the property should retain most aspects of integrity (a–d) be associated with important historical themes within the City of Los Angeles.
 - o A church property may also be a contributor to a local historic district that is associated with broader social context under Criterion 1 (e.g., community development, suburbanization, or ethnic identity).

Theme: Social Clubs and Public Service Organizations

In Los Angeles, social clubs and public service organizations proliferated throughout the 20th century. Organizations such as the YWCA, B'nai B'rith, the Benevolent and Protective Order of Elks, and the Fraternal Order of Eagles provided rootless Midwestern and East Coast immigrants with an established network of like-minded individuals. Their charitable activities included civic improvement projects, social services, and public celebrations that enriched the surrounding community. By 1929, Los Angeles boasted more than 300 local chapters from over 50 nationwide fraternal and public service organizations.¹⁷⁷

¹⁷⁶ National Register Criteria Consideration (a).<http://www.nps.gov/history/nr/listing.htm>.

¹⁷⁷ Los Angeles City and County Directory, 1929.

Westlake has been home to several social clubs and public service organizations. In 1912, former Montana Senator William A. Clark established the Mary Andrews Clark Memorial Home on Crown Hill in memory of his mother. The four-story Châteauesque home came under the management of the YWCA in 1913 and served as a home for working women, “where they can live in delight and comfort at a price which every woman can afford.”¹⁷⁸ The YWCA operated the home under strict rules to protect the reputations of their female boarders. Rules included designating limiting male visitors to open sitting rooms, requiring decorous behavior and attire during meals, and no alcohol on the premises.¹⁷⁹ In 1975, the City designated the Mary Andrews Clark Memorial Home Historic Cultural Monument No. 158, and in 1995 the home was listed in the National Register.

Westlake’s lavish scenery and good reputation attracted the Benevolent and Protective Order of Elks (Elks), who in 1926 built Lodge No. 99 on Park View Street, across from Westlake Park. Judge John C. Karel, a member of the Elks’ Grand Lodge, visited the building while it was under construction and stated, “I can say that the Los Angeles Elks are building the finest Elks Home I have ever seen, and I have been all over the United States in this work.” Designed by well-known Art Deco architect Claud Beelman, the 11-story lodge featured a grand ballroom, meeting space, theater, natatorium, a restaurant on the fourth floor, and 160 rooms. The Elks sold the building sometime in the 1970s and it became the Park Plaza Hotel. The City of Los Angeles designated the building a Historic Cultural Monument in 1983 and appeared eligible for the National Register in a 1992 survey.¹⁸⁰ After undergoing a 1999 restoration, the historic Elks Lodge No. 99 is used as rental space for special events.

In 1924, the Independent order of the B’nai B’rith moved into their brand-new building on the northeast corner of Ninth and Union Streets. The three-story building offered ground-floor space for lease and included a large assembly room, library, billiard, and reception rooms, staff and committee offices, meeting space, and women’s quarters.¹⁸¹ Architect S. Tilden Norton designed the building with elaborate exterior brickwork, dramatic arched openings in the upper story with stained glass windows, and a cast concrete cornice bearing a floral motif. The B’nai B’rith occupied the lodge building until the early 1930s and then moved to lodges in Hollywood and Downtown. By 1936, the Fraternal Order of Eagles had taken over the building as a meeting hall for Aerie No. 102. Their office was located a few blocks west at 1822 W. 9th Street (constructed 1924). In 1941, the Teamsters Union purchased the building for the offices of the Teamsters Joint Council, a collective of 25 different units of the union. Teamsters-affiliated unions occupied the building through the 1970s.¹⁸²

Westlake was also home to a chapter of Freemasons. In 1915, the Westlake Masonic Lodge opened their Temple in a new building at the southwest corner of Eighth and Burlington Streets. The two story brick building was designed for leased retail space on the ground floor and lodge facilities on the second floor.¹⁸³ Some of the Masons that belonged to this lodge were also Shriners, a sub-group of Masons dedicated to creating and supporting free children’s hospitals nationwide. One Westlake Shriner, Le Roy Edwards, played the part of Santa Claus for the group’s annual Christmas charity

¹⁷⁸ *Los Angeles Times*, “Makes Great Gift to Young Women” 11/18/1910; National Register Nomination for the Mary Andrews Clark Memorial Home, 1995.

¹⁷⁹ Capaldi, Michael “Traditional Y.W.C.A. Residence Still Perseveres Today”, in *Los Angeles Times*, 8/4/1982.

¹⁸⁰ Los Angeles Historic Cultural Monuments List; California Office of Historic Preservation Historic Resource Inventory.

¹⁸¹ Sanborn Maps, 1933-49; *Los Angeles Times*, “B’nai B’rith to Erect Building,” 4/1/1923.

¹⁸² City Directories 1973.

¹⁸³ *Los Angeles Times* “New Temple of Masons Opened” 3/19/1915; “Mason’s Home Pleases Many” 3/18/1915.

event, during which 4,000 needy children from all races and creeds and their families received Christmas gifts and food.¹⁸⁴ The West Lake Masonic Lodge occupied the building for most of the 20th century, from 1915 until after 1973.¹⁸⁵

Period of Significance

1912–1945

Area of Significance

Community Institutional Development (A/1/1)

Property Types

Social Clubhouses and Public Service Organization Buildings

Eligibility Standards

Social Clubhouses and public service organization buildings are dispersed within the survey area, with no area of particular concentration. Many of the social clubs and public service organization buildings are also eligible for designation under Criterion C/3/3 for their architecture. Two examples, the Mary Andrews Clark Memorial Home and the Elks Lodge No. 99 are designated Historic Cultural Monuments.

In order to be considered eligible under Criterion A/1/1, a property must:

- Be constructed between 1912 and 1945;
- Retain the required level of integrity;
- Have a significant association with a social or public service organization during the period of significance; or
- Have an interior configuration that was designed to serve the organization’s stated mission or facilitate the club’s meetings and rituals.
 - *Integrity requirements:*
 - a. Design (original plan, window and door openings should be intact).
 - b. Association (property should be recognizable to its period of significance).
 - c. Feeling (historical “sense of place” should be present).
 - d. Workmanship (decorative elements are intact).
 - e. Materials (original or compatible wall cladding, doors, and windows).
 - f. Location.
 - g. Setting.
 - *Integrity Considerations:*

¹⁸⁴ *Los Angeles Times* “Shriners Play Santa Role” 12/23.1930.

¹⁸⁵ Los Angeles City Directories, 1929, 1956, 1965, 1973, 1987.

- ⇒ Storefronts on the ground floor may have been altered.
- ⇒ Interior spaces may have been remodeled over the years to suit multiple tenants, but the overall configuration of interior spaces should be intact, particularly if they convey the social group's use of the building.

Evaluation Criteria

- *National Register*
 - To be eligible for listing in the National Register under Criterion A, the property should retain all aspects of integrity (a–g) and have significant ties to a social, fraternal, or public service organization. If a property is eligible for the National Register, then it is also eligible for the California Register and for designation as an HCM. The applicable status codes would be 3S, 3CS, and 5S3.
 - There are no intact concentrations of this resource in Westlake, but this property may also be considered a contributor to a streetcar commercial historic district if it also meets the eligibility requirements for that theme.
- *California Register*
 - To be eligible for listing in the California Register under Criterion 1, the property should retain most aspects of integrity (a–d) and have significant ties to a social, fraternal, or public service organization. If a property is eligible for the California Register, it is also eligible for designation as an HCM. The applicable status codes would be 3CS and 5S3.
 - There are no intact concentrations of this resource in Westlake, but this property may also be considered a contributor to a streetcar commercial historic district if it also meets the eligibility requirements for that theme.
- *Los Angeles Historic Cultural Monument*
 - To be eligible for designation as a Los Angeles Historic Cultural Monument under Criterion 1, the property should retain most aspects of integrity (a–d) and have significant ties to a social, fraternal, or public service organization. If a property is eligible exclusively for designation as an HCM, the applicable status code would be 5S3.
 - There are no intact concentrations of this resource in Westlake, but this property may also be considered a contributor to a streetcar commercial historic district if it also meets the eligibility requirements for that theme.

Theme: Public and Private Health & Medicine 1923–1955

By 1925, the booming population in Los Angeles had outstripped the capacity of local hospitals, and in response several hospitals around the City expanded their facilities. According to one article in the *Los Angeles Times*, twelve new hospital buildings collectively worth \$20 million were under construction in 1925 as the medical community strove to meet the needs of a projected population of 1.5 million people.¹⁸⁶ Among the expansions were improvements to two major hospitals located north and east of the Westlake area: St. Vincent's Hospital (now St. Vincent's Medical Center) and the Good Samaritan Hospital.

¹⁸⁶ *Los Angeles Times*, "Hospital Program Underway will Cost Huge Sum," 4/12/1925.

In 1856, The Daughters of Charity of St. Vincent de Paul founded the Los Angeles Infirmary downtown, when Los Angeles was a small pueblo with a population of about 3,000 people. In 1884, the Sisters built a new hospital at the corner of Sunset Boulevard and Beaudry Avenue and changed its name to St. Vincent's Hospital in 1918. In 1926, the hospital moved to a new facility at 2131 3rd Street.¹⁸⁷

Good Samaritan Hospital was founded in 1887 through an effort to expand on Sister Mary Wood's nine-bed infirmary on California Street by a small group of women banded together under the leadership of Episcopalian minister T.W. Haskins.¹⁸⁸ Mrs. Mark Severance donated funds to purchase property for larger quarters, making her the hospital's namesake, the Good Samaritan.¹⁸⁹ The hospital relocated to the new property, located at 927 W. 7th Street. The hospital expanded in 1927 with the construction of new facilities on the corner of Wilshire Boulevard (then Orange Street) and Lucas Avenue.

One of the earliest extensions of the medical community to Wilshire Boulevard began in 1923, when an investment company constructed the Westlake Professional Building on the northwest corner of Wilshire Boulevard and Westlake Avenue. The building had special amenities for medical professionals, including gas, electric, and vacuum outlets in each suite, circulating ice water, and compressed air.¹⁹⁰ The Westlake Professional Building was determined eligible for the National Register in 1984 and is designated Historic Cultural Monument No. 2534.¹⁹¹

The expansion of Good Samaritan and St. Vincent's Hospitals stimulated development of many more medical offices, clinics, and laboratories close to the hospitals within the Westlake area. A triangular-shaped parcel across the street to the southwest of St. Vincent's, which was originally an open area of numerous oil wells, tanks and derricks, quickly became the site of five commercial buildings containing doctor's offices (now demolished). The intersection of Wilshire Boulevard and Westlake Avenue became the center of medical office development. In 1927, the Los Angeles County Medical Holding Corporation erected the height-limit (13-story) Wilshire Medical Building at the southeast corner of Wilshire Boulevard and South Westlake Avenue, providing 205 new office suites.¹⁹² Architects John and Donald Parkinson designed the new office, adorning it with a scalloped terra cotta cornice and a cartouche over the main entrance bearing a caduceus, a familiar symbol commonly associated with medicine in the 20th century. The Wilshire Medical Building was determined eligible for the National Register in 1983.¹⁹³

In 1935, the Los Angeles County Medical Holding Corporation developed the intersection further with the construction of a \$500,000 medical library, auditorium, and parking garage complex on the northeast corner of the Wilshire Boulevard and Westlake Avenue.¹⁹⁴ Two small private hospitals opened nearby on Alvarado and Bonnie Brae Streets sometime in the 1930s and around the same time

¹⁸⁷ *Los Angeles Times* "St. Vincent's To Install Stone" 3/21/1926.

¹⁸⁸ *Los Angeles Times* "Sister Mary's True Vision" 12/29/1912.

¹⁸⁹ Good Samaritan Hospital, website: <http://goodsam.org>, 4/24/2008.

¹⁹⁰ *Los Angeles Times*, "Site Acquired for Physicians," 11/5/1922.

¹⁹¹ Los Angeles Historic Cultural Monument List; California Office of Historic Preservation Historic Resources Inventory, 12/11/2006.

¹⁹² *Los Angeles Times*, "Structure Nears Completion: height-limit medical building on Wilshire," 7/29/1928.

¹⁹³ California Office of Historic Preservation Historic Resources Inventory, 12/11/2006.

¹⁹⁴ *Los Angeles Times*, "Plans Completed for Lofty New Structure," 12/8/1935.

a surgical supplies store opened on Burlington Avenue.¹⁹⁵ The Grier-Musser House at 403 South Bonnie Brae Street, built in 1896 by Jonathan H. Hill, was used as a maternity hospital in the 1920s.¹⁹⁶ From the 1920s through 1950s, clinics and laboratories proliferated among the Westlake area, particularly along Westlake Avenue and in other blocks along Wilshire Boulevard.¹⁹⁷

A 1935 sketch of the Wilshire Boulevard/Westlake Avenue corner and vicinity by Charles H. Owens, published in the *Los Angeles Times*, shows several of medical buildings surrounding the Westlake area, including the Wilshire Medical Building at the southeast corner of Wilshire Boulevard and Westlake Avenue, the Westlake Professional Building at the northwest corner of Wilshire Boulevard and Westlake Avenue, the Los Angeles County Medical Library at the northeast corner of Wilshire Boulevard and Westlake Avenue, a “medical center building and laboratory” at the southwest corner of Wilshire Boulevard and Westlake Avenue, the Belt Medical Building (now demolished), one block south of Wilshire Boulevard and Westlake Avenue, and several other medical buildings both in operation or proposed, including one designed by Lloyd Wright in 1935 (now demolished).

Good Samaritan Hospital had provided training for nurses as part of its medical mission since 1898, and by 1928 the Bishop Johnson School of Nursing and the Nurses’ Home and Gymnasium had been established just east of the hospital across Lucas Avenue.¹⁹⁸ In 1924, the Los Angeles Nurses Club established a four-story clubhouse at 245 Lucas Avenue, just north of the hospital and school. The Los Angeles Nurses Club provided rooms for 100 nurses and communal living facilities, including a living room, library, and auditorium, in much the same way the nearby Mary Andrews Clark Memorial Home provided respectable living quarters for working women from other fields. It was the first clubhouse in the United States to be financed and built by and for nurses. The Los Angeles Nurses Club was designated Historic Cultural Monument No. 352 in 1988, and is listed in the National Register (1995).¹⁹⁹

The emerging blocks full of apartments, flats and bungalow courts nearby also provided close accommodations for hospital staff and nurses working at Good Samaritan and St. Vincent Hospitals. Census records from 1930 show several nurses among the residents of apartments along Rampart Boulevard and bungalow courts on Burlington Avenue.²⁰⁰

After World War II, hospitals expanded once again to accommodate the influx of new patients. In 1953, Good Samaritan added another wing to the 1926 hospital, bringing its capacity for patients to more than 400. In 1957, the City Council built a modern Central Receiving Hospital on 6th Street between Loma Drive and Columbia Avenue, which operated until it was demolished for the new LAPD Rampart station in 2005.²⁰¹ St. Vincent’s Hospital added the Estelle Doheny Wing in 1956, and in 1975, replaced the entire facility with a new 381-bed facility and changed its name to St. Vincent’s Medical Center.

In 1955, the Los Angeles County Medical Association completed remodeling of its headquarters building and library at the northeast corner of Wilshire Boulevard and Westlake Avenue. Architects

¹⁹⁵ Sanborn Maps, 1933-49; USDA Aerial Photograph 1938, on file with Geo-Search.net.

¹⁹⁶ Historic Cultural Monument Nomination form for the Grier-Musser House, HCM No. 333. Prepared 1987.

¹⁹⁷ Sanborn Fire Insurance Maps, Volume 2, 1923, 1933-49, and 1953.

¹⁹⁸ Sanborn Maps 1933-49.

¹⁹⁹ Smith, Frances and Wayne Smith. National Register Nomination for the Los Angeles Nurses Club, 1995.

²⁰⁰ 1930 US Census. Accessed through Ancestry.com, 7/31/2008.

²⁰¹ *Los Angeles Times* “A Pioneering Public Hospital Checks Out” 10/2/2005.

Pereira & Luckman designed the remodeling, which included a new upper story and a new façade composed of white cement tiles framed in black steel and grey glass. In 1952, Wilshire Medical Properties, Inc., who owned the Wilshire Medical Building, constructed a new ten-story medical building at the southwest corner of the Wilshire Boulevard and Westlake Avenue intersection. The building was designed by architect Earl Heitschmidt, who faced the building in polished black granite and white travertine on the first and second floors. The upper stories housed medical offices, and a bank occupied the ground floor.²⁰² The presence of the medical community in the northwestern part of the Westlake Survey area has remained strong through the present day.

Property Types and Period of Significance

Medical Office Buildings and Clinics, 1923–1955

Area of Significance

Community Institutional Development (A/1/1)

Eligibility Standards

Medical office buildings and clinics figure heavily into the development of the northeastern part of Westlake. Extant buildings are concentrated around the intersection of Wilshire Boulevard and Westlake Avenue, extending along these two streets toward St. Vincent’s Medical Center and Good Samaritan Hospital. Two of the most prominent medical buildings (the Westlake Professional Building and the Wilshire Medical Building) have been determined eligible for the National Register under Criteria A and C, and the Los Angeles Nurses Club, a nearby resource, is listed in the National Register. Some of the other medical buildings may also be eligible for designation under Criterion C for their architecture.

To be eligible for designation under Criteria A/1/1, the property:

- Be constructed between 1918 and 1957.
- Retain the required level of integrity.
- Has a significant, lasting association with the medical profession.
 - *Integrity requirements:*
 - a. Design (original plan, window and door openings should be intact).
 - b. Association (property should be recognizable to its period of significance).
 - c. Feeling (historical “sense of place” should be present).
 - d. Workmanship (decorative elements are intact).
 - e. Materials (original or compatible wall cladding, doors, and windows).
 - f. Location.
 - g. Setting.

²⁰² Cohan, Charles. “Plans Ready for 10-story Structure” in *Los Angeles Times*. 11/26/1950; Assessor’s Parcel Data.

- *Integrity Considerations and Exceptional Characteristics:*
 - ⇒ Interior spaces may have been remodeled over the years to suit multiple tenants and the changing requirements of the medical profession, but intact interior spaces with extant historical accommodations for the medical profession (e.g., vacuum systems, laboratory outlets, or other built-in medical fixtures) are considered exceptionally significant.

Evaluation Criteria

- *National Register*
 - To be eligible for listing in the National Register under Criterion A, the property should retain all aspects of integrity (a–g) and have significant ties to the medical profession. If the property also features one or more exceptional characteristics, then it may also be eligible for the National Register under Criterion C as a significant example of a medical office as a property type. If a property is eligible for the National Register, then it is also eligible for the California Register and for designation as an HCM. The applicable status codes would be 3S, 3CS, and 5S3.
 - Concentrations of the property type may be eligible for listing as a National Register Historic District under Criterion A if the all of the individual properties retain integrity aspects a–c and have a demonstrated common link within the context of medical practice and/or support.
- *California Register*
 - To be eligible for listing in the California Register under Criterion 1, the property should retain most aspects of integrity (a–d) and have significant ties to the medical profession. If the property also features one or more exceptional characteristics, then it may also be eligible for the California Register under Criterion 3 as an excellent example of a medical office as a property type. If a property is eligible for the California Register, it is also eligible for designation as an HCM. The applicable status codes would be 3CS and 5S3.
 - Concentrations of the property type may be eligible for listing as a California Register Historic District under Criterion 1 if the all of the individual properties retain integrity aspects a–c and have a demonstrated common link within the context of medical practice and/or support.
- *Los Angeles Historic Cultural Monument*
 - To be eligible for designation as a Los Angeles Historic Cultural Monument under Criterion 1, the property should retain most aspects of integrity (a–c) and have significant ties to the medical profession. If the property also features one or more exceptional characteristics, then it may also be eligible for designation as an HCM under Criterion 3 as an excellent example of a medical office as a property type.
 - Concentrations of the property type may be eligible for listing as a local Historic District under Criterion 1 if the all of the individual properties retain integrity aspects a–c and have a demonstrated common link within the context of medical practice and/or support.

Theme: Cultural Development and Institutions: Performing Arts, Visual Arts & Literature, 1918–1957

As the Wilshire and Westlake areas were developing in the early 1900s, Los Angeles experienced an influx of immigrants from the East Coast and Europe, attracted by the burgeoning film and oil industries. This growth affected not only the expansion of these industries but was also an important factor in the development of cultural and civic institutions in Los Angeles. The rise of fascism in Europe resulted in an increase of emigrants seeking social, political, and artistic freedom. In this complex social environment, thousands found freedom in the fertile cultural climate of Los Angeles. Art and music schools were established in response to the need for developing skilled participants within this growing art community and many of these institutions developed in the Westlake area.

Harrison Gray Otis donated his residence to the Los Angeles County before his death in 1917. Although officials were not in complete agreement as to what to do with the property, Otis had stated desire that the property be used for the “interests of art, artists, art-loving people and other devotees of their higher aims and causes which specifically appertain to the finer side of life.” The Otis Art Institute finally opened on September 27, 1920, a little over three years after Otis’ death. The art school was the first, public independent school of art in Southern California and during the 1920s was the largest art school west of Chicago.²⁰³ The Otis College of Art and Design merged with the Parsons School of Design in New York in 1978 and then became fully independent again in 1991.²⁰⁴ The Otis Art Institute became an extended arm of the public art museum in Exposition Park and its success encouraged the establishment of other art institutions in the Westlake survey area, including the Chouinard Art Institute, and the Art Center College of Design.²⁰⁵ The Otis Art Institute was also the last art institution to leave Westlake when it moved to Westchester in 1997.²⁰⁶

Madame Nelbert “Nellie” Murphy Chouinard founded the Chouinard Institute in 1921. After moving to Los Angeles in 1918, Chouinard taught for two years at the Otis Art Institute before opening her own school. By 1926, the Chouinard Institute of the Arts was one of the top five art schools in the country. In 1929, the architectural firm Morgan, Walls, and Clements designed a new building for Chouinard at 743 South Grandview Avenue, based on the Nelbert Chouinard’s own design criteria.²⁰⁷ The Institute is credited with training up to 40,000 artists. Some of the best-known of these artists include fashion designer Edith Head, sculptor Larry Bell, painter Ed Ruscha, and a host of animators employed by the Walt Disney studios in the 1930s. One prominent artist who sought political refuge in Los Angeles was muralist David Alfaro Siqueiros, a former officer in the Mexican Revolution in the 1920s.²⁰⁸ The Chouinard was noted for advocating progressive styles of art and instruction, while the Otis Art Institute had a reputation as being more traditional. The Chouinard Institute merged with the Los Angeles Conservatory of Music in 1961, forming the California Institute of the Arts in Valencia.²⁰⁹ In 1972, artist Judy Chicago opened the “Woman’s Building” at the original Chouinard building and it was used in that capacity until 1974, when the building became a church.²¹⁰

²⁰³ Otis College of Art and Design. Website: <http://content.otis.edu/collections/archives.htm>, 04/25/2008.

²⁰⁴ Pitt, Leonard and Dale Pitt. *Los Angeles A to Z*. University of California Press, Berkeley and Los Angeles, California, 1997.

²⁰⁵ Roderick 2005

²⁰⁶ Otis College of Art and Design website, 2008.

²⁰⁷ Historic Cultural Monument form for Chouinard Institute, n.d.

²⁰⁸ Gleason, Catherine Montgomery. *Los Angeles In the Modern Era, 1920–1980*. Master’s Thesis in Art History, University of California, Riverside, 2005.

²⁰⁹ Pitt 1997.

²¹⁰ Gleason 2005.

The Art Center College of Design was founded by Edward A. “Tink” Adams in 1930 at 2544 W. 7th Street (on the southeast corner of Coronado Street). The school’s mission was to teach “real world skills” to artists and designers, preparing them for positions in publishing, advertising, and industrial design companies. The school’s first buildings were arranged in a U-shape around a central courtyard, creating a small, homey campus for the twelve teachers and eight students who made up the first student body. By 1940, enrollment in Art Center had increased to about 500 students who came from 37 states and several foreign countries. The Art Center was relocated in 1946 to another location in Hancock Park, and later moved to two campuses in Pasadena.²¹¹

The prominence of the motion picture and recording industries in Los Angeles created a local demand for musicians, in film work as well as in live performance for radio and television. In the early 20th century, positions available to musicians included vaudeville bands, classical music orchestras, and motion picture soundtracks. The motion picture studios had access to some of the finest musicians in the world and as jazz music came of age, nightclub engagements were readily available as well. Paul Perrot’s Café in the Westlake area at 2312 W. 7th Street, opposite Westlake Park, presented “musical fiestas” for its Wednesday and Saturday luncheon, featuring the Langhner-Harris Orchestra.²¹² Westlake Park was an important location for musical performance as early as 1891. “Promenade Concerts” were held regularly throughout the week. In 1891, an article in the *Los Angeles Times* reviewed a concert given by the Seventh Regiment Band, with over 10,000 people in attendance.²¹³ The City added a band shell to the park in 1896 and replaced with the present structure in 1957.²¹⁴

A Beaux Arts-style music building opened on February 15, 1927, at the northwest corner of 8th and Beacon streets. The eleven-story building was built for \$1 million and housed 175 sound-proof music studios. The studios were designed to have added ceiling height by using only eleven floors out of the possible thirteen floors allowed. The brick and steel “Italian” style building with *terra-cotta* faced exterior walls also contained an auditorium and two rehearsal halls. The MacDowell Club of Allied Arts chose the music building at 8th and Beacon Streets for its headquarters in 1927. The MacDowell Club presented “brilliant” programs in both the drama and arts departments.²¹⁵

The Westlake Theatre opened on September 22, 1926. West Coast-Langley Theatres hired New York theater architect Richard M. Bates to design the \$1 million theater in a Spanish Colonial Revival style with Churrigueresque details and seats for nearly 2,000 people.²¹⁶ In a departure from their normal practice, the suburban theater chain opted for a much deeper stage at the Westlake Theatre, allowing for its use as a “break-in house” for vaudeville producers Fanchon and Marco before they sent their shows on the national theater circuit.²¹⁷ The theatre held 1,949 seats and featured a balcony and a working stage house.

For decades, the La Fonda Building served as a movie theater for the Westlake survey area. Located 1½ blocks west of MacArthur Park on Wilshire Boulevard, the Spanish Colonial Revival style

²¹¹ Art Center School of Design website, *About Art Center – History*. Available online: <http://www.artcenter.edu/accd/about/history.jsp>. Accessed July 23, 2008.

²¹² *Los Angeles Times*, 10/2/1929.

²¹³ *Los Angeles Times*, 1/19/1891.

²¹⁴ Michael Brandman Associates. *Initial Study/Negative Declaration MacArthur Park Band Shell* Prepared 2006.

²¹⁵ *Los Angeles Times*, 7/10/1927.

²¹⁶ Cinema Treasures, website: <http://cinematreasures.org/theater/497>, 04/23/2008.

²¹⁷ Miller, John. Historic Cultural Monument Application for the Westlake Theatre, June 25, 1991.

building was designed by Morgan, Walls and Clements in 1926. When it opened, the building housed the Vagabond Theatre, a local movie theater. The Vagabond closed in 1993 and a church reused the theater for a few years. In 2006, the theater re-opened as the Hayworth, a theater for live performance.²¹⁸ The La Fonda building was designated Los Angeles Historic Cultural Monument No. 268 in 1983.²¹⁹

Period of Significance

1918–1957

Area of Significance

Community Institutional Development (A/1/1)

Property Types

Art Schools, Music Studios, and Theatres

Eligibility Standards

Institutions of visual and performing art were integral to the community culture of Westlake throughout much of the 20th century. Several buildings related to these important institutions are extant in the survey area, but only two (the Granada Shopper and Studios building and the La Fonda Building) retain a continued association with visual and performing arts. Of the other known resources, two others are designated historic cultural monuments (the Chouinard Institute and the Westlake Theatre).

To be eligible for designation under Criterion A/1/1, the property must:

- Be constructed between 1918 and 1957;
- Retain the required level of integrity; and
- Be associated with an institution of visual or performing art for a significant period of time or during an important time in an institution's history.
 - *Integrity requirements:*
 - a. Design (original plan, window and door openings should be intact).
 - b. Association (property should be recognizable to its period of significance).
 - c. Feeling (historical "sense of place" should be present).
 - d. Workmanship (decorative elements are intact).
 - e. Materials (original or compatible wall cladding, doors, and windows).
 - f. Location.
 - g. Setting.
 - *Integrity Considerations:*

²¹⁸ The Cinema Treasures website, <http://cinematreasures.org>.

²¹⁹ The Hayworth website, www.thehayworth.com. Accessed 7/17/2008.

⇒ Interior spaces may have been remodeled over the years to suit multiple tenants.

Evaluation Criteria

- *National Register*
 - To be eligible for listing in the National Register under Criterion A, the property should retain all aspects of integrity (a–g) and have significant ties to an institution that specialized in arts instruction, performance, or display. If a property is eligible for the California Register, it is also eligible for designation as an HCM. The applicable status codes would be 3CS and 5S3.
 - There are no intact concentrations of property types representing this theme.
- *California Register*
 - To be eligible for listing in the California Register under Criterion 1, the property should retain most aspects of integrity (a–d) and have significant ties to an institution that specialized in arts instruction, performance, or display. If a property is eligible for the California Register, it is also eligible for designation as an HCM. The applicable status codes would be 3CS and 5S3.
 - There are no intact concentrations of property types representing this theme.
- *Los Angeles Historic Cultural Monument*
 - To be eligible for designation as a Los Angeles Historic Cultural Monument under Criterion 1, the property should retain most aspects of integrity (a–c) and have significant ties to an institution that specialized in arts instruction, performance, or display. If a property is eligible exclusively for designation as an HCM, the applicable status code would be 5S3.
 - There are no intact concentrations of property types representing this theme.

Context: LA Modernism, 1919–1945

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

During the late 19th century, the development of steel contributed to the rise of modern architectural styles. Steel-framed buildings did not have to rely upon the same architectural members (such as columns and buttresses) for support as wood and masonry buildings and gave architects and builders the freedom to decorate buildings with any configuration of architectural elements, or do away with them altogether.²²⁰ Over the first half of the 20th century in Los Angeles, many architects continued to use traditional western idioms in their designs, creating Beaux Arts public buildings and period-revival residences.

Beginning in the 1910s and 20s, modernism took root in high-style residential architecture. Irving Gill took the popular Mission Revival style and stripped it of ornamentation in his residential and institutional designs, leaving a clean structural form that stood in contrast to the busy architectural styles of the day. Frank Lloyd Wright, with assistance from his son Lloyd Wright and Austrian architects Rudolph Schindler and Richard Neutra, designed and constructed several residences using

²²⁰ Gleye, Paul. *The Architecture of Los Angeles*. Los Angeles, Rosebud Books, 1981.

textured concrete block, including the Barnsdall “Hollyhock” House and the Ennis House in Hollywood. Schindler and Neutra went on to design some of the earliest International style buildings in Los Angeles in the 1920s.

Art Deco emerged as the first popular modernistic style in Los Angeles, and many of the city’s best examples were constructed on Wilshire Boulevard. In 1924, Bertram Goodhue designed the Los Angeles Public Library, using the skyward-reaching tower element and geometric shaping that became a definitive element of high-style Art Deco in the City. Many more distinctive buildings followed, including Elks Lodge No. 99 in 1927 [Curlett & Beelman], Los Angeles City Hall in 1928 [John and Donald Parkinson, John C. Austin], the Bullocks Wilshire Department Store in 1929 [John and Donald Parkinson], the Eastern Columbia Building downtown in 1930 [Curlett & Beelman], and the Pellissier Building in 1931 [Stiles O. Clements]. These opulent modernistic buildings dominated the young Wilshire Boulevard skyline, serving as beacons to motorists passing through the City’s foremost commercial corridor. Popular taste for Streamline Moderne was sparked with Walter Wurdeman and Welton Becket’s winning design for the Pan Pacific Auditorium in 1935 and the style eclipsed Art Deco as the style of choice for modern theatres, schools, apartments, and offices. The damage to masonry buildings in the 1933 Long Beach earthquake led to stricter seismic standards for the construction of public buildings—particularly public schools—and many schools were rebuilt in the 1930s and 40s using the Art Deco and Streamline Moderne Styles.²²¹

Art Deco architecture emerged out of the 1925 Paris Expo as a determined and purposeful rejection of earlier, more organic and traditional styles such as Craftsman, Beaux-Arts, and period revival styles. The forward-reaching embrace of the machine age celebrated by Art Deco architecture is exemplified by clean, geometric massing and ornamentation consisting of bold zigzags, streamlines, chevrons, sunbursts, and stylized floral designs. The extent of ornament on Art Deco-styled buildings varied from rich and ornate to the merest suggestion of efficient machine production.²²²

Streamline Moderne was a popular style of the modern movement that took the clean, geometric massing from earlier Art Deco designs and incorporated the use of curvilinear corners that echoed the designs of contemporary automobiles and new domestic appliances. The style is characterized by horizontal banding, smooth surfaces with curved bays and corners, use of glass block for translucency and textural contrast, and rounded vertical decorative elements at the main entrance. The late Moderne, according to architectural historian Paul Gleye, is a variation of the Streamline Moderne style that replaced the curvilinear forms of that style with a sharper, more angular massing and a reliance on brick in addition to the smooth stucco exterior. Some prominent examples of late Moderne architecture include the Mirror Building [Rowland Crawford 1948] and the Carnation Company [Stiles O. Clements 1948].²²³

[Hollywood]. Regency is in part a throwback to a specific period in English history and based upon Neoclassical and Egyptian influences that had reappeared in architecture and furniture designs during the regency and reign of England’s George IV (1811–1830). A century later, the Regency style was rediscovered by Hollywood set decorators who, as taste makers,

²²¹ Fatemi, Susan and Charles James. *The Long Beach Earthquake of 1933*. Webpage hosted by the National Information Service for Earthquake Engineering, UC Berkley, 1997. Accessed July 8, 2008.

²²² John Poppeliers and S. Allen Chambers, Jr., *What Style Is It? A Guide to American Architecture* (Revised Edition, John Wiley and Sons, Inc., New Jersey, 2003).

²²³ Gleye 1981.

influenced architects, interior designers, and makers of fine furnishings starting in the 1930s. As defined by Hollywood, the Regency style represented the urge to be modern while retaining the traditionalism that the film community and the general public were reluctant to abandon. While equally an interior style, as applied to architecture, the Regency style featured delicately proportioned Classical elements such as columns, pilasters, pediments, moldings, medallions, quoins, and balconettes. Symmetrical façades were common, as were French-inspired mansard roofs. As an architectural approach, the Hollywood Regency variant of the Streamline Moderne style is especially uncommon, appearing for only a few years in Los Angeles during the late 1930s, and perhaps more likely to be found in residential interiors as architectural façades.²²⁴

The International style of architecture, which originated in Europe with the work of architects such as Walter Gropius, Mies Van der Rohe, and Le Corbusier, received its name from exhibit materials created by Art Historians Henry Russell Hitchcock and Philip Johnson for the 1932 International Exhibition of Modern Architecture at the Museum of Modern Art in New York City. The style is defined by clean, geometric planes, use of glass and concrete to create volume and define space, and a unification of interior and exterior living areas.²²⁵ The movement was influenced heavily by Cubism and Expressionism in painting; some architecture writers have even suggested that the International style is Cubism applied to architecture.²²⁶ Although the International style did not become the dominant form of architecture internationally, the modularity of its architectural elements and the emphasis on connecting indoor and outdoor space allowed a nearly universal application of the style to varying terrains and climates.

The Westlake Survey Area reflected the stylistic trends present in greater Los Angeles. Its location between downtown and the City's glamorous west side via Wilshire Boulevard connected the area to distinctive Art Deco and Streamline Moderne buildings in both areas, and examples of both styles are extant within the survey area. The Elks Lodge No. 99 on Park View Street [HCM No. 267, also known as the Park Plaza Hotel] is likely the best-known and most monumental example of Art Deco architecture in the survey area. The former Chouinard Institute [HCM No. 454] is also an example of Art Deco, despite the removal of some original elements. Streamline Moderne enjoyed modest popularity with builders of apartment buildings in Westlake. Two distinctive examples include the apartment building at 425 South Rampart Boulevard and the bungalow court at 428 South Burlington Avenue.

Eligibility Standards

Intact examples of the Art Deco, Streamline Moderne, Hollywood Regency, and International styles of architectures are not common in the survey area. There are exceptional examples of all three styles in other parts of Los Angeles, including Downtown, Wilshire Center, and Hollywood.

In order to be eligible under Criterion C/3/3 as an example of an early modern style, a property must:

- Be constructed between 1927 and 1945;
- Exhibit the common characteristics of an early modern style; and

²²⁴ Excerpted from SurveyLA Chapter 4, Context H, *Related Responses to the Modern Age*.

²²⁵ Gleye 1981.

²²⁶ Frampton, Kenneth. *Modern Architecture: A Critical History*. London: Thames & Hudson Ltd 1992.

- Retain a high degree of integrity.
 - *Character-Defining Features, Art Deco*
 - ⇒ An overall vertical emphasis, generally provided by multiple stories and/or pilasters that project beyond the roofline. Pilasters are commonly fluted or reeded.
 - ⇒ Smooth concrete or plaster exterior finish, sometimes with a patterned relief or fluting.
 - ⇒ Ornamentation consisting of geometric shapes and stylized figures including zigzags, chevrons, and sunbursts.
 - *Exceptional characteristics include*
 - ⇒ Ornate applied ornamentation including polychromatic terra cotta tile and metallic elements.
 - ⇒ A central tower element.
 - *Character Defining Features, Streamline Moderne*
 - ⇒ An overall horizontal emphasis, generally provided by a lower scale and horizontal banding of windows.
 - ⇒ Smooth concrete or plaster exterior finish, often with curvilinear corners, bays, and cylindrical projections.
 - ⇒ Ornamentation consisting of porthole windows, pipe railings, and glass block.
 - *Character-Defining Features, International*
 - ⇒ A deconstruction of traditional massing into discrete blocks, often arranged asymmetrically around different functions.
 - ⇒ Smooth concrete or plaster exterior finish, with little or no ornamentation.
 - ⇒ Projections which are cantilevered or supported by *pilotis*.
 - *Character-Defining Features, Hollywood Regency*
 - ⇒ Symmetry of design.
 - ⇒ Smooth concrete or plaster exterior finish, sometimes with wood or brick siding as accents.
 - ⇒ Bands of wood-framed casement windows, which in some cases follow the curves of the building.
 - ⇒ Projected bay windows topped with concave canopies.
 - ⇒ Neoclassical or Colonial Revival decorative elements such as fluted pilasters, pediments, Palladian windows, and classical fascia/cornices.
 - *Integrity requirements:*
 - a. Design (form, massing, and window configuration are intact).
 - b. Workmanship (applied decoration [or character-defining lack thereof] is intact).
 - c. Feeling (must “read” as an example of its architectural style).

- d. Materials (original wall surface, storefront framing, window frame materials).
- e. Association.
- f. Setting.
- g. Location.
- o *Integrity Considerations:*
 - ⇒ Interior spaces may have been remodeled over the years.
 - ⇒ Commercial Examples may have altered storefronts.

Evaluation Criteria

- *National Register*
 - o To be eligible for listing in the National Register under Criterion C, the property should retain all aspects of integrity (a–g), unless the significance is conveyed despite some loss of integrity. The property should demonstrate a high quality of design and exemplify a significant type or style from the early modern theme. If a property is eligible for the National Register, then it is also eligible for the California Register and for designation as an HCM. The applicable status codes would be 3S, 3CS, and 5S3.
 - o There are no intact concentrations of early modern architectural styles in Westlake.
- *California Register*
 - o To be eligible for listing in the California Register under Criterion 3, the property should retain most aspects of integrity (a–d), unless the significance is conveyed despite some loss of integrity. The property should exemplify a significant type or style from the early modern theme. If a property is eligible for the California Register, it is also eligible for designation as an HCM. The applicable status codes would be 3CS and 5S3.
 - o There are no intact concentrations of early modern architectural styles in Westlake.
- *Los Angeles Historic Cultural Monument*
 - o To be eligible for designation as a Los Angeles Historic Cultural Monument under Criterion 3, the property should retain most aspects of integrity (a–d), unless the significance is conveyed despite some loss of integrity. The property should exemplify a significant type or style from the early modern theme. If a property is eligible exclusively for designation as an HCM, the applicable status code would be 5S3.
 - o There are no intact concentrations of early modern architectural styles in Westlake.

Context: Architecture, Engineering and Designed Landscapes, 1910–1945

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

Beaux Arts. The Beaux Arts Style takes its name from the *Ecole de Beaux Arts*, a school of architecture in Paris where several American architects studied at the end of the 20th century. The *Ecole* focused on classical composition, rational proportion, and spatial harmony. Its students brought this focus home to their own designs; and later, to their students. The Beaux Arts style was one of

many eclectic styles to come into widespread use for public buildings after the World's Columbian Exposition in 1893, which featured a collection of massive classically-inspired buildings organized by Richard Morris Hunt, who had been the *Ecole's* first American student in 1847. The use of Beaux Arts was also encouraged by the City Beautiful movement, a collection of civic and industrial leaders who embraced the concept of a planned, attractive streetscape to counter the sooty, industrial reputation of American cities and inspire civic pride among the population. Beaux Arts decoration was popular for early 20th century commercial buildings and apartments.

Spanish Colonial Revival. Early enthusiasm for Mission revival combined with continued interests in eclectic architectural detail characteristic of the Victorian era led to a broader exploration of period revival styles in California architecture. In 1915, the Panama-California Exposition brought Spanish Baroque architecture to the forefront with several elaborate examples of domed towers adorned with Churrigueresque friezes and elaborate classical detail.²²⁷

Other Period-Revival Styles. Period-revival styles such as Norman/Tudor Revival, and Italian Renaissance Revival developed in part when World War I veterans brought home an appreciation for indigenous architecture of France, Italy, and England. Period revival styles had their peak in the 1920s, when architects and builders created thousands of buildings reflecting the vernacular and high-style architecture of the European Allies.

In Los Angeles, the popular zeal for period revival went to fantastic extremes as it mixed with the creative impulses growing out of the entertainment industry. From 1905 until his death in 1920 developer Abbot Kinney attempted to recreate Venice in his "Venice of America" resort and amusement park, which came complete with Venetian-style canals. In Hollywood, elaborate movie palace architects went beyond European architecture, conjuring up Mayan, Egyptian, and Chinese-inspired façades for a movie-going public who arrived in throngs to engage in the exotic stories playing on the big screen inside. Even cemeteries became grounds for reinvention, as Hubert Eaton transformed the Tropico cemetery in neighboring Glendale into Forest Lawn Memorial Park, where a couple could be married in a Scottish church and purchase their burial plots in advance near the replica of Leonardo Da Vinci's *The Last Supper*. All over the City, Angelenos rented apartments with aristocratic-sounding European names and shopped in shopping centers that attempted to recreate old world bazaars.

In Westlake, period revival styles, particularly Spanish Colonial Revival and Italian Renaissance Revival, were used in many hundreds of apartments, flats, bungalow courts, commercial buildings, and churches. These styles are most prevalent for residential and commercial buildings constructed between 1910 and 1940, and are found throughout the survey area. Architects and builders such as Stiles Clements and Preston S. Wright favored Spanish Colonial Revival for their designs, adding Spanish Baroque flourishes like Churrigueresque friezes and tower elements to commercial buildings along West 7th Street. Some apartment builders in the area tried to distinguish their buildings with unique period revival designs, such as the Egyptian Revival Osiris Apartments at 430 South Union Avenue [1926, J.M. Close].

²²⁷ Gelner, Arrol and Douglas Keister. *Red Tile Style: America's Spanish Revival Architecture*. New York, Viking Studio, 2002.

Associated Property Types

Apartments
Flats & Duplexes
Courtyard Apartments
Mixed-use Commercial Buildings
Institutional Properties

Eligibility Standards

Intact examples of Beaux Arts, Spanish Colonial Revival, Italian Renaissance Revival, and Norman/Tudor Revival are found throughout the survey area with varying degrees of integrity. There are several good examples of these types of period-revival styles. Egyptian Revival-style buildings are much rarer, and intact examples that reflect that style have exceptional significance.

To be eligible under Criterion C/3/3 as an example of a period-revival style, a property must:

- Be constructed between 1910 and 1940;
- Exhibit the common characteristics of a period-revival style; and
- Retain a high degree of integrity.
 - *Character-defining Features, Beaux Arts (applied to commercial buildings and apartments)*
 - ⇒ Paired columns at the entrance or along the façade.
 - ⇒ Quoins at the corners of the building.
 - ⇒ Symmetrical, often paired arrangement of windows on the façade.
 - ⇒ Ornamentation consisting of pediments, cornices, friezes, and keystone borders around window and door openings.
 - *Exceptional characteristics of this type include:*
 - ⇒ Exceptionally ornate applied ornamentation;
 - ⇒ An attic story; and
 - ⇒ Any attempt to alter the typical commercial vernacular/apartment block massing to reflect classical symmetry and planning.
 - *Character-defining Features, Spanish Colonial Revival*
 - ⇒ Low-pitch tile roof or flat roof with tiled parapets.
 - ⇒ Stucco surface on exterior walls.
 - ⇒ Ornamentation consisting of cartouches, friezes, wrought-iron gates, window grates, and/or balconies.
 - *Exceptional characteristics of this type include:*

- ⇒ Ornate applied ornamentation including polychromatic terra cotta tile, Churrigueresque friezes, and cast concrete borders around door and window openings; and
- ⇒ Tower elements and/or arcaded entrances.
- *Character-defining Features, Tudor/Norman Revival*
 - ⇒ Medium or high-pitched gable roof with dormers, generally with narrow eaves.
 - ⇒ A variety of wall finishes, but most commonly stucco, often with false half-timbering or brick wainscoting. Rare examples use stone walls.
 - ⇒ Ornamentation consisting of diamond-paned windows, stained glass.
 - ⇒ Exceptional examples may have a cylindrical tower element or a projecting upper story.
- *Character-defining Features, Italian Renaissance Revival*
 - ⇒ Symmetrical, rectangular massing.
 - ⇒ Low-pitch or flat roof with tile, often with a tiled pent roof or classical cornice.
 - ⇒ Arched windows arranged symmetrically across the façade, sometimes with pediments.
 - ⇒ A variety of wall finishes, but for commercial examples brick is common, while in residential examples stucco is more common; cut stone or scored concrete is rare.
- *Exceptional examples of this type include:*
 - ⇒ In multistory examples, a visual distinction between each floor is made by an alternate configuration of windows, horizontal banding between floors, and sometimes a change in the wall surface; and
 - ⇒ Ornate applied ornamentation including bands of terra cotta relief and sculptural elements.
- *Integrity Requirements:*
 - a. Design (form, massing, and window configuration are intact).
 - b. Workmanship (applied decoration is intact).
 - c. Feeling (must “read” as an example of its architectural style).
 - d. Materials (original wall surface, storefronts, window materials).
 - e. Association.
 - f. Setting.
 - g. Location.
- *Integrity Considerations:*
 - ⇒ Interior spaces may have been remodeled over the years.
 - ⇒ Commercial examples may have altered storefronts.

Evaluation Criteria

- *National Register*

- To be eligible for listing in the National Register under Criterion C, the property should retain all aspects of integrity (a–g), unless the significance is conveyed despite some loss of integrity. The property should demonstrate a high quality of design and exemplify a significant type or style from the period-revival and fantasy architectural theme. If a property is eligible for the National Register, then it is also eligible for the California Register and for designation as an HCM. The applicable status codes would be 3S, 3CS, and 5S3.
- In Westlake, intact concentrations of apartments that exemplify a period-revival and fantasy architectural styles are not apparent, but such residences can be contributors in a streetcar suburban historic district among other associated property types. Refer to the eligibility standards established for “Apartment Streetcar Suburbs, 1904–1940.”
- *California Register*
 - To be eligible for listing in the California Register under Criterion 3, the property should retain most aspects of integrity (a–d), unless the significance is conveyed despite some loss of integrity. The property should exemplify a significant style from the period-revival and fantasy architectural theme. If a property is eligible for the California Register, it is also eligible for designation as an HCM. The applicable status codes would be 3CS and 5S3.
 - In Westlake, intact concentrations of residences that exemplify period-revival and fantasy architectural styles are not apparent, but such residences can be contributors in a streetcar suburban historic district among other associated property types. Refer to the eligibility standards established for “Apartment Streetcar Suburbs, 1904–1940.”
- *Los Angeles Historic Cultural Monument*
 - To be eligible for designation as a Los Angeles Historic Cultural Monument under Criterion 3, the property should retain most aspects of integrity (a–d), unless the significance is conveyed despite some loss of integrity. The property should exemplify a significant type or style from the period-revival and fantasy architectural styles theme. If a property is eligible exclusively for designation as an HCM, the applicable status code would be 5S3.
 - In Westlake, intact concentrations of residences that exemplify period-revival and fantasy architectural styles are not apparent, but such residences can be contributors in a streetcar suburban historic district among other associated property types. Refer to the eligibility standards established for “Apartment Streetcar Suburbs, 1904–1940.”

Context: Residential Development in the Post-WWII Boom, 1946–1964

While much of the Westlake area had been built out by the late 1930s, there were still a few areas where development had stalled. Small vacant lots were scattered throughout the survey area, but a significant amount of the land around present-day 3rd Street was vacant due to the hilly topography and lack of a direct east-west connection.²²⁸ During the first two decades of the 20th century, the area had been covered in oil wells, storage tanks, and derricks.²²⁹ By 1928, the oil industry had moved out of the area, but the land remained largely undeveloped. Between 1930 and 1938, the City connected

²²⁸ USDA Aerials 1938.

²²⁹ Sanborn Maps 1900, 1923

3rd Street between Figueroa Street and Vermont Avenue, which made the former oilfields more accessible for development.²³⁰

The urgent need for housing after World War II led to the construction of thousands of apartments in Los Angeles. Much of the apartment development occurred near the developing freeway system on vacant lots, and Westlake's relative proximity to the Hollywood Freeway (U.S. 101) made the infill lots on the north side of the survey area attractive to apartment builders. During the 1940s through the 1960s, the area filled out with more apartments. By 1960, few vacant lots remained and, by 1968, the entire area was built out. The multifamily developments constructed during this time followed the larger trends for apartments that were under construction throughout Los Angeles's urban core.

Property Type: Dingbat Apartments, 1945–1965

One of the most prolific trends was the development of “Dingbats,” first described by architectural historian Reyner Banham as “a two-story walk-up apartment-block developed back over the full depth of the site, built of wood and stuccoed over.”²³¹ The monotony of their overall massing and design is obscured by the application of a wide variety of fanciful ornamentation, from period-revival mansard roofs and wrought iron to ersatz Polynesian pointed gables, and appliquéd dingbats that gave the property type its name. Banham attributed the rise of Dingbats to an attempt by developers “to cope with the unprecedented appearance of residential densities too high to be subsumed within the illusions of homestead living.”²³² In this way, the Dingbat inherited its form and features from the budget apartments of the 1920s, which also rose out of an attempt to maximize use of a residential lot while preserving a homey appearance.

Eligibility Standards

Dingbat apartments are located in the northeastern part of the Westlake survey area, largely within the former Colina Park and Crown Hill tracts. Individual Dingbats and less distinctive postwar apartment buildings are also located throughout the survey area on infill lots. Due to their widespread proliferation throughout the City, Dingbats are a ubiquitous property type and a great many highly intact, distinctive examples are extant.

In order to be eligible under criterion C/3/3 as an example of a Dingbat apartment, a property must:

- Be constructed between 1945 and 1965;
- Exhibit the common characteristics of a Dingbat apartment; and
- Retain a high degree of integrity.
 - *Character-defining features of a Dingbat apartment include:*
 - ⇒ Two stories in height, rarely three stories.
 - ⇒ A massing which fills almost the entire lot.
 - ⇒ Stucco siding, sometimes with decorative siding on the façade.

²³⁰ *Los Angeles Times* “Third Street Plans Studied” 12/22/1930; Fairchild Aerials 1928; USDA Aerials 1938.

²³¹ Banham, Reyner. *Los Angeles: The Architecture of Four Ecologies*. Los Angeles, University of California Press, 1971, 1999 Reissue.

²³² Banham 1971.

- ⇒ Integration of parking on the ground floor, either through open parking spaces beneath the upper floor or an enclosed ground floor garage.
- ⇒ Applied decoration and/or modest design elements on the façade, including wrought iron grilles, mansard roofs, pointed gables, graphic text bearing the name of the apartment, dingbat characters, and exotic landscaping.
- ⇒ Excellent examples of the property type will have a distinctive façade unified around a theme that was popular in the post-WWII era. Common themes include Tiki/Polynesian and the Atomic/Space Age.
- *Integrity requirements:*
 - a. Design (form, massing, and window configuration are intact).
 - b. Workmanship (applied decoration is intact).
 - c. Materials (original wall surface, window materials).
 - d. Feeling (must “read” as an example of its property type).
 - e. Association.
 - f. Setting.
 - g. Location.

Evaluation Criteria

- *National Register*
 - To be eligible for listing in the National Register under Criterion C, the property should retain all aspects of integrity (a–g), exhibit the common characteristics of its property type, and be an excellent example of its property type. If a property is eligible for the National Register, then it is also eligible for the California Register and for designation as an HCM. The applicable status codes would be 3S, 3CS, and 5S3.
 - There are no intact concentrations of Dingbats in Westlake.
- *California Register*
 - To be eligible for listing in the California Register under Criterion 3, the property should retain all aspects of integrity (a–g), exhibit the common characteristics of its property type, and be an excellent example of its property type. If a property is eligible for the California Register, it is also eligible for designation as an HCM. The applicable status codes would be 3CS and 5S3.
 - There are no intact concentrations of Dingbats in Westlake.
- *Los Angeles Historic Cultural Monument*
 - To be eligible for designation as a Los Angeles Historic Cultural Monument under Criterion 3, the property should retain all aspects of integrity (a–g), exhibit the common characteristics of its property type, and be an excellent example of its property type. If a property is eligible exclusively for designation as an HCM, the applicable status code would be 5S3.
 - There are no intact concentrations of Dingbats in Westlake.

Context: Commercial Development in the Modern Era, 1946–1964

Theme: The Rise of Corporations, 1946–1965

Americans' collective struggle through the Great Depression prepared them to face together the demands of World War II. After the war was over, the nation went back to business, but not in the independent fashion that prevailed in the first half of the 20th century. Instead of striking out on their own, businesses adopted a corporate structure to compete in leading postwar industries such as aerospace and construction. The social mobility created by the previous two decades also served to break up the nucleus of commercial activity in the east and Midwest, and more companies were drawn west after the increasing population and industrial growth. Many of the major U.S. companies chose Los Angeles as the home of their western headquarters in the 1950s and 1960s.²³³ Wilshire Boulevard's already high reputation as the "5th Avenue of the West" attracted large corporations, which built modern offices along its alignment.

The section of Wilshire Boulevard through the Westlake area experienced its share of corporate office development. In 1953, Remington Rand opened a large new office at 2601 Wilshire Boulevard. Remington Rand developed many office and home products, including electric shavers and early commercial computers.²³⁴ During World War II, the company was a leading manufacturer of the M1911 pistol, which was widely issued to the U.S. armed forces.²³⁵ Architects Welton Becket and Kahn & Jacobs designed two buildings on the site: a one-story glass and concrete pavilion for sales and display, and a four-story concrete office building faced in white marble and Roman brick. Remington Rand, which was based in a 20-story skyscraper back in New York, leased the new complex from the Mutual Life Insurance Company, which occupied the fourth floor.²³⁶ Around the same time, the State of California constructed a building for its State Compensation Insurance Fund at 600 Lafayette Park Place, a block from Wilshire Boulevard at 6th Street.²³⁷

In 1955, Remington Rand merged with the Sperry Corporation, becoming Sperry Rand.²³⁸ The Sperry Corporation had also fared extremely well during World War II by providing Elmer Sperry's gyrocompasses to the U.S. Navy.²³⁹ In 1958, Sperry Rand was awarded three Navy contracts for the production of major components of the Taos and Terrier guided missiles.²⁴⁰ After the award of these contracts, the company expanded its facilities in Westlake by building a 50,000-square foot Remington Rand service center at the southeast corner of 6th and Coronado Streets in 1959. The architecture firm of Kistner, Wright & Wright designed the building with an aluminum, brick, and glass curtain wall that exposed a four-story interior stairwell in the corner of the building. It is

²³³ Marchand, B. *The Emergence of Los Angeles*. London, Pion Limited, 1986.

²³⁴ *CNN.com* "50th Anniversary of the UNIVAC I" 6/14/2001. Available online: <http://archives.cnn.com/2001/TECH/industry/06/14/computing.anniversary/> Accessed 7/31/2008.

²³⁵ Bishop, Chris (1998), *The Encyclopedia of Weapons of World War II*, New York: Orbis Publishing Ltd, ISBN 0-7607-1022-8. Cited in the Wikipedia entry for "M1911 pistol." Accessed 7/31/2008.

²³⁶ *Los Angeles Times* "Ground Broken for New Office Supply Center" 6/21/1951; "Big Building Opening Set" 1/25/1953.

²³⁷ *Los Angeles Times* "Insurance Building Contracts Given" 12/5/1950.

²³⁸ *Los Angeles Times* "Holders Vote, Remington Rand, Sperry Merger" 5/28/1955.

²³⁹ The Franklin Institute. *The Case Files "Elmer A. Sperry – Company History"* Online publication presented by the Barra Foundation and Unysis. <http://www.fi.edu/learn/case-files/sperry-2710/company.html>. Accessed 7/31/2008.

²⁴⁰ *Los Angeles Times* "3 Navy Contracts" 3/30/1958.

interesting to note that Kistner, Wright & Wright simultaneously designed a similarly-styled office building in Riverside, California, for Sperry Rand's fiercest competitor, IBM.²⁴¹

The Western Mortgage Corporation came to Wilshire Boulevard in 1956 with its office building between Rampart Boulevard and Lafayette Park Place. Founded in 1932, the Western Mortgage Corp. became by one account California's largest mortgage company in the 1950s, servicing loans for the Metropolitan Life Insurance Company and financing the construction of 100,000 California homes.²⁴² Designed by Claud Beelman, the office was notable for its windowless façade. The only openings were at the front corner and rear entrances; the north and east walls were instead covered in unbroken slabs of Vermont marble. Beelman intended that the design would minimize initial construction costs as well as maintenance costs for cleaning and air conditioning. Inside, architect William L. Stephenson installed floor-to-ceiling photo murals depicting typical southern California scenes to brighten the atmosphere for employees.²⁴³

In 1957, developers razed the lavish Hershey Arms Hotel for a new office building for the Western & Southern Life Insurance Company at 2600 Wilshire Boulevard.²⁴⁴ The company had recently arrived in the California market from Cincinnati, and established this office as its Western Division Headquarters. Completed in 1959, the 213,820-square foot building occupied the entire block between Coronado Street and Rampart Boulevard, and had space for 175 cars in three subterranean parking levels. The Architecture firm of Austin, Field and Fry designed the office, using red granite on the side elevations and glass, aluminum, and patterned coral-colored enamel curtain walls on the front and rear elevations.

The most notable corporate commercial building to rise on the eastern Wilshire skyline was the American Cement Corporation office building, designed by Daniel, Mann, Johnson & Maidenhall (DMJM) and completed in 1961. Riverside Cement Company, American Cement Corporation's largest subsidiary, occupied most of the 13-story building, which also featured a conference room, retail stores, and an adjacent one-story restaurant.²⁴⁵ Prominently situated on the western end of the bridge over MacArthur Park, the building stood as a virtual advertisement for the decorative possibilities of concrete. The adjacent restaurant was topped by an accordion-style concrete canopy and the sides of the main office bear a pattern of interlocking X-shapes in concrete. Riverside Cement Company played a major role in the southern California post-WWII housing boom, providing as much as 9.5 million barrels of concrete a year from its plants in Crestmore (Colton) and Oro Grande (near Victorville).²⁴⁶

Period of Significance

1945–1965

Area of Significance

Regional Commercial development (A/1/1)

²⁴¹ *Los Angeles Times* "New Units Planned by Development Firm" 1/21/1959.

²⁴² *Los Angeles Times* "Windowless Wilshire Building is Rising" 10/23/1955.

²⁴³ Ibid.

²⁴⁴ *Los Angeles Times* "Office Building to Rise on Site of Noted Hotel" 7/28/1957.

²⁴⁵ *Los Angeles Times* "Big Structure Will Add to New Wilshire Skyline" 6/21/1959.

²⁴⁶ *Los Angeles Times* "First Concrete in Southern California" 7/11/1961.

Property Types

Corporate Offices

Eligibility Standards

Corporate offices came to dominate the eastern Wilshire Boulevard skyline in the 1950s and 1960s, competing with (and in some cases supplanting) the mid and high-rise apartment hotels that had characterized the area in the 1920s and 1930s. Designed by notable architects of the Mid-Century Modern movement, the offices reflected an emerging corporate modern aesthetic that came to define office buildings of the postwar era. Their large size, ample parking accommodations, and on-site employee amenities facilitated efficient management of various related business activities found in the corporate world. Many corporate offices will also be eligible under Criterion C/3/3 as excellent examples of Mid-Century Modern architecture.

In the Westlake survey area, corporate offices are located mainly within one or two blocks of Wilshire Boulevard, though a few corporate offices may also exist along the other automotive thoroughfares.

To be eligible for designation under criteria A/1/1, the property must:

- Be constructed between 1945 and 1965;
- Retain the required level of integrity;
- Be designed for a major U.S. corporation as its regional headquarters; and
- Exhibit the character-defining features of a corporate office.
 - *Character-defining Features, Corporate Office*
 - ⇒ Large-scale building mass (50,000 square feet and larger);
 - ⇒ Employee parking incorporated into the complex, either as subterranean parking or a separate adjacent structure;
 - ⇒ Employee amenities such as cafeterias, conference rooms, and lounges; and
 - ⇒ Public areas such as lobbies, restaurants, and retail shops.
 - *Integrity requirements:*
 - a. Design (original plan, window and door openings should be intact).
 - b. Association (property should be recognizable to its period of significance).
 - c. Feeling (historical “sense of place” should be present).
 - d. Workmanship (decorative elements are intact).
 - e. Materials (original or compatible wall cladding, doors, and windows).
 - f. Location.
 - g. Setting.

Evaluation Criteria

- *National Register*
 - To be eligible for listing in the National Register under Criterion A, the property should retain all aspects of integrity (a–g) and have significant ties to a U.S. corporation that operated in the post-WWII era. If a property is eligible for the National Register, then it is also eligible for the California Register and for designation as an HCM. The applicable status codes would be 3S, 3CS, and 5S3.
 - Concentrations of the property type may be eligible for listing as a National Register Historic District under Criterion A if the all of the individual properties retain integrity aspects a–e and the district includes at least two buildings that would meet the criteria for individual designation above.
- *California Register*
 - To be eligible for listing in the California Register under Criterion 1, the property should retain all aspects of integrity (a–e) and have significant ties to a U.S. corporation operating in the post-WWII era. If a property is eligible for the California Register, it is also eligible for designation as an HCM. The applicable status codes would be 3CS and 5S3.
 - Concentrations of the property type may be eligible for listing as a California Register Historic District under Criterion 1 if the all of the individual properties retain integrity aspects (a–e).
- *Los Angeles Historic Cultural Monument*
 - To be eligible for designation as a Los Angeles Historic Cultural Monument under Criterion 1, the property should retain all aspects of integrity (a–e) and have significant ties to a U.S. corporation operating in the post-WWII era. If a property is eligible exclusively for designation as an HCM, the applicable status code would be 5S3.
 - Concentrations of the property type may be eligible for listing as a local Historic District under Criterion 1 if the all of the individual properties retain integrity aspects a–d.

Context: LA Modernism—Mid-Century Modern, 1946–1964

After the end of World War II in 1945, the City of Los Angeles faced a huge shortage of housing and services, brought on by the suppression of building activity during the Depression and the war and the influx of millions of new Angelenos. *Arts and Architecture* magazine, which had by then become an established proponent of modernism, decried a crisis in cities (Los Angeles in particular) brought on by neglect of planning. The magazine called Los Angeles' state in the immediate post-war era, a "total disintegration of form, space, and structure in the urban pattern" and called for renewed planning efforts based on modern design and the dominance of the automobile as transportation.²⁴⁷ Los Angeles-based Modernist architects of the pre-WWII and Depression era such as Lloyd Wright, Richard Neutra, and Claud Beelman were joined by emerging architects of the modern movement, such as Welton Becket, Raphael Soriano, William Pereira, Craig Ellwood, and many more. While they were largely unsuccessful in convincing residential developers to adopt the modern style of *Arts and Architecture's* Case Study Houses for their vast housing tracts (Eichler Homes and Ain's Mar

²⁴⁷ Gleye 1981.

Vista Tract were notable exceptions), modern architects found commercial clients who were willing to adopt a modern style to distinguish their buildings.²⁴⁸ Believing shoppers would be attracted to a sleek modern building, department stores like Orbach's [Wurdeman and Becket 1947] and Milliron's [Gruen and Krummeck 1948] opted for a daring modern style, while non-retail commercial companies tended to choose more rationally arranged Miesian planes.

Likewise, government agencies began to use modern designs for their new facilities. In 1950, the City completed a new jail in the Lincoln Heights district that reflected influence from the late Moderne and New International styles.²⁴⁹ The Los Angeles Police Department commissioned modern architect Welton Becket to design its new downtown headquarters (completed in 1952). The Los Angeles Fire Department built 30 fire stations between 1947 and 1952, all of them in either the Late Moderne style or a Mid-Century interpretation of the International style.

In Westlake, Mid-Century Modern styles were applied to a variety of property types, including corporate offices, small apartments, retail/commercial buildings, art schools, and fire stations. The most common Mid-Century Modern style found among these buildings is Corporate Modern, but there are also examples of New Formalism as well.

Late Moderne. The late Moderne, according to architectural historian Paul Gleye, is a variation of the Streamline Moderne style that replaced the curvilinear forms of that style with a sharper, more angular massing and a reliance on brick in addition to the smooth stucco exterior.

Corporate Modern. Also called Miesian and Corporate International, the Corporate Modern style is derived from the rectilinear designs of Ludwig Mies van der Rohe, one of the three leading architects of the International Style in the 1930s.²⁵⁰ Mies's post-WWII designs in America moved toward using more unified, modular patterns that emphasized the separation of the walls from the overall structure. The effect found favor among architects during the 1950s and 1960s. Corporate Modern buildings are characterized by the use of exposed steel piers and I-beams on a rectilinear form, a curtain wall composed of horizontal bands of windows that are often interspersed with horizontal bands of an alternate material such as brick or tile.

Along Wilshire Boulevard, several companies opted for Corporate Modern designs for their office buildings large and small, and the modular Miesian aesthetic can be found in buildings as large as the 213,000-square foot Western & Southern Life Insurance Company Building at 2600 Wilshire Boulevard [1959 Austin, Field, & Fry] and as small as the slender one-story office building at 1820 Wilshire Boulevard [1952]. In Westlake, Corporate Modern buildings are extant on other east-west thoroughfares as well.

New Formalism. While the International style emphasized function in design, and Corporate Modern expressed uniformity and modularity, the architects of New Formalism revived a sense of classical arrangement and ornamentation long discarded by most architects of modernism. Shaped in large part by Edward Durell Stone, Philip C. Johnson, and Minoru Yamasaki, the style used abstracted classical

²⁴⁸ Kaplan, Sam Hall. *LA Lost and Found: An Architectural History of Los Angeles*. New York, Crown Publishers, Inc, 1987.

²⁴⁹ *Los Angeles Times* 9/30/1950.

²⁵⁰ Gebhard, David and Robert Winter. *Architecture in Los Angeles: A Complete Guide*. Salt Lake City, Peregrine Smith Books, 1985; Whiffen, Marcus. *American Architecture since 1780: A Guide to the Styles*. Cambridge, MIT Press, 1992.

forms such as arches and columns on monumental volumes, which were often set apart from its surroundings pedestal-like raised pavilion. Additional ornamentation often included heavy roof slabs and cast concrete or metal screens. Architectural Historian Marcus Whiffen credits the success of New Formalism to the affluent conservatism of the US in the 1950s: "...in a society that aspired to culture it flattered the spectator with references to the past; in a conservative society it suggested that old forms need only be restyled to fit them for new needs."²⁵¹

The most prominent example of New Formalism in the Westlake survey area is the Loyola Law School Library at 1440 9th Street [1964, A.C. Martin and Associates]. A smaller example of New Formalism includes the former City Employees Credit Union (now LAPD Rampart Detective division) at 303 South Union Avenue [1965].

Other Mid-Century Modern Buildings. The Westlake survey area also has a few buildings that do not fit cleanly into the categories that architectural historians have developed for buildings of Mid-Century Modern aesthetic. These buildings use many of the same forms, materials, and ornamentation that define each specific style, but they do not fit any one description well enough to be an example of a widely understood style. As scholarly work on the Mid-Century Modern aesthetic continues to refine particular styles and movements, new categories might be created for them in the future. Examples of this undefined Mid-Century Modern aesthetic include the former Cancer Detection Center at 303 Loma Drive [1951], and the building at 1308 8th Street [1965].

Eligibility Standards

Intact examples of Mid-Century Modern styles are not common in the survey area, but some very good examples of the Corporate Modern styles are extant along Wilshire Boulevard and other east-west thoroughfares within the Westlake survey area. Exceptional examples of Mid-Century Modern buildings can be found throughout Los Angeles.

In order to be eligible under Criterion C/3/3, a property must:

- Be constructed between 1945 and 1970;
- Exhibit the common characteristics of a Mid-Century Modern Style;
- Possess high artistic value that, though not characteristic of an identified style, represents a significant artistic expression within the Mid-Century modern aesthetic; and
- Retain a high degree of integrity.
 - *Character-defining features of each Mid-Century modern style include:*
 - *Corporate Modern*
 - ⇒ An overall rectangular massing with uniform, modular elements.
 - ⇒ Exposed structural elements such as steel piers and I-beam mullions.
 - ⇒ Horizontal bands of windows or glass curtain walls.
 - ⇒ Projecting aluminum sun-screens, vertical fins, or louvers.

²⁵¹ Whiffen 1992.

- *Exceptional characteristics of this type include:*
 - ⇒ Articulated ground story set-back from the façade, often beneath *pilotis*;
 - ⇒ Transparent glass sections that reveal parts of the building's interior; and
 - ⇒ Building is set back within a plaza or landscaped area.
- *New Formalism*
 - ⇒ Symmetrical or balanced plan.
 - ⇒ Smooth, unbroken wall surfaces, often faced in polished stone.
 - ⇒ Abstract classical elements like colonnades and arcades.
 - ⇒ Massive roof slab with wide overhang.
 - ⇒ Cast concrete screens or metal grilles as ornamentation.
- *Exceptional characteristics of this type include:*
 - ⇒ An overall monumentality expressed by placement on a raised, pedestal-like level;
 - ⇒ Transparent glass sections that reveal parts of the building's interior; and
 - ⇒ Building is set back within a plaza or landscaped area.
- *Integrity requirements:*
 - a. Design (form, massing, and window configuration are intact).
 - b. Workmanship (applied decoration (or character-defining lack thereof) is intact).
 - c. Feeling (must "read" as a building of the Mid-Century Modern aesthetic).
 - d. Materials (original wall surfaces, storefronts, window materials).
 - e. Association.
 - f. Setting.
 - g. Location.
- *Integrity Considerations:*
 - ⇒ Interior spaces may have been remodeled over the years, although intact interiors would be considered exceptional.

Evaluation Criteria

- *National Register*
 - To be eligible for listing in the National Register under Criterion C, the property should retain all aspects of integrity (a–g), unless the significance is conveyed despite some loss of integrity. The property should demonstrate a high quality of design and exemplify a significant type or style from the mid-century modern theme. If a property is eligible for the National Register, then it is also eligible for the California Register and for designation as an HCM. The applicable status codes would be 3S, 3CS, and 5S3.

- In Westlake, intact concentrations of buildings that exemplify mid-century modern styles are not apparent, but such residences can be contributors in a Corporate Office historic district among other associated property types. Refer to the eligibility standards established for “The Rise of Corporations, 1946–1965.”
- *California Register*
 - To be eligible for listing in the California Register under Criterion 3, the property should retain most aspects of integrity (a–d), unless the significance is conveyed despite some loss of integrity. The property should exemplify a significant style from mid-century modern architectural theme. If a property is eligible for the California Register, it is also eligible for designation as an HCM. The applicable status codes would be 3CS and 5S3.
 - In Westlake, intact concentrations of buildings that exemplify mid-century modern styles are not apparent, but such residences can be contributors in a Corporate Office historic district among other associated property types. Refer to the eligibility standards established for “The Rise of Corporations, 1946–1965.”
- *Los Angeles Historic Cultural Monument*
 - To be eligible for designation as a Los Angeles Historic Cultural Monument under Criterion 3, the property should retain most aspects of integrity (a–d), unless the significance is conveyed despite some loss of integrity. The property should exemplify a significant type or style from the mid-century modern architectural theme. If a property is eligible exclusively for designation as an HCM, the applicable status code would be 5S3.
 - In Westlake, intact concentrations of buildings that exemplify mid-century modern styles are not apparent, but such residences can be contributors in a Corporate Office historic district among other associated property types. Refer to the eligibility standards established for “The Rise of Corporations, 1946–1965.”

Context: The Salvadoran Sanctuary Movement and Community Response, 1979–1992

The southern portion of Westlake became particularly important for refugees from El Salvador, which was mired in a violent civil war that was partially funded by the U.S. Government. On March 24, 1980, right-wing death squads assassinated Catholic Archbishop Óscar Romero while in the middle of Mass in El Salvador. On December 2, 1980, four American Catholic nuns on a relief mission were raped and murdered by the U.S.-backed National Guard.²⁵² The numbers of Salvadoran refugees living in southern California mushroomed from 80,000 in January 1980 to 250,000 in January 1982, and one report estimated that 90 percent were undocumented.²⁵³

The assassination of Archbishop Romero and the rape of the American nuns sparked outrage among U.S. citizens and led Auxiliary Bishop Juan Arzube of the Catholic Archdiocese of Los Angeles to issue a statement along with 18 other southern California religious leaders urging the end of U.S. military and economic aid to El Salvador. The religious leaders also asked the government to grant temporary asylum to Salvadoran refugees in the U.S. illegally.²⁵⁴ The Reagan administration

²⁵² United Nations Truth Commission on El Salvador. *From Madness to Hope: The 12-year war in El Salvador*. Prepared March 1993.

²⁵³ Vils, Ursula. “El Rescate – A rescue for Salvadorans.” *Los Angeles Times* 1/14/1982

²⁵⁴ Dart, John. “Religious Leaders Voice Human Rights Concern.” *Los Angeles Times*, 1/17/1981.

continued to deport undocumented Salvadorans who could not prove they were political refugees (as opposed to economic refugees), despite an estimate by the Catholic Archdiocese of El Salvador that 30 percent of the refugees repatriated by the U.S. were murdered upon their return.²⁵⁵

Many churches across the nation responded by providing financial and subsistence aid to Salvadoran refugees, and some went beyond charitable aid to provide sanctuary, money for bail, and legal aid. In Los Angeles, some of these churches were located in Westlake, Pico Union, and Wilshire Center, including the Angelica Lutheran Church at 1345 South Burlington and the First Unitarian Church of Los Angeles at 2936 West 8th Street.²⁵⁶ They were reportedly connected to a clandestine network of churches that smuggled refugees across the U.S.-Mexico border westward, from Tucson, Arizona, to southern California.²⁵⁷ Some refugees continued north to San Francisco, but the vast majority remained in Los Angeles, where a supportive network of legal aid clinics, churches, and other nonprofit organizations offered protection and helped them obtain political asylum in the U.S.

El Rescate (translates to “The Rescue”) was founded in 1981 to provide legal aid and community services to the influx of desperate refugees arriving from El Salvador. The organization was created by the Southern California Ecumenical Council and the Santana Chirino Amaya refugee committee (named after deported refugee who had been murdered) in the Legal Aid Foundation of Los Angeles headquarters (1550 West 8th Street). El Rescate operated closely with the Angelica Lutheran Church, the Archdiocese of El Salvador, and other legal aid organizations in the area, coordinating services and fundraising. The people who staffed El Rescate were often Salvadoran refugees themselves, who had personal stories of escaping violence and were tireless in their efforts to help new immigrants.²⁵⁸

Over the next decade while civil war raged on, El Rescate established several major initiatives to help refugees and their families back in El Salvador. In 1983, they opened the Clinica Monsenor Romero (1833 W. Pico Boulevard) to provide free healthcare to the refugee community. In 1984, they launched the Children’s Advocacy Project to prevent refugee children from being separated from their families. After an earthquake devastated San Salvador in 1986, El Rescate raised over \$55,000 to send food and emergency supplies to the area, and three years later organized the first wartime caravan of material aid to El Salvador, collecting over \$3 million worth of goods from all over the U.S. and Canada. In 1987, the group founded “El Refugio” a transitional home for recent refugees at 1565 West 14th Street. By 1990, the Salvadoran population in Los Angeles had risen from a few thousand in 1970 and about 60,000 in 1980, to over 300,000. Fifty-three percent of all Salvadorans living in the US by 1990 lived in Los Angeles, making it the highest concentration in the nation.²⁵⁹

When a peace accord was signed ending the Salvadoran civil war in 1992, El Rescate developed an “Index of Accountability” database to link military officers to human rights violations they committed. This database was used by the United Nations Truth Commission in its deliberations on cleansing the Salvadoran military.

²⁵⁵ Gill, Mark. “Marchers Celebrate End of ‘Death Flights.’” *Los Angeles Times* 9/18/1983.

²⁵⁶ Chandler, Russell. “Churches Set Up Refugees’ Havens” *Los Angeles Times* 3/25/1982; Stammer, Larry. “Illegal Alien Smuggling: New Partner” *Los Angeles Times* 2/7/1983.

²⁵⁷ Stammer 1983.

²⁵⁸ Vils 1982.

²⁵⁹ Cruz, Marcelo. “Little San Salvador: Identity of Places/Places of Identity in an Inncity Enclave of Los Angeles, California.” In *Journal of Latino/Latin American Studies*, Vol. 2 No. 1 2006, 62–83.

El Rescate has continued to implement new initiatives since the 1992 Peace Accords, most of it geared toward improving the lives of the existing Salvadoran population and providing legal assistance to new immigrants from Central America.

Associated Property Types

Property types that are known to be associated with the Salvadoran Diaspora include church properties and commercial office buildings.

Eligibility Standards

Although it is a part of the recent past, the 1980s Salvadoran Sanctuary Movement is an exceptionally significant social movement in history. It was the result of a major international humanitarian crisis and created in Los Angeles the largest community of Salvadorans in the world outside of El Salvador. The actions of churches and legal aid clinics to protect and empower the hundreds of thousands of Salvadoran refugees stood in opposition to official U.S. policy, which was to support a violent regime, deny the violence, and return refugees to potential torture or death. Los Angeles communities of Westlake and Pico Union were the primary destination for many refugees because it was a major center for the Sanctuary Movement and home to El Rescate, which was likely the most active organization in the nation dedicated entirely to their defense.

In order to be eligible under Criterion A/1/1, a property must:

- Be significantly associated with the formation or early activities of El Rescate; OR
- Be the headquarters or participating field office of another organization that had a significant role in the Sanctuary Movement during the early years of the Salvadoran Civil War (1979–1984), AND
- Retain sufficient integrity to convey the appearance of the property during the period of significance.
 - *Integrity Considerations:*
 - ⇒ Interior spaces may have been remodeled over the years.

Evaluation Criteria

- *National Register*
 - Properties that meet the eligibility requirements above and best represent the theme are still too recent to be evaluated for the National Register without applying Criteria Consideration G for properties that have achieved significance within the past fifty years. At this time, sufficient historical perspective does not exist to determine the extent of the impact the theme had on the built environment, and whether the theme meets the threshold of “exceptional importance” outlined in Criteria Consideration G. It is also difficult to establish a comparison with related properties to determine which associated properties truly “best represent” the theme at this time.
- *California Register*
 - Properties that meet the eligibility requirements above and are significantly associated with the theme are eligible for the California Register at the local level under Criterion 1.

Sufficient time has passed to form a scholarly perspective on the basic elements of the Salvadoran Diaspora and Sanctuary Movement to understand its significance in history, particularly to Los Angeles.

- *Los Angeles Historic Cultural Monument*
 - Properties that meet the eligibility requirements above and are significantly associated with the theme are eligible for designation as a Los Angeles Historic Cultural Monument at the local level under Criteria 1 and 4. They serve as important examples of the unique position Los Angeles has occupied in world affairs and demonstrate the city's profound cultural diversity. They also stimulate and promote a greater understanding of diversity, democracy, and freedom.

SURVEY RESULTS

Of the approximately 1,522 unique parcels within the survey area, 977 were digitally photographed and surveyed using the HAI. LSA photographed all properties constructed in 1965 and earlier, prepared descriptions for all of these properties which retained integrity, and conducted property-specific research on intact properties which appeared to be significant. Each of the surveyed properties was assigned a California Historical Resources status code according to level of significance.

Of the 977 properties documented during the current survey, 4 properties were not visible from the public right-of-way and require special access before they can be evaluated (California Historical Resources [CHR] status code 7R). There were 32 properties that had been previously designated or determined eligible for designation, including 4 properties listed in the National and California Registers (CHR status code 1S), 9 properties that were formally determined eligible for the National and California Registers (CHR status code 2S), 10 properties that had been determined eligible for the National Register through a previous survey (CHR status code 3S), and 15 designated Los Angeles HCMs (CHR status code 5S1).²⁶⁰ These 32 properties were photographed and updated.

Of the properties that LSA fully surveyed, 163 appear to be eligible for listing in the National Register (3S) and 58 appear eligible for the California Register (3CS). These 221 resources would also be eligible for designation as Los Angeles Historic Cultural Monuments. Another 63 properties are contributors to a potential National Register Historic District (3D), and within that district 8 properties were also individually eligible (3B). One apartment complex (Belmont Square) was documented as a California Register-eligible historic district because it was composed of several parcels (37 total), but for the purposes of evaluation should be considered one property. There was one property that was determined eligible exclusively for designation as an HCM, Langer's Delicatessen (5S3). This amounts to 354 historical resources for the purposes of CEQA, 32 that were previously determined significant at one or more levels and 322 that as a result of this survey appear eligible for listing in the National or California Registers or for designation as HCMs.

The other 619 properties surveyed were determined to be ineligible for the National Register, California Register, or for designation as an LA HCM under any criteria (CHR status codes 6Z, 6DQ,

²⁶⁰ Eight of the designated HCMs have also been designated/determined eligible for the National Register and are also included in the totals for 1S and 2S.

and 6L). These properties are not “historical resources” under CEQA; however, 154 6DQ properties and 102 6L properties may warrant special consideration in local planning efforts.

LSA Architectural Historians based their evaluation of each property on the eligibility criteria established in the Westlake CRA Historic Context Statement, an inspection of integrity from the public right-of-way and available documentation, and limited property-specific research to ascertain historical associations. Despite the thoroughness of this methodology, there is limited potential for critical information to be missed. For instance, a property that is surveyed eligible could have sustained significant alterations that are not visible from the public right-of-way, or new information could surface that changes the historical significance of a property. If the CRA staff suspect that new information is available that would affect the eligibility of a particular property or group of properties, additional cultural resources studies may be warranted.

National Register of Historic Places

Previously Designated/Determined Eligible (1S, 2S)

A total of 13 properties were previously listed or determined eligible for the National Register (see Table B). These properties were not reevaluated. They were updated and found to retain integrity. Many of the properties (as indicated) are also LA HCMs.

Table B: Properties Previously Listed/Determined Eligible for the National Register (1S, 2S)

Resource Address	Date Constructed	AP N	Resource Name	Status Code
2701 Wilshire Boulevard	1914	5141010007	Bryson Apartments	1S, 5S1
666 S La Fayette Park Place	1927	5141011015	Granada Shops and Studios	1S, 5S1
818 S Bonnie Brae Street	1893	5142005004	Fredrick M. Mooers House	1S, 5S1
845 S Lake Street	1918	5141022009	Susana Machado Bernard House & Barn	1S, 5S1
1930 Wilshire Boulevard	1928	5142002019	Wilshire Medical Building / Crocker Bank	2S, 5S1
655 S Alvarado Street	1887	5141003900	MacArthur Park	2S, 5S1
2505 W 6 th Street	1925	5155029010	The Asbury	2S2
2619 Wilshire Boulevard	1927	5141009015	Wilshire Royale Hotel	2S2
601 S Rampart Boulevard	1911	5141010001	Rampart Apartments	2S2
671 S Coronado Street	1917	5144008002		2S2
690 S Burlington Avenue	ca. 1890	5142011011		2S2
306 Loma Drive	1912	5153019025	Mary Andrews Clark Memorial Home	2S3, 5S1
621 S Union Avenue	1913	5142009005	Waldorf Apartments	2S3

Appears Eligible for Listing in the National Register (3S, 3B)

Individual Resources. Based on the results of the intensive-level survey, LSA found that 163 of the properties appear to meet the criteria for listing in the National Register (see Table C). These resources also appear eligible for the California Register and for designation as LA HCMs. Eight of these properties are also contributors to the Rampart/Coronado Historic District. Ten of the 3S properties listed were previously evaluated as eligible for the National Register. The majority of these properties are significant under Criterion A/1/1 as part of the Streetcar Suburbanization Contexts and include:

- 44 Mid-Rise Apartment Buildings (3 or more stories in height);
- 20 Courtyard Apartments;
- 31 Late 19th/Early 20th Century Residences; and
- 17 Commercial and Mixed-Use Buildings.

Other individual resources that were surveyed eligible for the National Register include corporate offices, properties associated with social organizations or arts institutions, and significant examples of various architectural styles.

Table C: Properties Given a 3S Status Code (Previously Evaluated and Current Evaluation)

Resource Address	Date Constructed	APN	Property Type
2600 Wilshire Boulevard	1959	5141008900	Corporate Office
1819 West 7 th Street	ca. 1955	5142007900	Fire Station
1000 S Grand View Street	1922	5136014003	Apartment
1005 S Park View Street	1905	5136003002	Residence
103 S Union Avenue	1985	5153001005	Residence, Mixed Use
1329 Linwood Avenue	1900	5143012013	Residence
1333 Linwood Avenue	1895	5143012014	Residence
1433 James M Wood Boulevard	1928	5142019005	Church
1433 James M Wood Boulevard	1922	5142019004	Church Rectory
1500 James M Wood Boulevard	1916	5137004001	Apartment
1535 Cambria Street	1900	5142024008	Residence
1550 W 2 nd Street	1908	5153017013	Boarding House
1601 James M Wood Boulevard	1923	5142017010	Commercial Mixed Use
1609 W 4 th Street	1923	5153007014	Courtyard Apartments
1629 W 4 th Street	1924	5153008013	Bungalow Court
1635 W 4 th Street	1923	5153008012	Bungalow Court
1648 Wilshire Boulevard	1903	5142012020	Commercial
1660 Wilshire Boulevard	1942	5142011001	Office
1709 W 8 th Street	1928	5142014044	Musicians Studios
1800 Maryland Street	1926	5154024011	Apartment
1812 W 5 th Street	1927	5154025010	Apartment

Table C: Properties Given a 3S Status Code (Previously Evaluated and Current Evaluation)

Resource Address	Date Constructed	APN	Property Type
1818 James M Wood Boulevard	1924	5136009001	Commercial
1920 W 3 rd Street	1947	5154027016	Office
1927 James M Wood Boulevard	1960	5142004021	Commercial, Church
1927 W 6 th Street	1923	5154026023	Apartment
2001 Wilshire Boulevard	1923	5141001026	Medical Building
201 S Burlington Avenue	1908	5154021005	Residence
2120 W 7 th Street	1910	5141018004	Commercial
2121 James M Wood Boulevard	1923	5141021067	Apartment
2126 W 7 th Street	1916	5141018005	Commercial Building
215 S Burlington Avenue	1910	5154021008	Residence
2200 W 8 th Street	1928	5141022015	Apartment
2205 W 6 th Street	1916	5154032007	Apartment
2214 W 7 th Street	1922	5141017003	Commercial
2310 Ocean View Avenue	1906	5154037003	Boarding House
232 Union Place	1915	5153009004	Apartment Complex
2320 Ocean View Avenue	1921	5154037005	Apartment
2322 W 3 rd Street	1950	5154035016	Office
2337 Ocean View Avenue	1904	5154036006	Residence
2340 W 3 rd Street	1948	5154035014	Office
2401 W 10 th Street	1923	5136002011	Bungalow Court
2404 Wilshire Boulevard	1960	5141004013	Corporate Office
2410 W 7 th Street	1924	5141015002	Residential, Commercial
2411 W 10 th Street	1912	5136002010	Apartment
2411 W 8 th Street	1959	5141015027	Office
2414 W 7 th Street	1925	5141015001	Commercial
2419 Ocean View Avenue	1909	5155030004	Residence
2430 Ocean View Avenue	1929	5154038006	Apartment
2500 W 6 th Street	1925	5141006001	Self-storage Facility
2500 W 7 th Street	1924	5141014001	Commercial, Mixed Use
2504 Ocean View Avenue	1923	5155029001	Apartment
2510 W 7 th Street	1923	5141014002	Commercial
2520 W 6 th Street	1959	5141006015	Corporate Office
2520 W 7 th Street	1909	5141014029	Commercial
2524 W 7 th Street	1924	5141014030	Courtyard Shops
2556 W 5 th Street	ca. 1940	5155030021	Apartment
2601 W 7 th Street	1923	5141008005	Commercial
2601 Wilshire Boulevard	1952	5141009019	Corporate Office, Showroom

Table C: Properties Given a 3S Status Code (Previously Evaluated and Current Evaluation)

Resource Address	Date Constructed	APN	Property Type
2619 W 8 th Street	1925	5141013019	Apartment
268 S Burlington Avenue	1904	5153002006	Residence
2700 W 7 th Street	1923	5141012001	Commercial
2700 Wilshire Boulevard	1956	5141011020	Corporate Office
2714 W 7 th Street	1910	5141012004	Commercial
272 S Burlington Avenue	1923	5153002001	Bungalow Court
272 S Union Avenue	1890	5153010013	Residence
301 Witmer Street	1924	5153026002	Apartment
303 Loma Drive	1951	5153007022	Office
305 Columbia Avenue	ca 1925	5153019004	Courtyard Housing
311 Witmer Street	1923	5153026007	Apartment
320 Columbia Avenue	1923	5153026009	Bungalow Court
324 Union Place	1925	5153007013	Apartment
331 S Westlake Avenue	1901	5154028017	Residence
335 Witmer Street	1924	5153026016	Apartment
341 S Alvarado Street	ca. 1920	5154030015	Apartment
357 S Alvarado Street	ca. 1920	5154031001	Apartment
360 S Westlake Avenue	1926	5154027031	Apartment
400 S Union Avenue	1922	5153005015	Courtyard Apartments
380 Loma Drive	1923	5153019012	Bungalow Court
401 Loma Drive	1923	5153006008	Bungalow Court
401 S Coronado Street	1961	5155028009	Apartment
401 S Union Avenue	1922	5153003015	Bungalow Court
407 Loma Drive	1925	5153006009	Bungalow Court
410 S Bonnie Brae Street	1904	5154023006	Boarding House
412 S Burlington Avenue	1923	5153003004	Courtyard Apartments
415 S Westlake Avenue	1923	5154029020	Apartment
416 S Westlake Avenue	1923	5154026015	Apartment
425 Loma Drive	1923	5153006012	Bungalow Court
427 S Alvarado Street	ca. 1900	5154031016	Residence
428 S Burlington Avenue	1939	5153003034	Bungalow Court
430 S Union Avenue	1926	5153005019	Apartment
434 South Burlington Avenue	1941	5153004002	Bungalow Court
438 Union Drive	1923	5153006021	Apartment
441 S Burlington Avenue	1922	5154024012	Bungalow Court
451 S Lake Street	1907	5154033014	Residence
452 S Lake Street	1904	5154031021	Residence

Table C: Properties Given a 3S Status Code (Previously Evaluated and Current Evaluation)

Resource Address	Date Constructed	APN	Property Type
500 S Westlake Avenue	1926	5154026019	Apartment
501 S Burlington Avenue	1929	5154025011	Apartment
504 S Westlake Avenue	1930	5154026021	Bungalow Court
508 S Union Avenue	1899	5153005024	Residence
509 Union Drive	1924	5153005007	Apartment
510 S Burlington Avenue	1923	5153004010	Bungalow Court
512 S Park View Street	1928	5154037031	Apartment
513 S Union Avenue	1922	5153004017	Bungalow Court
516 S Union Avenue	1923	5153005026	Apartment
521 S Westlake Avenue	1908	5154029028	Residence
521 Union Drive	1924	5153005005	Apartment
526 S Union Avenue	1922	5153005028	Apartment
607 S Park View Street	1926	5141005007	Elks Lodge (HCM 267)
608 S Westlake Avenue	1924	5142001014	Apartment
620 S Coronado Street	1916	5141006012	Apartment
635 S Westlake Avenue	1939	5141001014	Medical Clinic
666 S Bonnie Brae Street	1910	5142007015	Apartment
667 S Carondelet Street	1917	5141007002	Apartment
668 S Rampart Boulevard	1927	5141008013	Apartment
669 S Union Avenue	1928	5142012004	Apartment
672 S Rampart Boulevard	1916	5141008012	Apartment
675 S Park View Street	1941	5141004004	Commercial
676 S Rampart Boulevard	1916	5141008011	Apartment
694 S Alvarado Street	1928	5141002015	Mixed-Use Commercial
707 S Bonnie Brae Street	1923	5142003012	Commercial
712 S Westlake Avenue	1922	5142003002	Apartment
715 Witmer Street	1927	5143012015	Auto Garage
716 Columbia Avenue	1890	5143012023	Residence
718 Columbia Avenue	1900	5143012022	Residence
718 S Union Avenue	1922	5142024014	Apartment
724 S Carondelet Street	1914	5141015017	Bungalow Court
724 S Park View Street	1957	5141016014	Music Studio
725 S Columbia Avenue	ca. 1905	5141016014	Residence
725 S Westlake Avenue	1925	5141019013	Apartment
727 S Rampart Boulevard	1905	5141012008	Residence
741 S Alvarado Street	1925	5141018014	Commercial
742 S Coronado Street	1901	5141014021	Residence

Table C: Properties Given a 3S Status Code (Previously Evaluated and Current Evaluation)

Resource Address	Date Constructed	APN	Property Type
743 S Burlington Avenue	1906	5142006015	Boarding House
746 S Coronado Street	1928	5141014022	Apartment
750 S Westlake Avenue	1903	5142003009	Residence
806 Columbia Avenue	1902	5143001005	Residence
810 Beacon Avenue	1911	5142017013	Residence
811 Beacon Avenue	1905	5142015020	Residence
812 S Westlake Avenue	1927	5142004003	Apartment
817 Beacon Avenue	1903	5142015016	Residence
824 S Bonnie Brae Street	1893	5142005005	Residence
826 S Burlington Avenue	1899	5142015005	Residence
830 S Park View Street	ca 1920	5141023014	Apartment
833 Beacon Avenue	1905	5142015013	Residence
836 S Burlington Avenue	1899	5142015007	Residence
837 Beacon Avenue	1895	5142015012	Residence
845 S Grand View Street	1924	5141023009	Commercial
847 S Alvarado Street	1918	5141021007	Apartment
908 S Burlington Avenue	ca. 1900	5137001007	Residence
910 S Grand View Street	1910	5136005014	Apartment
915 Grattan Street	1923	5137003007	Apartment
923 Grattan Street	1900	5137003009	Residence
924 S Park View Street	1910	5136004009	Residence
930 S Park View Street	1909	5136004010	Residence
932 S Park View Street	1905	5136004011	Residence
938 S Lake Street	1930	5136006016	Apartment
944 S Park View Street	1909	5136004013	Apartment
945 Beacon Avenue	1922	5137001027	Apartment
945 S Park View Street	1903	5136002012	Apartment
946 S Burlington Avenue	1922	5137001013	Apartment
951 S Grand View Street	1927	5136004018	Flats
953 Beacon Avenue	1890	5137001028	Residence
958 S Lake Street	1922	5136006019	Apartment
972 S Hoover Street	1915	5136003008	Flats
2530 Ocean View Avenue (3B)	1908	5155029016	Apartment
2533 Ocean View Avenue (3B)	1926	5155030009	Apartment
401 S Rampart Boulevard (3B)	1923	5155021006	Apartment
425 S Rampart Boulevard (3B)	1939	5155020011	Apartment
532 S Coronado Street (3B)	1924	5155030026	Apartment

Table C: Properties Given a 3S Status Code (Previously Evaluated and Current Evaluation)

Resource Address	Date Constructed	APN	Property Type
541 S Coronado Street (3B)	1909	5155028027	Residence
550 S Coronado Street (3B)	1923	5155030010	Apartment
571 S Coronado Street (3B)	1923	5155028001	Apartment

Historic Districts. One historic district was identified that appears to meet the criteria for listing in the National Register. The Rampart/Coronado Historic District is composed of 95 properties along Rampart Boulevard, Coronado Street, and Benton Way in the northwest corner of the survey area. The district appears eligible under Criterion A/1/1 because it is an intact concentration that significantly represents the Streetcar Multifamily Development theme. Out of the 95 properties included in the district boundaries, 71 are contributing and 24 are non-contributing, which results in a district with high integrity (75% contributors). Moreover, the character of the streetscape (particularly along Rampart Boulevard) is also largely intact. Maps of this district are included in Appendix D.

California Register of Historical Resources

Individual Resources. Based on the results of the intensive-level survey, LSA found that 58 of the properties appear to meet the criteria for listing in the California Register (see Table D). These resources also appear eligible for designation as LA HCMs. They have not retained a sufficient level of integrity to meet the integrity standards for the National Register, but they have retained sufficient integrity to convey their significant associations for the California Register. The majority of these properties are significant under Criterion A/1/1 as part of the Streetcar Suburbanization Contexts, including:

- 28 Mid-Rise Apartment Buildings (3 or more stories in height);
- 2 Courtyard Apartments;
- 8 Late 19th/Early 20th Century Residences; and
- 10 Commercial and Mixed-Use Buildings (including mixed with institutional).

Other individual resources that appeared eligible for the California Register include corporate offices, properties associated with social organizations or arts institutions, and significant examples of various architectural styles. All 58 properties are listed in Table D.

Table D: Properties Given a 3CS Status Code

Resource Address	Date Constructed	APN	Property Type
1415 James M Wood Boulevard	1925	5143001008	Apartment
1501 W 8 th Street	1924	5142023001	Commercial
1515 W 8 th Street	1914	5142023002	Apartment
1534 W 7 th Street	1911	5142024006	Commercial
1545 Cambria Street	1893	5142024012	Residence

Table D: Properties Given a 3CS Status Code

Resource Address	Date Constructed	APN	Property Type
1550 W 8 th Street	1956	5142018001	Commercial
1810 W 8 th Street	1916	5142005010	Mixed Use Commercial
1833 W 5 th Street	1927	5154024013	Apartment
1918 W 7 th Street	1920	5142003001	Mixed Use Commercial
2000 W 7 th Street	1930	5141019009	Mixed Use Commercial
2001 W 6 th Street	1925	5154029011	Commercial
2010 Wilshire Boulevard	1952	5141002019	Medical Office
2014 W 8 th Street	ca 1925	5141020009	Apartment
2116 W 7 th Street	1923	5141018003	Commercial
227 Columbia Avenue	1928	5153017017	Apartment
2317 James M Wood Boulevard	1902	5141023010	Residence
2401 Wilshire Boulevard	1956	5141005901	School
2415 Ocean View Avenue	1904	5155030003	Residence
2418 W 6 th Street	1924	5141005010	Commercial
2501 W 7 th Street	1924	5141007014	Mixed Use Commercial
322 S Bonnie Brae Street	1895	5154022003	Residence
407 Witmer Street	1923	5153026020	Bungalow Court
412 S Lake Street	1927	5154030022	Apartment
415 Union Drive	1925	5153005013	Apartment
420 S Westlake Avenue	1924	5154026016	Apartment
427 S Grand View Street	1928	5154037010	Apartment
447 S Grand View Street	1926	5154037013	Apartment
502 S Westlake Avenue	1922	5154026020	Apartment
504 S Bonnie Brae Street	1925	5154025008	Apartment
508 Columbia Avenue	1922	5153021009	Bungalow Court
514 Union Drive	1926	5153006018	Apartment
526 Union Drive	1926	5153006016	Apartment
626 S Alvarado Street	1925	5141001019	Apartment
669 S Burlington Avenue	1904	5142007004	Residence
694 S Burlington Avenue	1913	5142011013	Mixed Use Commercial
711 S Rampart Boulevard	1924	5141012002	Apartment
717 S Carondelet Street	1929	5141014003	Apartment
718 S Alvarado Street	1911	5141019003	Apartment
720 S Alvarado Street	1914	5141019004	Apartment
726 Columbia Avenue	1903	5143012021	Residence
729 S Bonnie Brae Street	1927	5142003015	Apartment
729 S Union Avenue	1924	5142016003	Apartment

Table D: Properties Given a 3CS Status Code

Resource Address	Date Constructed	APN	Property Type
732 Columbia Avenue	1904	5143012020	Residence
737 Columbia Avenue	1900	5142022010	Residence
738 S Union Avenue	1908	5142023012	Apartment
744 Beacon Avenue	1925	5142016016	Apartment
746 S Westlake Avenue	1885	5142003008	Boarding House
749 Columbia Avenue	1900	5142021003	Residence
801 S Union Avenue	1912	5142017001	Apartment
807 S Westlake Avenue	1923	5141020008	Apartment
821 Green Avenue	1926	5142018011	Apartment
823 S Bonnie Brae Street	1913	5142004016	Apartment
846 S Union Avenue	1924	5142018007	Mixed Use Commercial
912 S Westlake Avenue	1899	5136008003	Residence
913 Valencia Street	1916	5137004002	Garage
914 S Alvarado Street	1913	5136007002	Apartment
915 S Carondelet Street	1914	5136001005	Apartment
958 S Grand View Street	1912	5136005018	Residence

Historic Districts. One historic district appeared eligible for the California Register. The district represents a single development, called Belmont Square, located at 200–240 Columbia Avenue and 200–252 Columbia Place in the northeast corner of the survey area. Together, the 37 parcels represent a unique multifamily development reminiscent of the row houses found in New York City. Subsequent alterations have made the overall integrity of the property less than what would be required to be eligible for the National Register, but Belmont Square retains sufficient integrity to convey its unique design and historical association with streetcar multifamily development.

City of Los Angeles Historic Cultural Monuments (CHR Status Code 5S)

In addition to the 8 HCMS, which are also determined eligible for the California and National Registers, 9 other properties are designated LA HCMs in the survey area (Table E).

Table E: Properties Designated as LA HCMs

Resource Address	Date Constructed	APN	Resource Name
1610 W 7 th Street	1924	5142016001	Young's Market, Andrews Hardware Co.
2424 Wilshire Boulevard	1924	5141004003	Park Wilshire
2501 Wilshire Boulevard	1932	5141006007	La Fonda Restaurant Building
2512 W 3 rd Street	1927	5155032022	Mother Trust Superet Center
2516 W 3 rd Street	1924	5155032024	Mother Trust Superet Center
403 S Bonnie Brae Street	1898	5154027007	Grier-Musser House

Table E: Properties Designated as LA HCMs

Resource Address	Date Constructed	APN	Resource Name
634 S Alvarado Street	1925	5141001024	Westlake Theatre Building
743 S Grand View Street	1949	5141016015	Chouinard Institute of Arts
826 S Coronado Street	1924	5141025025	Strong Residence

These properties were updated and found to retain integrity. They were not re-evaluated for additional areas of significance within the scope of this survey. They were not re-evaluated for eligibility for the National or California Registers.

One new resource appeared to meet the criteria for LA HCM only. The property at 704 South Alvarado Street is eligible for designation as an LA HCM under Criterion 1 and 3 because the corner unit has been occupied by Langer’s Deli since 1947. Langer’s Deli is the longest-running local establishment in Westlake that has retained its original use and ownership, and it has long been renowned throughout the City for its pastrami sandwiches. The 1950s façade added to the corner of the building embodies the distinctive characteristics of Mid-Century modern design as applied to a restaurant or coffee shop, and possesses high artistic value. The building itself is not eligible for the National or California Registers because as a whole it lacks integrity, but it is considered a Los Angeles institution by many Angelenos. The intersection of Alvarado and West 7th Streets was recently given the name “Langer’s Square” by the City in recognition of the restaurant’s local importance.

There are no other properties identified during this survey that meet the LA HCM criteria only. This is primarily because there is no hierarchy of significance between the National Register, California Register, and LA HCMs, and integrity thresholds for the California Register and LA HCM are very similar.²⁶¹

As stated in earlier sections, all properties that appeared eligible for the National and California Registers are also eligible for designation as LA HCMs as well, and the status code 5S3 applies to these properties in addition to the other status codes it warrants.

Special Consideration in Local Planning (CHR Status Code 6L, 6Q, 6DQ)

These individual resources are not considered significant for purposes of CEQA; however, they merit consideration in the local planning process. The status codes for individual properties, zones, and properties within zones are described below.

Individual Resources (CHR Status Code 6L). LSA used this status code under two circumstances:

- To identify properties that were examples of a historical theme or architectural style, but do not meet the eligibility requirements or integrity standards established for that theme or style. Most of the 6L properties are 1–2 story flats and duplexes associated with streetcar development or post-WWII apartment buildings. These property types are found in large numbers citywide, with

²⁶¹ Janet Hansen, “Survey LA evaluation Criteria,” e-mail to Jenna Snow, September 11, 2008.

excellent concentrations and individual examples located in other parts of Los Angeles. However, continued development could lead to a diminished supply of these property types in the future. As their rarity increases, less-exceptional examples may become comparatively more significant.

- To identify properties where the main resource did not meet the eligibility standards (often due to a lack of integrity), but some element of the resource merited further consideration. For example, an altered, ineligible motel building may have a 6L code because it has retained a notable neon sign, or an altered, ineligible corner market is painted with an intricate mural that is worthy of consideration.

At the CRA's discretion, these properties could be addressed in future plans or design review processes outside of the requirements of CEQA or the Cultural Heritage Ordinance. The survey found 98 properties that warranted a 6L status code.

“Special Consideration” Zones (6Q for Zone, 6DQ for Properties within Zone). Zones with 6Q status are not historic districts, but have retained some basic characteristics that contribute to a historic sense of place. The issue is generally that the area might meet significance criteria, but not the integrity thresholds required for eligibility as a potential historic district. The characteristics worthy of consideration typically include uniform setbacks, building heights, and property types. The CRA could potentially encourage enhancement or restoration the historic identity of these areas by including them in future Design for Development and other planning documents.

The survey found three 6Q zones in the survey area: two are related to streetcar residential development and one is related to streetcar commercial development. These zones include several individually significant resources that help to represent the former character of the area. These zones are depicted in Figure 4, and are included in Appendix D along with potential historic maps.

The 6DQ status code was also given to non-contributors within the Rampart/Coronado potential historic district. This will enable the CRA to consider what effect the development of those parcels will have on the potential district, and foster compatible alterations and/or new construction.

Ineligible Under Any Criteria (CHR Status Code 6Z)

A total of 405 properties were determined ineligible for designation under any criteria and there is no reason to believe they warrant special consideration in local planning. These properties are typically altered to the point that they no longer convey any associations with important time periods, events, or their original architectural styles. These resources are not considered significant for purposes of CEQA.

Not Evaluated (CHR Status Code 7R)

Four properties could not be viewed from the public right-of-way and require special access and property-specific research before they can be evaluated. Prior to any future development project that may affect these properties, additional cultural resources surveys will be needed.



RECOMMENDATIONS

To incorporate the findings of the current study into the preservation and planning processes, LSA recommends the following:

- Adopt the survey findings through the CRA Board, or other appropriate process.
- Make survey findings available to CRA staff, OHR and the public through various means, including the CRA website, ZIMAS, OHR's SurveyLA database, and other City departments.
- Require review of all proposed projects that may affect properties assigned a CHR status code of 1–5 in accordance with the National Historic Preservation Act (NHPA), CEQA, and the City of Los Angeles Cultural Heritage Ordinance. Additional cultural resources studies should not be necessary for these properties unless CRA staff has reason to believe new information will change the survey findings.
- Continue coordination with OHR to ensure lasting compatibility between OHR/CRA survey findings. This could potentially include modifying eligibility requirements in the future for specific property types to maintain consistency with citywide eligibility requirements as they develop through SurveyLA.
- Assist the public with understanding the implications of survey findings, including new or additional processes and/or permits that may be required and preservation incentives available to them. This could be accomplished through explanatory handouts, information on the CRA website, and/or public workshops. Continued coordination with OHR on these efforts will conserve resources and streamline public outreach citywide.
- Incorporate the survey findings into future Design for Development plans and other CRA planning documents. Planning documents should guide future development toward preserving the area's historic character through the preservation and/or rehabilitation of individually significant resources and potential historic districts, compatible infill development, and new construction that celebrates the area's unique historic identity as a dense streetcar suburb. Properties that merit special consideration (6L, 6Q, 6DQ) may be included in Design for Development plans and other planning documents.
- Promote the use of available preservation incentives, including:
 - The Federal Historic Preservation Tax Incentives program encourages private sector rehabilitation of historic buildings and is one of the nation's most successful and cost-effective community revitalization programs. The survey results show that 192 properties are potentially eligible to receive 20 percent Federal Tax Credits for Rehabilitation. Buildings that are already listed in the National Register are considered "certified historic structures" for the purposes of the incentive. Owners of buildings that are not yet listed individually in the National Register of Historic Places or located in districts that are not yet registered historic districts may use the Historic Preservation Certification Application, Part 1, to request a preliminary determination of significance from the National Park Service. Alternatively, the owner could also prepare an application for listing in the National Register. More information on the Federal Historic Preservation Tax Incentives program is available

through the National Parks Service website²⁶² or through the California Office of Historic Preservation, which administers the program for the state.²⁶³

- The California Historical Building Code (CHBC) provides regulations for the preservation, restoration, rehabilitation, relocation, or reconstruction of qualified historic buildings or properties. These regulations are intended to facilitate alternative solutions for such historic buildings or properties so as to preserve their original or restored architectural elements and features as well as meet safety, access, and energy efficiency needs.²⁶⁴
- The Mills Act Historical Property Contract Program allows qualifying owners to receive a potential property tax reduction and use the savings to help rehabilitate, restore, and maintain their buildings. The Mills Act is one of the most important economic incentive programs in California for the restoration and preservation of historic buildings by private property owners. In Los Angeles, the Mills Act program is administered by OHR.²⁶⁵
- In addition to established preservation incentives, the CRA could adopt new incentives or strategies intended to improve the level of historic integrity of the area overall, including rehabilitation design assistance and small grants for restoration work. It is worth noting that Community Block Development Grant (CDBG) monies can be used for historic preservation projects.²⁶⁶ Other incentives to consider include reduced parking and/or landscaping requirements, and/or density bonuses.
- LSA recommends that this survey be updated in five years to re-examine the status of properties in the survey area and incorporate new information about significant themes for Westlake. A future survey update could also incorporate SurveyLA findings as appropriate.

²⁶² <http://www.nps.gov/hps/tps/tax/brochure1.htm#structure>.

²⁶³ http://ohp.parks.ca.gov/?page_id=24626.

²⁶⁴ <http://www.dsa.dgs.ca.gov/SHBSB/default.htm>.

²⁶⁵ <http://preservation.lacity.org/mills-act?phpMyAdmin=656bde215507386e6e1906d727c09691>.

²⁶⁶ http://www.mainstreet.org/MediaLibrary/HUD_Historic_Pres_and_CDBG_Use.pdf.

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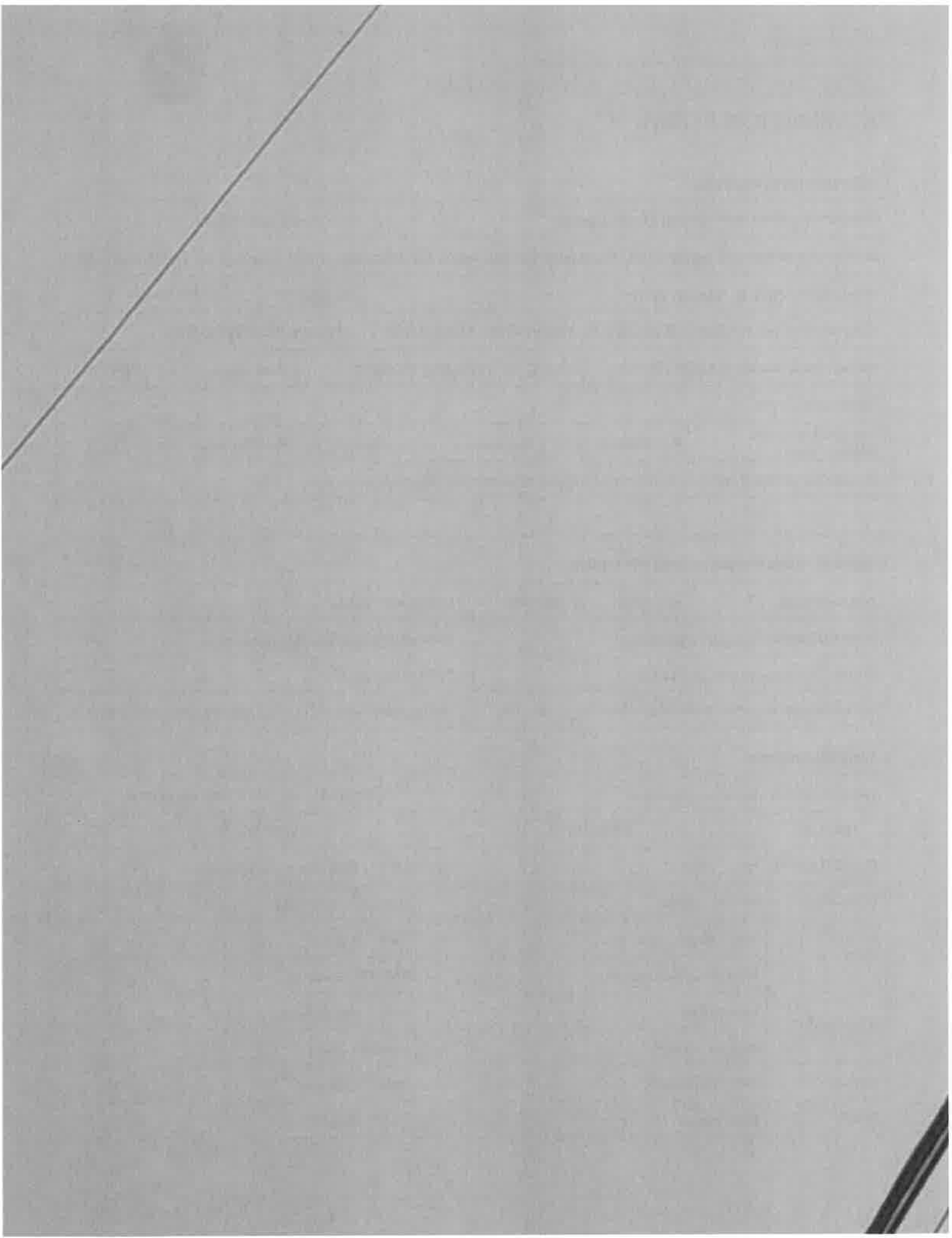
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Attachment 2

Introduction





HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: B'nai B'rith Lodge		First Owner/Tenant	
Other Associated Names: Eagles Hall, Safeway Employee's Clubhouse, Joint Council of Teamsters Bldg			
Street Address: 864 S. Union Ave		Zip: 90017	Council District: 1
Range of Addresses on Property: 838-850 S. Union Ave, 1547-1555 V		Community Name: Westlake	
Assessor Parcel Number: 5142018007	Tract: E. K. GREEN TRACT	Block: none	Lot: FR7
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1923	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? Select
Architect/Designer: Samual Tilden Norton	Contractor: B'nai B'rith Bldg Association	
Original Use: Lodge rooms, and stores	Present Use: none	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Beaux Arts Classicism		Stories: 3	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Steel	Type: Concrete poured/precast	
CLADDING	Material: Select	Material: Terra cotta	
ROOF	Type: Select	Type: Select	
	Material: Rolled asphalt	Material: Select	
WINDOWS	Type: Fixed	Type: Double-hung	
	Material: Wood	Material: Steel	
ENTRY	Style: Centered	Style: Off-center	
DOOR	Type: Glass	Type: Plank	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

	See attached exhibits.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/>	Listed in the National Register of Historic Places
<input type="checkbox"/>	Listed in the California Register of Historical Resources
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers
<input type="checkbox"/>	Located in an Historic Preservation Overlay Zone (HPOZ)
<input type="radio"/>	Contributing feature
<input type="radio"/>	Non-contributing feature
<input checked="" type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)
	Survey Name(s): SurveyLA-Jewish History Context Westlake Redevelopment Area Westlake Redevelopment Area
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

<input checked="" type="checkbox"/>	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
<input type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: David A. Silvas & Pini Dunner		Company:	
Street Address: 113 N San Vicente Blvd		City: Beverly Hills	State: CA
Zip: 90211	Phone Number: 310-461-4311	Email:	

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name:		Company: Catholic Charities of Los Angeles, Inc.	
Street Address: 1531 James M Wood Blvd		City: Los Angeles	State: CA
Zip: 90015	Phone Number: (213) 251-3400	Email: davidsilvas@mac.com	

Nomination Preparer/Applicant's Representative

Name: Steven Luftman		Company:	
Street Address: 1212 S Orlando Ave		City: Los Angeles	State: CA
Zip: 90035	Phone Number: 310-503-9958	Email: sluftman@yahoo.com	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Nomination Form | 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation |
| 2. <input checked="" type="checkbox"/> Written Statements A and B | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations
(include first construction permits) |
| 3. <input checked="" type="checkbox"/> Bibliography | 7. <input checked="" type="checkbox"/> Additional, Contemporary Photos |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Facade
(8x10, the main photo of the proposed monument. Also
email a digital copy of the main photo to:
planning.ohr@lacity.org) | 8. <input checked="" type="checkbox"/> Historical Photos |
| | 9. <input checked="" type="checkbox"/> Zimas Parcel Report for all Nominated Parcels
(including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Steven Luftman

May 11, 2020

Name:

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

**B'nai B'rith Lodge/846 South Union Avenue
AFL Teamsters Addition/1545 West James M. Wood Boulevard**

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

The B'nai B'rith Lodge building at 846 S. Union Ave. (subject building #1) contains assembly rooms, a library, billiard and reception rooms, staff and committee offices, and meeting spaces. The building comprises the following addresses: 838-850 S. Union Ave, and 1547-1555 W. James M. Wood Blvd. (formally 9th Street). The property occupies a rectangular parcel of 20,773.3 square feet that is located at the northeast corner of Union Ave. and James M. Wood Blvd. The AFL Teamsters Addition (subject building #2), is attached to the east side of the B'nai B'rith Lodge building and comprises the address 1543-1545 W. James M. Wood Blvd. The subject buildings are in the southeastern portion of the Westlake Community Plan Area of central Los Angeles.

The topography of the area is slightly sloped, rising to the north, and exhibits rectilinear street patterns. The area's largely orthogonal street pattern oriented 38-degrees from the cardinal directions reflects its topography as well as its development history, particularly its inclusion in one of the earliest land surveys of Los Angeles.

Although the area was initially almost exclusively residential in development, it evolved to include a diverse mix of commercial, institutional, and religious properties.¹

James M. Wood Blvd is primarily a commercial corridor characterized by paved parking lots, and one-, two-, and three-story commercial and religious buildings from the 1920s through the 1950s. Union Ave. is zoned multifamily and commercial, and is characterized by vacant land, paved parking lots, three- and four-story apartment buildings, and a few low-rise commercial buildings. Most of the buildings in the area, including the subject buildings, have no setbacks from the sidewalk.

The B'nai B'rith Lodge building occupies Lot 7 and a portion of Lot 8 of the E.K. Green Tract. The AFL Teamsters Addition occupies a portion of Lot 8 of the E.K. Green Tract. The E.K. Green Tract was subdivided in 1895.

Exterior

The property at 846 S. Union Ave. contains two buildings: the B'nai B'rith Lodge built in 1923-1924, and the AFL Teamsters Addition built in 1946-1948.

The B'nai B'rith Lodge exhibits character-defining features of Beaux Arts style architecture. It is rectangular in plan with a flat roof and exhibits two primary façades along the intersection of Union Avenue and James M. Wood Boulevard. The building is constructed of concrete and structural steel

¹ City of Los Angeles, "Intensive Survey; Westlake Recovery Redevelopment Area " (Community Redevelopment Agency, Hollywood and Central Region, 2009).

with elaborate polychrome brickwork and Batchelder Terra Cotta masonry on the two primary façades.

The building is three stories in height. There are ten dramatic arched openings along Union Ave., and five along James M Wood Blvd. The arches stretch from the base of the second floor to the ceiling of the third floor. There are fire escapes at the second arch from the north on Union Ave., and the third arch from the west on James M. Wood Blvd. Within each arch along James M. Wood Blvd. and the two southernmost on Union Ave, fenestration contains tripartite windows on the second and third floors. The windows are wood-framed, and those on the second floor feature opening one-over-one sides, with a fixed picture window in the center. The third-floor windows are curved to match the arch at their tops; the center window is an opening one-over-one, and the sides are fixed. Within each arch there is a short railing on the second floor.

Along James M Wood Blvd. the seven arched openings north of the two most southern arches span the second and third floors, reflecting the two-story meeting hall behind. The wood-framed windows here are divided into four panes by two vertical mullions and a single horizontal mullion. These windows have faux stained glass, reflecting the last tenant of the building, the Lighthouse Mission Church.

The northernmost arched opening is blind with elaborate brick infill, and a smaller arch with a simple wood-framed double-hung one-over-one window centered at the base of the second floor.

Above each arch is a round cartouche alternately decorated with the initials AFL, the wagon wheel Teamsters emblem, and a waving American flag.

The building is topped with an entablature that is resting on the brick pilasters and terra cotta twisted spiral corner colonettes. The entablature is made up of an architrave in a terra cotta Greek fret and brick design, and above the Greek fret is a stringcourse of terra cotta tile that curves around all three of the building's public-facing corners. Above the stringcourse is a simple frieze of brick in a stretcher bond. A thin terra cotta stringcourse separates the frieze and the cornice. The cornice is dominated by terra cotta tiles bearing a floral motif.

The first-floor façades on Union Ave. and James M. Wood Blvd. are primarily sheathed in gold-beige 18"x18" granite tiles. The primary entrance to the building is on Union Ave., located under a simple rectangular marquee. The entry vestibule is framed by pilasters made from black granite tiles. Within the vestibule are a pair of aluminum-framed glass doors; to the left of the doors is a fixed glass panel, and to the right of the doors is an additional aluminum-framed glass door. The vestibule is also sheathed in gold-beige 18"x18" granite tiles. There is a baseboard of black tiles and there are black tile pilasters at the three public facing corners of the building. Along the first-floor façade there are three large gray granite, black-framed rectangles north of the main entrance, and four gray granite, black-framed rectangles south of the entrance. The rectangular panels align between the archway fenestration on the second and third floors. There are four gray granite rectangular panels on the first floor of the James M Wood façade; these panels also align between the upper-floor archway fenestration. Above the entry marquee is a white cross mounted in front of the second and third-floor arch.

Separating the first and second floors is a simple frieze of brick in a stretcher bond. Mounted on the frieze, wrapping around the corner of Union and James M. Wood, is a LED programmable message

display sign. Below the frieze is a simple terra cotta stringcourse, and above the frieze is a terra cotta stringcourse in the form of an egg-and-cable design.

The AFL Teamsters Addition was built in 1946-1947, and exhibits character-defining features of Mid-century Modern style architecture. It is rectangular in plan with a flat roof and exhibits one primary façade along James M. Wood Boulevard. The building is constructed of concrete and structural steel with a simple brick façade that matches the B'nai B'rith building in color.

The first-floor façade on James M. Wood Blvd. is primarily sheathed in gold-beige 18"x18" granite tiles, matching the B'nai B'rith building. There is an entrance to the building located under a simple rectangular hood that projects out from the building; this hood lines up with a stringcourse. Under this hood is a gray metal doorway. At the west and east corners of the addition are pilasters made from black granite tiles.

Between the first and second floors is a frieze of brick laid in a stretcher bond, and above the frieze is a stringcourse of bricks projecting out of the building. The stringcourse and frieze match the height and width of the B'nai B'rith building.

Windows are grouped into three rectangles that rest on the stringcourse. Each rectangle is framed in projecting brick trim. The outer rectangular groupings feature four windows on both the second and third floors. The metal-framed window units within these groupings feature four panes in each unit. The upper and lower panes are fixed; of the two middle panes, the upper one opens as an awning window, and the lower as a hopper. Between the floors are flat plaster panels that are recessed to match the windows depth. The center rectangular grouping matches the outer rectangular grouping but contains two window units per floor.

Above the third-floor windows are two projecting brick stringcourses, that line up with the cornice and architrave of the entablature of the B'nai B'rith building.

The north elevation faces a private alley and lacks ornamentation; it is faced with smooth plaster. There is a pair of large double-steel doors behind an accordion-folding steel gate near the east corner of the B'nai B'rith building. Directly above the door, on the second floor, is a recessed large multi-paned, steel sash casement window. Centered above the large second-floor window, on the third floor, is a smaller multi-paned steel sash fixed window. There is a fire escape on the second and third floor that is accessed from multi-paned, steel sash double-hung window. Additionally, there are three multi-paned, steel sash fixed window on the first-floor, two smaller multi-paned, steel sash fixed windows on the second floor, and six simulated divided-light sliding window on the third floor. At the northeast corner of the B'nai B'rith building, the elevator tower rises ten additional feet above the rest of the building.

The Teamster Addition's north elevation is also faced with smooth plaster. This building is two-stories tall on the north side. There is an entrance with a pair of aluminum-framed glass doors, two additional doorways behind steel gates, and a window behind a steel gate.

The east elevation of the subject building is attached to the neighboring building. Where the east elevation is visible, it is a plain brick wall.

Interior

We were not able to access the interior of the subject buildings.

Alterations

The building's current appearance and alteration permits from the Los Angeles Department of Building and Safety (LADBS) show the following alterations:

The building was originally built with eleven storefronts. These storefronts were removed as part of the AFT Teamsters renovations in August of 1941 (LADBS 1941LA19849). The AFL Teamsters renovations also included replacing the original iron and glass marquee with the current marquee, and there were extensive interior changes at this time.

The neon Teamsters signs which were added in 1943 and 1947 have been removed. There is a white cross mounted above the front entry, and a LED programmable message display sign mounted to the frieze between the first and second floors at the corner of Union and James M. Wood.

In 1983 a major renovation took place, changing the use of the building to a trade school by Southland College (LADBS 1983LA59986). It is likely that during this renovation the first-floor façades were covered with granite tiles.

While all the original fenestration on the public façades is extant, six windows on the north face third floor have been replaced within their original openings.

A full list of building permits is included in the exhibits.

Character-Defining Features

Site

- Subject building's placement, flush with the sidewalk at the northeast corner of Union Ave. and James M. Wood Blvd.

B'nai B'rith Lodge Building Exterior

- Rectangular shaped plan
- Concrete and steel structure
- Flat roof behind parapet
- Beaux Arts style architecture
- Elaborate polychrome brickwork
- Batchelder Terra Cotta facing
- Batchelder Terra Cotta twisted spiral corner colonettes
- Batchelder Terra Cotta tiles bearing a floral motif
- Simple Batchelder Terra Cotta stringcourse
- Batchelder Terra Cotta stringcourse in the form of an egg-and-cable
- Entablature made up of an architrave in a terra cotta Greek fret and brick design, Greek fret in a stringcourse of terra cotta tile, that curves around the building's three public facing corners

- AFL, wagon wheel Teamsters' emblem, and a waving American flag cartouches above arches

AFL Teamsters Addition Exterior

- Rectangular shaped plan
- Flat roof behind parapet
- Mid-century Modern style architecture
- Brick-faced façade
- Windows grouped into three rectangles
- Metal-framed window units, featuring four panes in each unit; upper and lower panes are fixed, with awning window, and hopper window
- Stringcourses, that line up with the original stringcourses, the cornice, and the architrave of the entablature of the B'nai B'rith building

B. Statement of Significance

Summary

The B'nai B'rith Lodge and AFL Teamsters Addition meet the following criteria for designation as a Los Angeles Historic-Cultural Monument (HCM):

Criterion A: Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community, for its association with the development of the Los Angeles Jewish Community as the home of the Independent Order of B'nai B'rith. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community, for its association with the AFL Teamsters Union.

Criterion C: It embodies the distinctive characteristics of a style, type, period, or method of construction as a distinguished example of a Beaux Arts style social club meeting hall.

The B'nai B'rith Lodge meets Criterion A as it was built in 1923-1924 as the new home for the Los Angeles Lodge No. 487, Independent Order B'nai B'rith. It was built as the prestigious center of Los Angeles Jewish culture, educational, and social activities.

The building is also significant under Criterion C. Designed by prominent Los Angeles architect S. Tilden Norton, the B'nai B'rith Lodge is a distinguished example of a Beaux Arts style social club meeting hall. The subject building's primary façades of dramatic arched openings, elaborate polychrome ornamental brick, and Batchelder Terra Cotta embody the distinguishing characteristics of the Beaux Arts architectural style.

Additionally, it meets Criterion A for its association with the AFL Teamsters Union. In 1941 the Los Angeles Joint Council of Teamsters #42 purchased 846 S Union Ave. to use as their Los Angeles headquarters. This was a time of rapid growth for the union; by 1939 the Los Angeles Joint Council of Teamsters #42 had become the single largest trade union in the city. From 1941 to 1978, when the subject buildings were sold, they were at the center of the Teamsters Unions activities in Southern California. These activities included planning and negotiating contracts, votes, and lectures as well as civil rights actions, social actions, boycotts, and strikes. The AFL Teamsters Addition at 1545 W. 9th St. (now 1545 W. James M. Wood Blvd.) was constructed on the east side of the subject building in 1946-1947.²

In 2009 the Westlake Recovery Redevelopment Area Intensive Survey identified the B'nai B'rith Lodge as appearing eligible for the California Register as an individual property through survey evaluation. In 2016 SurveyLA citywide historic context statement for Jewish history identified the subject building as a potential resource for its association with Los Angeles's Jewish Community.³

² "Teamsters Lay Cornerstone," *Los Angeles Times*, October 28 1941; J.H.M. Laslett, *Sunshine Was Never Enough: Los Angeles Workers, 1880-2010* (University of California Press, 2012), 355.

³ City of Los Angeles, "Intensive Survey; Westlake Recovery Redevelopment Area "; "Los Angeles Citywide Historic Context Statement Context: Jewish History," SurveyLA (Los Angeles: City of Los Angeles, 2016).

Development of the B'nai B'rith Lodge

The plans for a new lodge hall were made public in 1921 with the announcement of a social dance in the ball room of the Ambassador Hotel, with the proceeds going to a new building fund. The new building was going to be the center of Jewish culture, educational and social opportunities in Los Angeles, "a golden dream, which, when a realization, will mean the combined respect of our Christian neighbors—and a standard of prestige which we, locally, have yet to attain."^{4 5}

B'nai B'rith Los Angeles Lodge No. 487 had built two previous lodge buildings. The second hall at 711 W. 17th St. (demolished) was built in 1910 when the organization had a membership of 330. By 1921 the membership was approaching 1200 persons, and the old lodge was deemed no longer adequate.⁶

To pay for the new building, fundraisers were organized. There was a recruiting drive to increase membership to 2000, and bonds were sold to raise \$150,000.⁷

Noted architect S. Tilden Norton was retained to design the building. Mr. Norton was a long-time member of Independent Order of B'nai B'rith (IOBB) and he was appointed to the Building Committee.⁸

The new lodge was located on the 9th Street streetcar line. The building would be three-stories tall, with an assembly banquet hall reached by a grand staircase from the main entrance on Union Avenue and by elevators. There would be two large lodge rooms, dance floors, a library, billiard room, and reception rooms. There was a room for officers and separate rooms for the president, secretary and the various committees. In the basement was a pool, gymnasium, lockers, and showers. On the first floor there were eleven rentable storefronts.⁹

The structure was to be one of the finest and best equipped lodges in Southern California.¹⁰ The B'nai B'rith Messenger described the new building months before it opened:

...it stands as a monument to the endeavor of Los Angeles B'nai B'rith and a tribute to Los Angeles Jewry as a whole.

The exterior of the building is constructed of ornamental brick, and Batchelder Terra Cotta, finished in polychrome. The main entrance, on Union street (sic), is emphasized by an

⁴ "New Building of B'nai B'rith Lodge," *B'nai B'rith Messenger*, February 4 1921.; "Lodge to Be of Moorish Type.: B'nai B'rith's New Home to Be Started at Once," *Los Angeles Times*, August 14 1910.

⁵ "Vice-President Jack Friedlander Makes Brilliant Record," *B'nai B'rith Messenger*, December 5 1924.

⁶ "B'nai B'rith Hall Is Now Offered for Sale," *B'nai B'rith Messenger*, August 5 1921.

⁷ "Volunteer Committee Asked to Sell Bonds for New Building," *B'nai B'rith Messenger*, January 26 1923.; "New Holding Company Organized for B'nai B'rith Building," *B'nai B'rith Messenger*, December 21 1923.

⁸ Paul Shapiro, "Passing Events in Los Angeles Lodge No. 487," *ibid.*, January 13 1921.

⁹ "B'nai B'rith to Erect Building," *Los Angeles Times*, April 1 1923.

¹⁰ *Ibid.*

ornamental iron Marquise... The whole of the front elevation is of unique design, resembling the weaving of an oriental rug, with brick of Persian colors, blended and designed into panels. Alternating throughout the whole front are the "Mogen David,' and the Menorah."¹¹

The subject building opened in October 1924 to great fanfare including front page coverage in the *B'nai B'rith Messenger*.¹² Before the building opened, however, it was evident that the debt was a strain on the IOBB. Weeks before the grand opening, B'nai B'rith Vice-President Jack Friedlander wrote:

"The B'nai B'rith Lodge has established a certain high type of integrity in which the people have confidence as is shown by the readiness with which the building bonds have been purchased making this splendid edifice possible. It is now incumbent upon the lodge to justify this faith by bending every effort to see that the building be made self-sustaining and the investment secure.

"Many poor people look upon this venture as an investment and have purchased bonds with their hard-earned savings which they could ill afford to lose.

We of the lodge have assumed a responsibility and we must now bend every effort toward establishing a liquidating fund so that the obligation can be met fully, and promptly."¹³

In ensuing years, the building served the B'nai B'rith Lodge well; for a time it became a center for Jewish life in Los Angeles. IOBB's membership reached an all-time high, with the initiation of 500 new members at the subject building in May of 1925. Representatives for charitable Jewish organizations from across the country met at 846 S Union Ave., including meetings of the United Jewish Appeal in 1927 and 1928. The Jewish National Fund held a meeting about rebuilding the Land of Israel, and there were benefits held for the suffering Jews of Europe. Along with the regular weekly meetings of the IOBB, there were concerts, dances, Anti-Defamation League meetings, and yearly High Holy Days services. Additionally, the hall was rented out to diverse groups including the Church of Jesus Christ of Latter-Day Saints for a Christmas party, and the French colony of Los Angeles for a Bastille Day pageant.¹⁴

¹¹ "Beauty of Design and Jewish Significance," *B'nai B'rith Messenger*, May 2 1924.

¹² "Immense Assemblage Assists in B'nai B'rith Building Opening," *B'nai B'rith Messenger*, October 31 1924.

¹³ Jack Friedlander, "Vice-President Friedlander Makes Constructive Suggestions," *ibid.*, October 10.

¹⁴ "Rabbi to Visit City in Aid of Jerusalem Plan," *Los Angeles Times*, December 4 1924.; "Concert to Be Given," *Los Angeles Times*, December 17 1924.; "Polished Floors Shine, Musicians Tuning Up," *B'nai B'rith Messenger*, November 21 1924.; M. M. Warshaw, "Lodge Offers Treat to Music Lovers," *B'nai B'rith Messenger*, January 2 1925.; "Five Hundred Members to Be Initiated Next Tuesday," *ibid.*, May 22.; "Rabbi Asks Funds for Jerusalem," *Los Angeles Times*, December 8 1925.; "Mormans Arrange Christmas Party," *Los Angeles Times*, December 24 1925.; "Welfare Meeting Set," *Los Angeles Times*, February 2 1926.; "Jewish Charities Expand," *Los Angeles Times*, February 12 1926.; "French Celebrate Tomorrow," *Los Angeles Times*, July 13 1926.; "B'nai B'rith Throws Open Doors to United Appeal Leaders," *B'nai B'rith Messenger*, June 10 1927.; "Hebrews Observe Days of Atonement," *Los Angeles Times*, September 18 1926.; "Zionist Chiefs to Be Installed by District Club," *Los Angeles Times*, November 7 1926.; "Judge Isadore H. Golden Will Speak," *Los Angeles Times*, December 12 1927.; "Success of Jewish Aid Plea Urged," *Los Angeles Times*, May 7 1928.; "Appeal to Get B'nai B'rith

The eleven storefronts also served the members and the community; most importantly there was an Employment Bureau that was formed to serve as a benefit to the IOBB members, and there was also a barber, a fruit and vegetable stand, restaurants, cleaners, an auto parts store, and a tobacco stand.¹⁵

In November of 1930, 846 S. Union was sold to the Los Angeles Aerie 102 Fraternal Order of Eagles (FOE). Outgoing IOBB president Benjamin Scheinman listed the disposal of the lodge's building as the foremost accomplishment, saying "it had long been a heavy financial burden to the organization and hindered its functioning in a broader manner."¹⁶

The Fraternal Order of Eagles are an international non-profit organization founded in 1898. They are best known for their advocacy for the idea of Mother's Day. In the 1930s they were advocates of the "New Deal", promoted social legislation, old-age pensions, Social Security and workmen's compensation. Los Angeles Aerie 102 Fraternal Order of Eagles purchased 846 S Union Ave. as their new home; their former headquarters at 617 Venice Blvd. (demolished) was inadequate due to increased membership.¹⁷

The FOE hired architect Richard D. King for alterations including a new ventilation system, painting, wood and glass partitions, new storefronts and first-floor interiors.¹⁸

Along with hosting fraternal meetings and functions, the FOE rented the subject building to other groups including a benefit ball for Menorah Center, Jewish High Holy Days services, and a Slavonic entertainment ball.¹⁹

In 1935 the subject building was purchased by Safeway Stores with the Safeway Employees' Association, to be used as a clubhouse for Safeway's 3000 employees. During their ownership of 846 S Union Ave, they held dinners, dances, theatrical entertainment, parties, and athletic events in the building. The Safeway Employees also rented out the hall for dances, festivals, and fundraisers.²⁰

Aid," *Los Angeles Times*, July 10 1928.; "Bogen Funeral to Be Tomorrow," *Los Angeles Times*, July 2 1929.; "National Fund Nite at Lodge," *B'nai B'rith Messenger*, February 9 1930.

¹⁵ "B. B. Employment Agency Has Splendid Applicants," *B'nai B'rith Messenger*, January 17 1930.; "Blum's Hungarian Restaurant," *B'nai B'rith Messenger*, August 6 1926.

¹⁶ "Los Angeles B.B. Lodge to Install Its Officers," *B'nai B'rith Messenger*, January 9 1931.

¹⁷ "About the Eagles / Who We Are," Fraternal Order of Eagles, <https://www.foe.com/About-The-Eagles/Who-We-Are>.; "Eagles Buy Edifice for New Aerie," *Los Angeles Times*, January 6 1931.; "Pensions Sought for Aged," *Los Angeles Times*, February 5 1930.; "Poorhouse Condemned by Eagles," *Los Angeles Times*, July 7 1930.

¹⁸ "Alterations to Lodge Building to Be Started," *Los Angeles Times*, November 9 1930.

¹⁹ "Benefit Ball Scheduled-Menorah Center," *Los Angeles Times*, March 31 1932.; "Jews Plan Observance of Holidays," *Los Angeles Times*, September 16 1933.; "Slavonic Group Program Slated," *Los Angeles Times*, April 23 1932.; "Benefit Show Planned," *Los Angeles Times*, December 16 1932.

²⁰ "New Clubhouse for Chain Store Workers Open," *Los Angeles Times*, January 18 1935.; "Safeway Workers Celebrate Tonight," *Los Angeles Times*, January 15 1936.; "Montanans Here on Visit," *Los Angeles Times*, January 21 1936.; "Swedish Dances Held at Festival," *Los Angeles Times*, November 23 1939.; "Utility Staff Gives Finn Aid," *Los Angeles Times*, February 3 1940.

Development of the Joint Council of Teamsters #42 Building -AFL Teamster Hall and the AFL Teamster Addition

In 1940 the subject building was advertised for sale for \$60,000. The building was purchased in 1941 by the Joint Council of Teamsters #42.²¹

The establishment of 846 S. Union Ave. as the headquarters of the AFL Teamsters Joint Council #42 came at a period of unprecedented growth for the International Brotherhood of Teamsters (IBT) in Southern California. This period of growth was led by Dave Beck starting around 1936. In 1937 Mr. Beck formed the Western Conference of Teamsters expressly to further grow the IBT's membership on the West Coast. Beck's aggressive tactics are credited for the Teamsters successes in this period. Los Angeles's Teamsters Joint Council 42 included short-haul drivers, long-distance operators, and deliverymen. They had organized more than twenty-five thousand truck drivers and had become the largest single trade union in the city.²²

The cornerstone-laying ceremony was attended by Daniel Tobin, president of the IBT from 1907 to 1952, and Dave Beck. At the time Mr. Beck was vice president of the IBT; he served as president from 1952-1957.²³

Labor union successes continued in Los Angeles. Between 1941 and 1945, membership doubled in size; the combined membership of the AFL and the CIO in Los Angeles County rose by more than one hundred thousand. (The AFL and CIO remained separate until they merged in 1955²⁴). The Teamsters led the way, enrolling truck drivers from United Parcel Service and other delivery firms as well as the milk delivery drivers who worked at 450 Southern California dairies.²⁵

Apparently, the Teamsters growth and successes led to the need for more space; in 1946 the Teamsters Joint Council #42 retained architect Howard G. Elwell to design an approximately 24,000 square-foot addition to the east side of the 1923 B'nai B'rith building.²⁶

This success was all the more remarkable given that Los Angeles was known as an anti-union city before the Teamsters' late 1930s efforts. As told in John Laslett's history of the Los Angeles labor

²¹ "Attention Clubs & Lodges," *Los Angeles Times*, April 7 1940.; "Teamsters Lay Cornerstone."

²² Laslett, *Sunshine Was Never Enough: Los Angeles Workers, 1880-2010*.

²³ "Teamsters Lay Cornerstone."

²⁴ Britannica, T. Editors of Encyclopaedia. "AFL-CIO." Encyclopedia Britannica, August 5, 2021.

<https://www.britannica.com/topic/AFL-CIO>. Accessed April 22, 2022

²⁵ Laslett, *Sunshine Was Never Enough: Los Angeles Workers, 1880-2010*.; Donald Garnel, *The Rise of Teamster Power in the West* (Berkeley and Los Angeles, California: University of California Press, 1972).

²⁶ LADBS 1946LA11425

movement, *Sunshine Was Never Enough*, "Until World War II, in fact, Los Angeles was known as the open shop capital of the United States."²⁷

The *Los Angeles Times* was also notoriously anti-union during this period. After taking the paper over from his father-in-law in 1917, Harry Chandler said: "There is one city in the United States where a labor strike has never been able to succeed. That city is Los Angeles. The reason is because it has the *Los Angeles Times*." Slanted anti-union coverage continued when Norman Chandler took over the paper in the 1940s; Mr. Chandler told Newsweek in 1967, "We were kind of lopsided in those days. If we gave the Republicans a big story, we'd give the Democrats a small one. And we only gave management's side in labor disputes."²⁸

One measure of the Teamsters economic successes for its members is wages. In 1936, previous to IBT's Los Angeles union drive, the prevailing wages for a truck driver in the Los Angeles metro area was close to half that of San Francisco where the trucking industry was highly unionized. The Teamster's first contract signed in June 1937 called for an hourly rate of .75 cents an hour, around the same as that of San Francisco.²⁹

During the period of significance for its association with the Teamsters Union, there were many labor actions called for, voted on, and negotiated at the subject building. These actions had far-reaching impacts to both the economic and social history of the region and nation. Major strikes include the 1946 Milk Drivers, and multiple Los Angeles transit strikes including those in 1950, 1953, 1955, 1960, and 1973. In 1955 a truck drivers' strike paralyzed commerce and manufacturing across the western United States for 23 days; it ended with the Teamsters' demands largely met with a three-year contract. In 1958 there was a truck driver lockout followed by a strike; the 33-day stoppage ended with a 23½ cent raise. In 1955 a three-month rock, sand, and gravel truck drivers' strike idled 100,000, and resulted in an .11 cent pay raise.³⁰

In 1967 the Los Angeles Newspaper Guild gathered in the subject building and voted to strike the *Los Angeles Herald-Examiner*.³¹ The strike finally ended in March 1977, but the paper never recovered, closing its doors on November 2, 1989.³²

²⁷ An *open shop* is a factory, office, or other business establishment in which a union, chosen by a majority of the employees, acts as representative of all the employees in making agreements with the employer, but in which union membership is not a condition of being hired. Labor Unions have argued against the open shop, seeing it as an attempt to drive unions out of industries.

²⁸ Shaya Tayefe Mohajer, "The L.A. Times Flirts with Unionization, Defying Its History," *Columbia Journalism Review*, https://www.cjr.org/united_states_project/los-angeles-times-union.php.

²⁹ Garnel, *The Rise of Teamster Power in the West*.

³⁰ Harry Bernstein, "Pension Proposal Settlement Fades in Rtd Negotiations," *Los Angeles Times*, December 18 1973, 3; "Milk Drivers Vote to Seek Arbitration," *ibid.*, June 13 1946; "Transit Tie-up Threat Grows as Union Reject Wage Offer," *Los Angeles Times*, January 18 1952; "Paralyzing Coast Truck Strike Ends," *Los Angeles Times*, June 10 1955; "Teamsters Vote Down Move to End Rock Strike," *Los Angeles Times*, November 12 1955.

³¹ In 1967, the Hearst syndicate's *Herald-Examiner* was the largest afternoon paper in the nation.

³² Jack and Dreyfuss Smith, John, "Herald-Examiner Guild Strike Halts Newspaper's Publication," *Los Angeles Times*, December 16 1967.

In 1957 the Joint Council of Teamsters No. 42 completed a new \$2,000,000 five-story building at 1616 W 9th St. (now 1616 W. James Wood Blvd.—demolished), kitty-corner from the subject building. While many of the offices of the Joint Council of Teamsters No. 42 moved to the new building, many of the offices of the Locals remained in the subject building. The lodge hall at 846 S Union Ave. continued to be used for large gatherings, contract votes, and lectures. In December 1962 the AFL-CIO moved their offices into the subject building, and the hall was renamed Roosevelt Hall. Over the period of significance for its association with the AFL Teamsters, the building was referred to as Gompers Hall of the Teamsters Building, Teamster Hall, AFL Hall, and Roosevelt Hall.

AFL Teamsters—Civil Rights

In 1946 the United States Congress refused to renew the wartime Fair Employment Practices Committee (FEPC). Without government oversight of hiring practices, only unions had the power to end discrimination in the workplace. A. Philip Randolph, leader of the Sleeping Car Porters and architect of the wartime March on Washington Movement, had told a 1958 Teamster conference in Los Angeles that the conduct of its locals made Southern California 'one of the worst spots in the United States for racial discrimination by unions'.³³

In spite of IBT president Jimmy Hoffa's assertion that there was no intolerance in the union, discrimination was rampant. The Brewers Local 893, Bottlers Local 896, Petroleum Drivers Local 248, Van & Storage Drivers Local 389, Package and General Utility Drivers Local 396, Mail Orders Department Store Drivers & Warehousemen's Local 715, and Studio Transportation Drivers Local 399 all had policies limiting the employment of black drivers.³⁴

It was during this period that a few Rank-and-File members of the Teamsters came to the forefront to change the Union.

John T. Williams joined the Teamsters Local 208 in 1952; he was employed as a freight driver while studying at Southwestern University of Law. In 1955 he formed a committee of AFL Teamsters demanding that the Los Angeles Fire Department end its practice of segregation. This was during the year-long battle to integrate the Fire Department, and in direct conflict with the AFL Central Labor's support of Fire Chief John Alderson and his racist policies.³⁵

Teamster Local 208 was the largest freight drivers local in the union. Mr. Williams first ran for office in 1959; he was nominated for secretary-treasurer of Local 208 in the subject building before 1000 members including IBT president James Hoffa. In 1962 he made history becoming the first African-

³³ Mike Davis, "The Year 1960; March: The Jive with Jobs," *New Left Review*, no. 108 (2017).

³⁴ "Teamster Chiefs Silent on Race Bias Charge," *Los Angeles Times*, August 20 1959.

³⁵ "Asks Union Reversal," *Los Angeles Sentinel*, August 19 1954.; "Teamster Hit Alderson Fire Dept. Policy," *Los Angeles Sentinel*, September 1 1955.

American to be elected for a position by the union in California, and in 1965 he became the first Teamster vice president on the West Coast.³⁶

John Williams served the union well in multiple positions and committees. When he retired in 1978, he had served 17 years as an elected official of Local 208.³⁷

Starting in the late 1950s Mr. Williams led a series of actions to fight racial discrimination within the union and in related industries. There was the case of Andrew Saunders, a veteran union member and beer-truck driver recently arrived in Los Angeles from Newark, NJ. Under the Teamster constitution Saunders had the right to transfer into Los Angeles Beer Local 203, but when officials discovered he was black, they sent him home. With the help of John Williams and others, Saunders protested and appealed the action. During the appeal many of those involved were threatened with burning crosses and broken windows by the "White Citizens Council" for taking "white men's jobs". It was in June of 1959 that Mr. Saunders was refused work; the appeal was settled in March 1960, when John T. Williams announced that Mr. Saunders and 12 other Black applicants had been dispatched for work, "the first time in the history of the beer industry that Negro beer delivery employees work in such firms as Pabst Blue Ribbon, Spriggs Distributor and Burgermeister".³⁸

United Parcel Service under the jurisdiction of Teamster Local 196 had refused to employ Black drivers. UPS delivered exclusively for all the leading department stores in Southern California, including Bullocks, Broadway, and the May Company. Under Mr. Williams' leadership, the Teamsters Rank-and-File Committee for Equal Job Opportunity started a campaign to refuse delivery from UPS. By 1963 UPS issued a policy of merit employment, giving assurances it would hire "qualified Negro personnel."³⁹

In 1961 the Greyhound Bus Company would not hire black drivers, though it willingly accepted money from African-American passengers for travel. The Rank-and-File Teamsters joined a campaign started by the Los Angeles Sentinel (Los Angeles' largest Black newspaper) to end this discriminatory practice. In six weeks the campaign led by John T. Williams and others was successful, and in April of 1962 Greyhound hired their first Black drivers. In the late 1960s John Williams became a leader in the peace movement's fight to end the war in Indochina, as coordinator for the National Peace Action Coalition.⁴⁰

³⁶ "Resident Joins Fight for Teamster Post," *Los Angeles Sentinel*, January 8 1959; "Teamsters Elect John T. Williams," *Los Angeles Sentinel*, January 4 1962; "Williams Named First Teamsters Local V.P.," *Los Angeles Sentinel*, December 30 1965; "Teamsters Local 208 Reelects John Williams," *Los Angeles Sentinel*, December 12 1972.

³⁷ "Labor Movement Theme Heard at Testimonial ", *Los Angeles Sentinel*, March 2 1978.

³⁸ "Johnny Otis Gets 'Klan' Threat," *Los Angeles Sentinel*, March 17 1960, 1; Johnny Otis, "Johnny Otis Says: Let's Talk; Staunch Supporters " *ibid.*, March 10; "Teamster Chiefs Silent on Race Bias Charge."; "Teamster Member Dispatched for Employment," *Los Angeles Sentinel*, March 24 1960, 5.

³⁹ "United Parcel, Union Blasted for Job Bias," *Los Angeles Sentinel*, December 7 1961; "Parcel Service Cites Merit Plan," *Los Angeles Sentinel*, August 29 1963.

⁴⁰ "Metropolitan; Leaders of a New National Coalition," *Los Angeles Times*, September 15 1970, 2; "Greyhound Terminal Picketed," *Los Angeles Sentinel*, October 26 1961; "Teamsters Congratulate," *Los Angeles Sentinel*, April 26 1962.

Richard Morris of Local 848 often worked on civil-rights efforts with John T. Williams. Morris organized and was chair of the Teamsters Rank and File Committee for Equal Job Opportunity in the late 1950s. In June of 1963 Mr. Morris led a series of picket lines around the Teamsters new multi-million-dollar building at 1616 W. 9th Street (demolished), kitty-corner from the subject building, protesting the discriminatory policies of the union. By July Morris's Committee was joined by the NAACP-United Civil Rights Committee, and the Congress of Racial Equality (CORE). The pressure worked, but Mr. Morris's tenacity hit a nerve, and in August the leadership of Teamsters Joint Council 42 agreed to almost all the demands with the provision that Mr. Morris was not part of the negotiating committee.⁴¹

In addition to his work with the Teamsters, Richard Morris was an executive committee member of Los Angeles NAACP, and a Democratic Party activist. In 1967 he worked as coordinator for Billy Mills Los Angeles City Council campaign. In 1968 he was Hubert Humphrey's Southern California coordinator, and he was a top aide for Mervyn Dymally during both Dymally's time as a State Senator, and as Lieutenant Governor.⁴²

In 1977 the Teamsters Union joined and became the leading voice in the Coors Beer boycott, saying "Coors is not worthy of the patronage of American dollars because of its vicious harassment of minorities, unions, working people, persons with alternative lifestyles and any political credo different from that of the Coors family." A rally was held in the subject building as part of the Union's boycott campaign. It was one of the last events held at 846 S. Union before the Teamsters sold the building in 1978.⁴³

Westlake Development History (Extracted from *SurveyLA*, with additional information)⁴⁴

The Westlake Community Plan Area (CPA) contains some of the oldest residential and commercial development in the city. The area was first recorded in 1857 by United States Deputy Surveyor Henry Hancock. Hancock had been assigned to survey the four-square leagues of land confirmed to the City of Los Angeles by the United States Land Commission Patent of 1856. The original patent land included the CPA, with the patent boundary extending west to Hoover Street. At the time, the vast majority of the land was unoccupied, and Hancock divided the landscape into square tracts, extending the orthogonal grid planning which had been imposed by earlier surveys and was originally dictated by the Laws of the Indies. As the land passed into private ownership, the city constructed streets along the boundary lines between the tracts, giving rise to such present-day thoroughfares as Rampart Boulevard and Alvarado Street.

⁴¹ Harry Bernstein, "Civil Rights Survey Set by Council," *Los Angeles Times*, September 8 1963; "Teamsters Still Stymied in Integration Fight," *Los Angeles Times*, July 20 1963; "Rank and File Members Protest Bias," *Los Angeles Sentinel*, June 27 1963.

⁴² "Lt. Gov. Dymally Sets Torrid Pace," *Los Angeles Sentinel*, February 27 1975; "Morris Promoted; Heads L.A. Office," *Los Angeles Sentinel*, August 21 1975.

⁴³ A.P. Brantley, *Brewing a Boycott: How a Grassroots Coalition Fought Coors and Remade American Consumer Activism* (University of North Carolina Press, 2021), 170; Lenard Potash, interview by Steven Luftman, April 18, 2022.

⁴⁴ City of Los Angeles, "Intensive Survey; Westlake Recovery Redevelopment Area ".

The CPA was first settled in the 1860s, after a series of floods in the lower plains made the highland area to the west of downtown a popular alternative. The land was also used for dairy farming and agricultural purposes. As the population of Los Angeles grew, the land immediately to the west of downtown became increasingly desirable for residential development. The first subdivision in the Westlake area was recorded in 1877 with the creation of the Fairmount Tract, which established 132 residential lots east of Union Street, between 9th Street and present-day Wilshire Boulevard. By the mid-1880s, a large portion of the CPA had been subdivided and entire neighborhoods were under construction throughout the area.

The most well-known developers were brothers Henry Gaylord Wilshire and William Wilshire. After several successful real estate ventures in Long Beach and Orange County, the Wilshire brothers purchased 35 acres in the Westlake area in 1887 in anticipation of the City's westward expansion. The Wilshires' land acquisition spanned the western portion of the CPA, stretching westward from Alvarado Boulevard. The brothers laid out a grid of five major thoroughfares, including Wilshire Boulevard running east-west, and Rampart Boulevard, Park View, Carondelet, and Coronado Streets running north-south. Wilshire Boulevard was originally intended to serve as an exclusive residential enclave, and the Wilshire brothers confirmed the character of the area by using their social and political connections to attract prominent Angelenos to Westlake. Early residents of Wilshire Boulevard included Harrison Gray Otis, owner of the Los Angeles Times, who later bequeathed his property to establish the Otis Art Institute; Arthur Letts, owner of the Broadway Department Store; Chicago grain merchant Hiram Higgins; and Homer Laughlin, founder of the Homer Laughlin China Company.

As more people began to move to Westlake, residents and developers alike began to campaign for the improvement of the area which now comprises present-day MacArthur Park. Originally developed as Westlake Park, the land occupied a saddle-shaped depression between two ridges and had once been the site of a naturally occurring alkali lake, which was fed by runoff from the highlands to the north. Over time, a marsh-like ecosystem had developed, supporting waterfowl which had adapted to the alkaline water. However, the lake evaporated during an extended drought in the 1860s, and the marsh became known as the "Dead Sea." The City tried to sell the land at auction, but failed to do so when the rock-bottom price of 25 cents per acre failed to attract any interest. Eventually the area became a dumping ground for all sorts of garbage, including household trash and animal carcasses.

Los Angeles Mayor William Workman owned several lots in Westlake and was embarrassed by the unsightly conditions. Workman personally spearheaded an effort to develop the site as a city park and campaigned for donations, which were matched by the City. In 1886, an ordinance was passed dedicating the land as public parkland, and extensive grading and improvements commenced. Albert Hardcastle was hired to design the landscape, and an artificial lake was created. In 1890 Westlake Park – named in reference to its location near the western limits of the city – opened to the public. Westlake Park quickly became a destination for both Angelenos and tourists alike, with lush tropical landscaping and amenities such as buggy paths, boating facilities, a seal pool, and a bandstand which hosted Sunday concerts. The City of Los Angeles changed the name of Westlake Park in 1942 in honor of General Douglas MacArthur.

While Westlake's parks played a critical role in drawing Angelenos westward, transportation also played an important part in the development of the area. The introduction of electric streetcar lines in the 1880s and 1890s provided easy access to the downtown commercial core and made the development of residential neighborhoods in outlying areas to the west possible. During this period, Westlake was

crisscrossed by numerous streetcar lines on most of its major roadways. Streetcars along east-west corridors included Temple Street, Beverly Boulevard, 3rd Street, 6th Street, Olympic Boulevard, Pico Boulevard, and Venice Boulevard; north-south streetcar lines included Rampart Boulevard, Alvarado Street, and Glendale Boulevard. Wilshire Boulevard never had a streetcar line, a condition of the boulevard's dedication to the City by the Wilshire family.

In 1892 the discovery of oil deposits in Westlake marked a turning point in the development of the CPA. Edward Laurence Doheny identified the first oil deposits in the city near the base of Crown Hill and later drilled the first successful oil well in Los Angeles. Along with his business partner, Charles A. Canfield, Doheny established the Los Angeles City Oil Field, which stretched across Westlake and grew to include 80 wells in the first two years of operation. By 1898, The Los Angeles City Oil Field accounted for 65 percent of the oil production in California. By the end of the 19th century, the field was the largest producer in the world and would become the most influential in the history of California. Doheny and Canfield's success sparked the petroleum boom which helped fuel much of the early development of Los Angeles, and derricks sprang up throughout the surrounding residential neighborhoods. Many residents, eager to tap into the oil boom, constructed derricks in their yards or purchased additional property to develop smaller, family-operated oil fields. This juxtaposition of oil wells and Victorian-era architecture remains evident in some neighborhoods in the northern portion of the CPA today. Residents of several tracts, however, protested the further construction of derricks in the area; as a result, no oil development took place south of 3rd Street and Ocean Avenue. These restrictions increased the desirability and prestige of the Westlake region.

By the turn of the twentieth century, prosperity from the fledgling movie industry as well as the oil industry attracted newly wealthy residents from the emerging service and creative industries. As residents flocked to Westlake, the demand for housing necessitated greater density in residential development, and the Westlake CPA contains one of the largest concentrations of early twentieth century multi-family residential development in the city. To accommodate the more transient culture of the less established industries as well as to house tourists, a proliferation of one-story bungalow courts, brick apartment houses, and luxury apartment hotels were developed.

As residential development migrated westward in the early 1900s, the more established institutions also relocated to outlying areas. Development in the area began to shift from almost exclusively residential construction to include a more varied mix of religious, institutional, and commercial development. As a result, the CPA contains a large number of examples of early Los Angeles institutions, including the Precious Blood Catholic Church at 440 S. Hoover Street, First Church of Christ, Scientist, and the First Congregational Church facing Lafayette Park. The Hospital of the Good Samaritan, which began as the Los Angeles Hospital and Home for Invalids in 1885, relocated to 1225 Wilshire Boulevard in 1911.

Westlake, which contained a high concentration of middle- and upper-class residents, was also seen as a particularly desirable development opportunity. Commercial development, which until the turn of the century had been confined primarily to tourism-related commerce such as restaurants, stores, and ice cream parlors, began to increase in the early 1900s in response to the demands of the growing community. By the 1920s, commercial development in the CPA was concentrated primarily along 7th Street, which benefitted from its proximity to the Los Angeles Yellow Car lines, and along the area's other east-west corridors and accompanying streetcar lines.

By the 1930s, the Westlake area was largely built out. However, in the years following World War II, builders responded to the sudden postwar population boom by developing the remaining infill lots with budget apartment buildings. Postwar commercial development also shared the street with earlier commercial buildings. Several insurance companies chose to locate their headquarters in Westlake during the 1950s and 1960s, along with other industrial corporations.

The years following World War II brought significant changes to Westlake. The widening of Wilshire and Olympic Boulevards, completed in the 1930s and 1940s, shifted development on the two major thoroughfares from largely residential uses to more commercial construction. Adjacent segments of the Hollywood (101) Freeway and the Harbor (110) Freeway were also completed in the 1950s, allowing Angelenos to bypass Westlake in favor of communities further west.

By the late 1960s, the CPA suffered from an aging infrastructure, widespread neglect, and private disinvestment. Senior citizens and immigrant families, many of whom had been displaced from Bunker Hill, were attracted by the low cost of housing and began to settle in the area. In 1971, city planners began to consider Westlake for potential redevelopment as an emerging urban center. Over the next several years, attempts were made to alleviate the demand for better and more extensive housing facilities for seniors and low-income families by adopting provisions in the 1990 General Plan that encouraged greater density in residential parcels. This provision may have inadvertently led to the widespread demolition of smaller, early apartment houses in favor of higher-capacity, multi-parcel apartment complexes. However, immigrant families continued to be drawn to the area due to the low cost of housing and the proximity to downtown Los Angeles, and Westlake soon established itself as a multicultural neighborhood, an identity which became central to the character of Westlake throughout the 1970s and 1980s. Along with Asian Americans, immigrants from Mexico and Central America began to settle in the area, and by the late 1970s there was an established Latino presence within the community. This newfound cultural identity made Westlake a critical entry point for political refugees fleeing poverty, civil war, and violence in their home countries, particularly Mexico, El Salvador, Guatemala, Honduras, and Nicaragua.

Today, the Westlake Survey Area includes a wide range of property types reflecting the area's rich development history. Properties include single- and multi-family dwellings as well as commercial, institutional, religious, and civic properties. The CPA also has two large city parks, giving it a unique quality. Overall, property types remain from most of the significant eras of the CPA's development, representing a variety of historic contexts and themes.

The subject building's tract, E. K. Green Tract, was subdivided in 1895 by Elisha K. Green. Mr. Green was one of the earliest developers of land west of Figueroa.⁴⁵

Ownership History⁴⁶

From accounts recorded in newspapers we know Elisha K. Green purchased the land that became the E. K. Green Tract in 1894 for \$85,000. The Los Angeles B'nai B'rith Lodge No. 487 bought the

⁴⁵ 1917, "Early-Day Water Developer Dies," *Los Angeles Times*, March 12 1917.

⁴⁶ Due to Covid-19 restrictions and a broken water pipe at the Los Angeles County Archives, the Los Angeles County Assessor's Map Books prior to 1962 are not currently available.

lots in 1922, and sold the building in 1930 to the Los Angeles Aerie 102 Fraternal Order of Eagles. The Safeway Employees Association took possession of the building in 1935, and the Joint Committee of Teamsters #42 purchased the building in 1941.⁴⁷

The 1962 Los Angeles County Assessor's Map Book records the Joint Committee of Teamsters #42 selling the property to Sei J. Kim on May 5, 1978. The subject property was transferred to the Luskin-Wayne Partnership in 1982; Nick A. Danesh purchased it in 1988, then the Lighthouse Mission Church in 1990, and in September 2018 it was purchased by Catholic Charities of Los Angeles, Inc.

Beaux Arts architectural style

Beaux Arts Classicism, 1895-1940 (Extracted from *SurveyLA Citywide Historic Context Statement*)⁴⁸

Beaux Arts Classicism was the dominant type of high style architecture during the late 19th and early 20th centuries. The style was inspired by the architectural principles taught at the École des Beaux-Arts from where it derives its name. After Richard Morris Hunt became the first American to attend the École in 1846, the American architectural profession would subsequently be dominated by men who attended the École or were trained in studios or schools established by those who had.

Beaux Arts Classicism evolved into a distinct architectural style distinguishable from other popular historicist styles beginning in the 1890s, and became an almost universal form for commercial and institutional buildings by the early 20th century. It is characterized by its use of Greek, Roman, Renaissance, and Baroque forms and tripartite design mimicking the form of a Renaissance palazzo. Typically, Beaux Arts-style buildings were constructed out of high-quality materials, primarily limestone or marble with cast stone or glazed terra cotta ornament. Characteristics include monumental entrances, often with a grand flight of steps; coupled columns or pilasters; arched and linteled openings; cornices with elaborate moldings, dentils, and modillions; and lavish decorative ornament that commonly includes figure sculpture and cartouches.

The World's Columbian Exposition of 1893, with its magnificent collection of Beaux Arts and Neoclassical buildings, is widely credited with popularizing the style.

After the 1893 World's Columbian Exposition, Beaux Arts-style architecture became ubiquitous in urban centers like New York, Chicago, Washington D.C., St. Louis, and San Francisco where wealth was concentrated at the turn of the century. This was because its rise in popularity corresponded with an unprecedented period of prosperity, centralization, and new construction in these American cities. The style was an almost universal form for libraries, museums, railroad stations, and high-rise office buildings constructed in the late 19th and early 20th centuries. These buildings demonstrate

⁴⁷ "E K Green Offers for \$85,000," *Los Angeles Times*, July 6 1894.; "The Jewish World in Brief," *Jewish World*, June 21 1922; "Eagles Buy Edifice for New Aerie."; "Safeway Workers Celebrate Tonight."; "Teamsters Lay Cornerstone."

⁴⁸ City of Los Angeles, "Los Angeles Citywide Historic Context Statement; Context: Architecture and Engineering; Theme: Beaux Arts Classicism, Neoclassical, and Italian Renaissance Revival

Architecture, 1895-1940," ed. Department of City Planning Office of Historic Resources, SurveyLA (Los Angeles: City of Los Angeles, 2018).

the evolution of American design preferences towards a distinctively urban style referencing the ornate and historical designs of European civilizations past and present.

The style came to California through architects trained in Paris or through training in the East Coast studios and schools established by architects who had studied in Europe. While there are Beaux Arts buildings located throughout the state, buildings in the style are primarily concentrated in San Francisco and Los Angeles because these cities were centers of wealth and development during the period that Beaux Arts Classicism was popular.

Following nationwide trends in architecture in the late 19th and early 20th century, Los Angeles embraced Beaux Arts Classicism to display the city's sophistication. Because Beaux Arts tripartite form was easily stretched to several stories, the style was repeatedly applied to mid- and high-rise buildings. An early example of a Beaux Arts- style mid-rise in Los Angeles is the Barclay Hotel (103-107 W. 4th Street, Los Angeles Historic-Cultural Monument No. 288). Designed by the architectural firm Morgan & Walls, the Barclay Hotel was one of the finest hotels in Los Angeles when it opened in 1897. The building features a tripartite design scheme with Corinthian pilasters that rise from the second to the sixth floor and is capped with a modest cornice. Unlike typical Beaux Arts-style buildings, the Barclay Hotel is clad in cream-colored pressed brick rather than terra cotta.

Samuel Tilden Norton AIA Architect 1877-1959

S. Tilden Norton was an accomplished architect, capitalist, and philanthropist. Among the many notable buildings he designed are the Temple Sinai/Welsh Presbyterian Church (1909, HCM 173), Universal Studio's Cahuenga Pass campus (1913), Temple Sinai / Korean Philadelphia Presbyterian Church (HCM 91, 1926), William Fox Building/Fox Jewelry Mart (1929), Wilshire Boulevard Temple (HCM 116, 1929 with Abram M. Edelman, and David C. Allison), Los Angeles' Greek Theatre (1929 with Frederick H. Wallis, and Heath, Gove, & Bell), and the Los Angeles Theater (HCM 225, 1930 with S. Charles Lee).

A Los Angeles native, his mother, Bertha Norton (nee Greenbaum), is considered the first Jewish child born here. Norton's father, Isaac Norton, immigrated from Poland in 1854, started as a shoe salesman, then founded the Broadway Central Building Company, and served as secretary of the Metropolitan Loan Association.

Samuel Tilden Norton graduated from Los Angeles High School in 1895 with an emphasis in literature. After high school he interned as a draughtsman with the Los Angeles architect Edward Neisser, and in 1899 he moved to New York for an additional internship. Mr. Norton listed his profession as Architect in the 1900 Census. In 1901 he returned to Los Angeles and opened his own architectural practice. In 1913, now going by S. Tilden Norton, he teamed up with Frederick Hastings Wallis to open Norton & Wallis.

S. Tilden Norton was an active member of the American Institute of Architects, serving as the president and vice president of the Southern California chapter from 1914-1916. Additionally, he served on the Ethics and Practices Committee. Mr. Norton served on the board of directors of the Prudential Building Loan Association. He was also active in supporting the arts and charitable

Jewish organizations. Not only was Mr. Norton one of the architects of the Wilshire Boulevard Temple, but he served as president for many years.⁴⁹

Richard D. King 1879-1945 Architect of AFL Teamsters updates

Richard Douglas King was born in Jackson, Tennessee in 1879. During his forty-year career in Southern California he designed a wide variety of buildings including theaters, apartment buildings, office buildings, industrial buildings, schools, and public buildings. Mr. King's best-known building is the National Register-listed Villa Riviera (1929) in Long Beach. Richard D. King also designed the Hollywood Professional Building (1925 HCM #876), the Redwine Building in Hollywood (1931 HCM #1114), and the Moorish style Sparkletts Drinking Water Company building in Eagle Rock. He formed a brief professional association with Ellis W. Taylor in the mid-1910s, but appears to have primarily worked alone.⁵⁰

Howard G. Elwell 1894-1960 Architect of AFL Teamsters Addition

Howard George Elwell is best known as the architect of the Mid-Century Modern style Fifth Church of Christ Scientist in Hollywood (1958 HCM #1097). Many of his home designs were featured in the *Los Angeles Times*. In addition to the Fifth Church of Christ Scientist in Hollywood, he designed the Modernist style First Church of Christ Scientist in South Gate (1947).

A graduate of the University of Minnesota, Mr. Elwell was born in Minneapolis, Minnesota. His career started as a draftsman in the Kansas City, Missouri architectural office of Lorentz Schmidt 1918-1923, and then Leland A. Bryant 1927-1930 in Los Angeles. He moved to Los Angeles in 1923, first working as a draftsman, starting his own architectural practice in 1931.⁵¹

Independent Order of B'nai B'rith / B'nai B'rith International

The Independent Order of B'nai B'rith (IOBB), now known as B'nai B'rith International, is the oldest Jewish service organization in the world. It is dedicated to philanthropy and fighting anti-Semitism and other forms of bigotry.

⁴⁹ "Commencement. High School Graduates Begin Life in Earnest," *Los Angeles Times*, June 13 1895; "S Tilden Norton," *Los Angeles Herald*, September 3 1905; "Architect Norton Old B'nai B'rith Member," *B'nai B'rith Messenger*, November 23 1923; "S. Tilden Norton Again to Head Wilshire Temple," *B'nai B'rith Messenger*, February 3 1950; "Samuel T. Norton, 82, Noted Architect, Dies," *Los Angeles Times*, February 17 1959; ADAM JANEIRO to Recentering El Pueblo, December 24, 2007, <http://recenteringelpueblo.blogspot.com/2007/12/s-tilden-norton.html>; "Fremont Place; 66 Fremont Place," <https://fremontplace.blogspot.com/2015/07/66-fremont-place-please-see-our.html>.

⁵⁰ United States of America, "National Register of Historic Places Registration Form—Villa Riviera," ed. Department of the Interior (Washington DC: United States of America, 1996); City of Los Angeles, "Historic-Cultural Monument Application for the Redwine Building," ed. Office of Historic Resources Department of City Planning (Los Angeles: City of Los Angeles, 2015).

⁵¹ "Historic-Cultural Monument Application for the Fifth Church of Christ Scientist," ed. Office of Historic Resources Department of City Planning (Los Angeles: City of Los Angeles, 2015); "Aia Member File—Howard G. Elwell," (Washington DC: American Institute of Architects, 1961).

B'nai B'rith was founded in New York City's Lower East Side on October 13, 1843, to organize the local Jewish community to confront the deplorable conditions in which they were living.

In Los Angeles the IOBB organized Lodge No. 487 in Los Angeles in 1874. The organization began as a mutual aid and social group but evolved into the city's leading social, charitable, and civil rights organization. B'nai B'rith sponsored the creation of many charitable institutions, including the Jewish Orphan's Home (now known as Vista del Mar) in 1910. B'nai B'rith was also the first organization in Los Angeles to provide aid for immigrants. From 1905 to 1924, leading up to building the subject building, its membership climbed from 172 to 2,000.

The name B'nai B'rith translates from Hebrew to "Children of the Covenant" and has been used by many Jewish organizations. Here in Los Angeles the original name for the Wilshire Boulevard Temple was Congregation B'nai B'rith, and the local weekly newspaper of the Jewish community was the B'nai B'rith Messenger.⁵²

International Brotherhood of Teamsters / Teamsters Union / AFL Teamsters Union

The International Brotherhood of Teamsters (IBT), also known as the Teamsters Union (TU), is a North American labor union. Formed in 1903 by the merger of The Team Drivers International Union and The Teamsters National Union, it is the largest labor union in the United States. While the IBT is known for their representation of truck drivers and workers in related fields, they also represent airline pilots, warehouse workers, public defenders, newspaper workers, film location managers, casting directors, animal wranglers, zoo keepers, healthcare workers, bakery workers, secretaries, sanitation workers, and police officers. They have a diverse membership of blue-collar and professional workers in both the public and private sectors.⁵³

Period of Significance

The period of significance for the B'nai B'rith Lodge is defined as 1924 for its significance as a distinguished example of a Beaux Arts style lodge meeting hall, reflecting the year of the building's construction. The period of significance for the B'nai B'rith Lodge for its association with the development of the Los Angeles Jewish Community and for its association with the Independent Order of B'nai B'rith is defined as 1924 to 1930, when the subject building was sold to the Fraternal Order of Eagles.

The period of significance for 846 S Union Ave for its association with the AFL Teamsters Union is defined as 1941 to 1978, when the building was sold. The period of significance of the AFL Teamsters Addition is defined by 1947 when it was built to 1978 when the Teamsters sold the building.

⁵² City of Los Angeles, "Los Angeles Citywide Historic Context Statement Context: Jewish History."; "B'nai B'rith International," B'nai B'rith International <https://www.bnaibrith.org/about-us.html>.

⁵³ Britannica, T. Editors of Encyclopaedia. "Teamsters Union." Encyclopedia Britannica, January 5, 2022. <https://www.britannica.com/topic/Teamsters-Union>. "Who Are the Teamsters?," International Brotherhood of Teamsters, <https://live-teamster.pantheonsite.io/about/who-are-teamsters/>.

Integrity

In addition to meeting multiple eligibility criteria, the B'nai B'rith Lodge Building and the AFL Teamster Addition retain a substantial degree of integrity. Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period.”⁵⁴ The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling and association.

- **Location:** The subject property is in its original location and therefore retains this aspect of integrity.
- **Design:** The subject property retains most of its character-defining features from its period of construction, and therefore is able to convey its historic significance as a Beaux Arts style social club meeting hall. Except for the first-floor façade, the exterior remains largely unchanged from its original construction, and the interior retains many of its character-defining features.
- **Setting:** The subject buildings are located at the northeast corner of Union Blvd and James M. Wood Blvd. in the Westlake neighborhood of Los Angeles, where they were constructed.
- **Materials:** The subject property has experienced some alterations including recladding the first-floor façade, and six replacement windows on the non-public facing north face. The building’s primary structure remains unaltered, including the elaborate polychrome brickwork, and Batchelder Terra Cotta tiles dating to its period of significance. Because the property retains the majority of its materials from the time of its construction, this element of integrity remains largely intact.
- **Workmanship:** The subject property’s original workmanship is still evident through its overall construction method and materials. As such, the property retains its integrity of workmanship.
- **Feeling:** The property retains its essential character-defining features and appearance from its historical period. As such, the building retains integrity of feeling.
- **Association:** The building was continuously used as a lodge for membership organizations from its completion in 1924 until its acquisition by the Teamsters in 1941. It was in continuous use as a union hall until it was sold in 1978. As it largely retains its original appearance, it is clearly recognizable as a 1920s membership lodge, and union hall directly linked with this period of development in the city. Therefore, it retains integrity of association.

⁵⁴ U.S. Department of the Interior, National Register Bulletin 16A: How to Complete the National Register Registration Form (Washington D.C.: National Park Service, 1997), 4.

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Items Attached

Exhibit 1. Parcel Profile Report

Exhibit 2. Maps

Exhibit 3. Satellite Photographs

Exhibit 4. Building Permits

Exhibit 5. Photographs

Exhibit 6. Historic References

Exhibit 7. Historic Resource Surveys

Exhibit 1. Parcel Profile Report



City of Los Angeles Department of City Planning

2/6/2022

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

846 S UNION AVE

ZIP CODES

90017

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA

CPC-2013-3169

CPC-1986-605-GPC

ORD-164625-SA6090

ZA-2014-2858-CUW

ENV-2019-4121-ND

ENV-2018-6006-CE

ENV-2014-2859-EAF

ENV-2013-3392-CE

ENV-2013-3170-CE

Address/Legal Information

PIN Number	130-5A205 245
Lot/Parcel Area (Calculated)	10,387.7 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID C4
Assessor Parcel No. (APN)	5142018007
Tract	E. K. GREEN TRACT
Map Reference	L S 4-32
Block	None
Lot	FR 7
Arb (Lot Cut Reference)	None
Map Sheet	130-5A205

Jurisdictional Information

Community Plan Area	Westlake
Area Planning Commission	Central
Neighborhood Council	Westlake South
Council District	CD 1 - Gilbert Cedillo
Census Tract #	2093.00
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	C2-2D
Zoning Information (ZI)	ZI-2488 Redevelopment Project Area: Westlake Recovery ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2374 State Enterprise Zone: Los Angeles ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Highway Oriented Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	Westlake Recovery
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5142018007
APN Area (Co. Public Works)*	0.478 (ac)
Use Code	7100 - Institutional - Church - One Story
Assessed Land Val.	\$5,304,000
Assessed Improvement Val.	\$4,751,326
Last Owner Change	09/24/2018
Last Sale Amount	\$18,500,185
Tax Rate Area	12706
Deed Ref No. (City Clerk)	542766
	534464
	529275
	504643-4
	500346
	2042513-15
	2-558
	1324092
	0978559
Building 1	
Year Built	1924
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	60,205.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5142018007]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No

Special Grading Area (BOE Basic Grid Map A-13372) No

Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.27270456
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction No

Preliminary Fault Rupture Study Area No

Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District None

Hubzone Qualified

Opportunity Zone No

Promise Zone None

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to Los Angeles Housing Department

Telephone (866) 557-7368

Website <https://housing.lacity.org>

Rent Stabilization Ordinance (RSO) No [APN: 5142018007]

Ellis Act Property No

AB 1482: Tenant Protection Act No

Public Safety

Police Information

Bureau Central

Division / Station Rampart

Reporting District 269

Fire Information

Bureau Central

Batallion 11

District / Fire Station 11

Red Flag Restricted Parking No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-1986-605-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WESTLAKE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (D. GREEN/BOWMAN)
Case Number:	ZA-2014-2858-CUW
Required Action(s):	CUW-CONDITIONAL USE WIRELESS
Project Descriptions(s):	CONDITIONAL USE FOR A ROOFTOP WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF THREE SECTORS OF FOUR ANTENNAS AND ASSOCIATED EQUIPMENT LOCATED BEHIND ROOFTOP SCREENING AND A BACKUP GENERATOR LOCATED AT-GRADE ON THE NORTHEAST ADJACENT PARKING LOT.
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2014-2859-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	CONDITIONAL USE FOR A ROOFTOP WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF THREE SECTORS OF FOUR ANTENNAS AND ASSOCIATED EQUIPMENT LOCATED BEHIND ROOFTOP SCREENING AND A BACKUP GENERATOR LOCATED AT-GRADE ON THE NORTHEAST ADJACENT PARKING LOT.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING

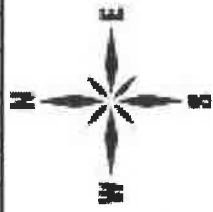
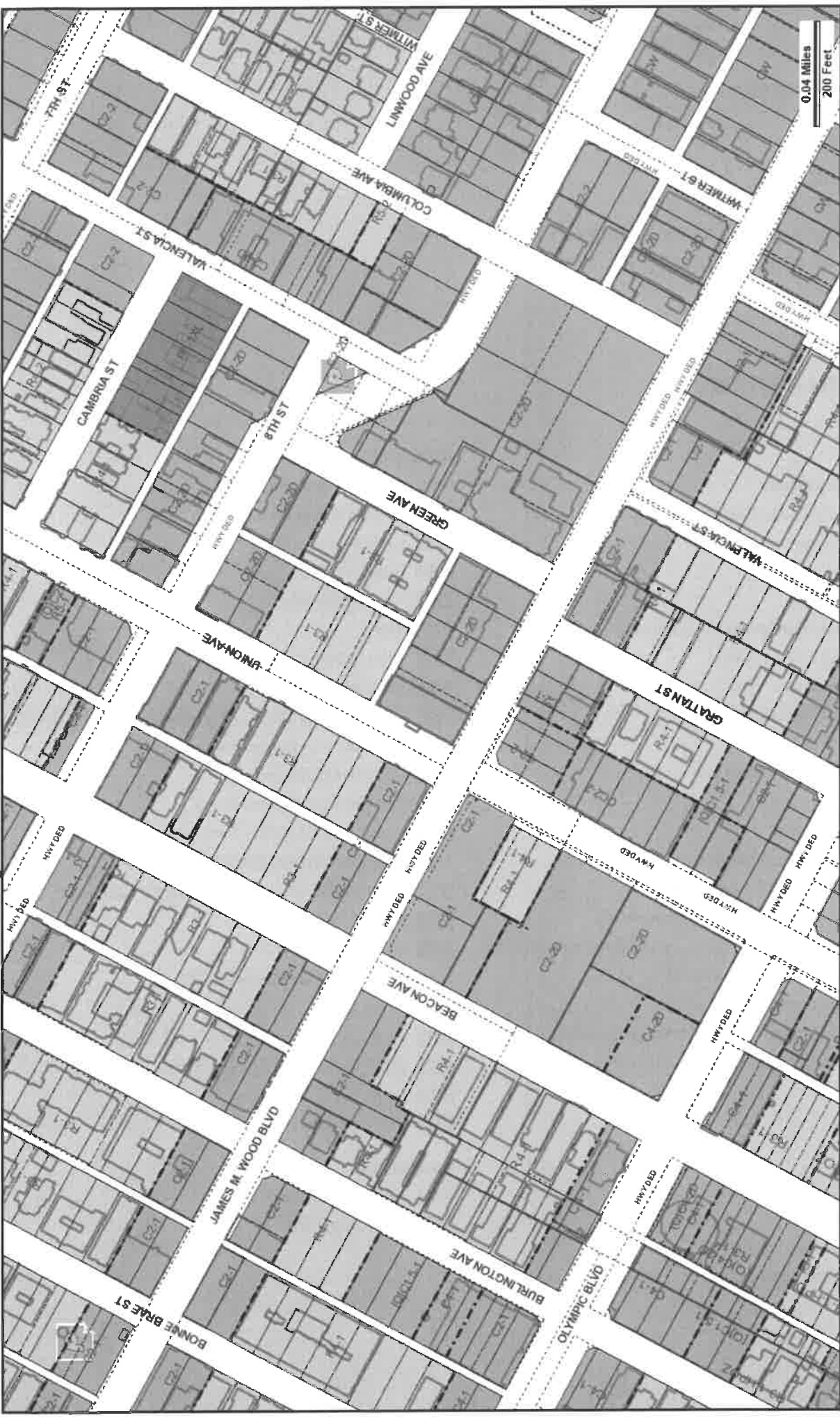
DATA NOT AVAILABLE

ORD-164625-SA6090

02/06/2022

Generalized Zoning

ZIMAS PUBLIC











Zoning: C2-2D
General Plan: Highway Oriented Commercial

Tract: E. K. GREEN TRACT
Block: None
Lot: FR 7
Arb: None

Address: 846 S UNION AVE
APN: 5142018007
PIN #: 130-5A205 245

LEGEND




GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL






-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial




PARKING

-  Parking Buffer






PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES
















-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

















INDUSTRIAL

-  Limited Industrial
-  Light Industrial






CIRCULATION

STREET




































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway




MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor





POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	 Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Artistic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture Gardens		 Middle School
 State Park		 Early Education Center

COASTAL ZONE



 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS





























 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells
 Building Outlines 2014	 Tract Map	
 Building Outlines 2008	 Parcel Map	

Exhibit 2. Maps

Exhibit 2a. Tract Map

Exhibit 2b. Sanborn Maps

Exhibit 2a. Tract Map

E.K. Green Tract 1895. The Magenta outline indicates the future location of the 846 S. Union Ave; the yellow indicates 1545 W. James M. Wood Blvd (Marked 9th St.)

4-32

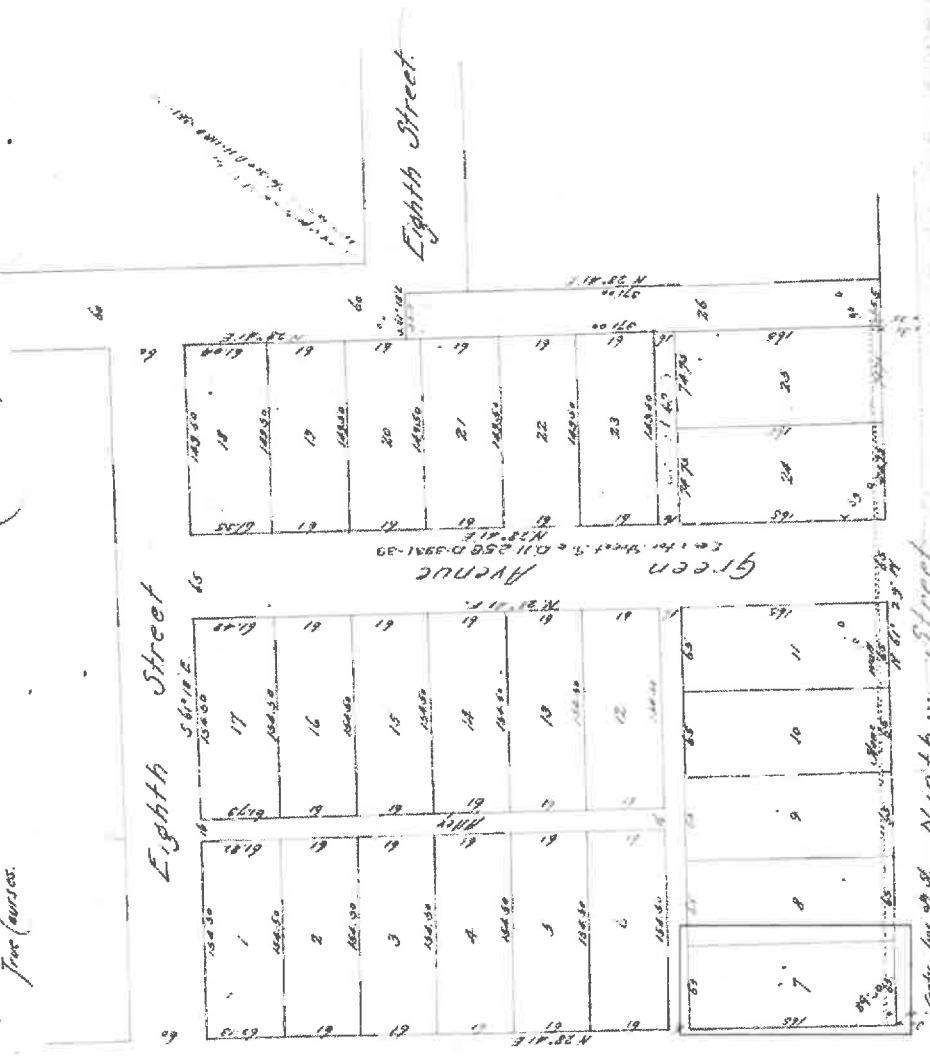
Map of the
 E.K. Green Tract
 Being a subdivision of part of Lot 2, Block 7, Map No. 1
 Survey of 35-Acre Donation lots, located in the City of
 Los Angeles, State of California.
 Prepared at the request of E.K. Green Esq. June 1895
 by Valentine J. Rowan
 Licensed Surveyor

Each 60' x one inch.
 Five courses.

and of Survey B & C, P. 32
 Filed Feb. 10, 1897
 at request of
 V. J. Rowan

Note: Shows no lots fronting on Ninth
 Street, are set on South side of same
 and 5 feet Northerly of the four corners
 on the North line of Ninth Street

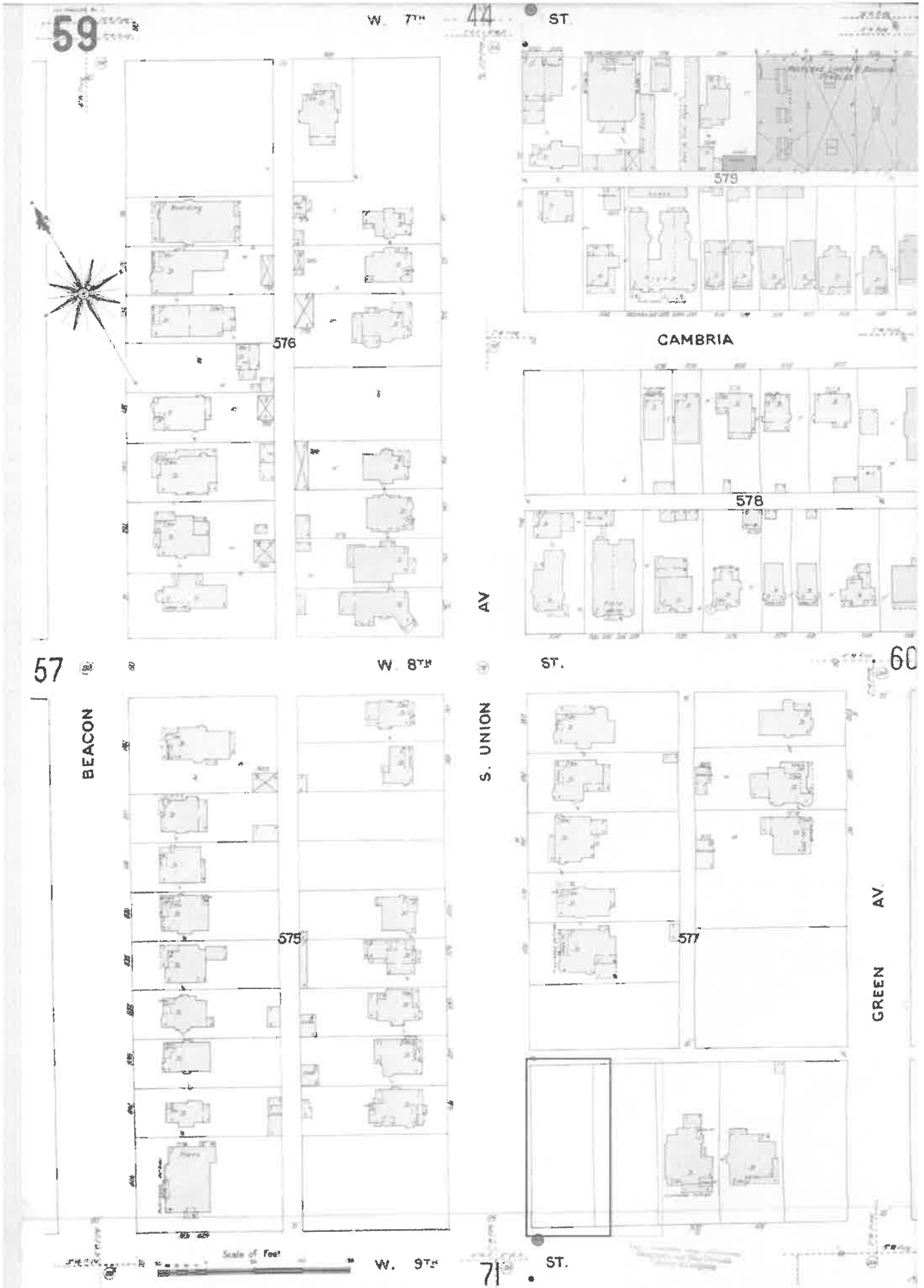
Per lots 18, 19, & 20 per 5th St. - C.F. 1411-2.
 Per " 18 & 19 to City of L.A. - D.79-224, O.R. 10151-119.
 Per lot 18 " " " " - D.79-250, O.R. 10177-262.



Green Avenue
 Eighth Street
 Union Avenue
 Ninth Street

Exhibit 2b. Sanborn Maps

1906 Sanborn Map Co. The magenta outline indicates the future location of 846 S. Union Ave;
the yellow outline indicates 1545 W. James M. Wood Blvd (Marked 9th St.)



1906 Sanborn Map Co. The magenta outline indicates the location of 846 S. Union Ave;
the yellow outline indicates 1545 W. James M. Wood Blvd (Marked 9th St.)

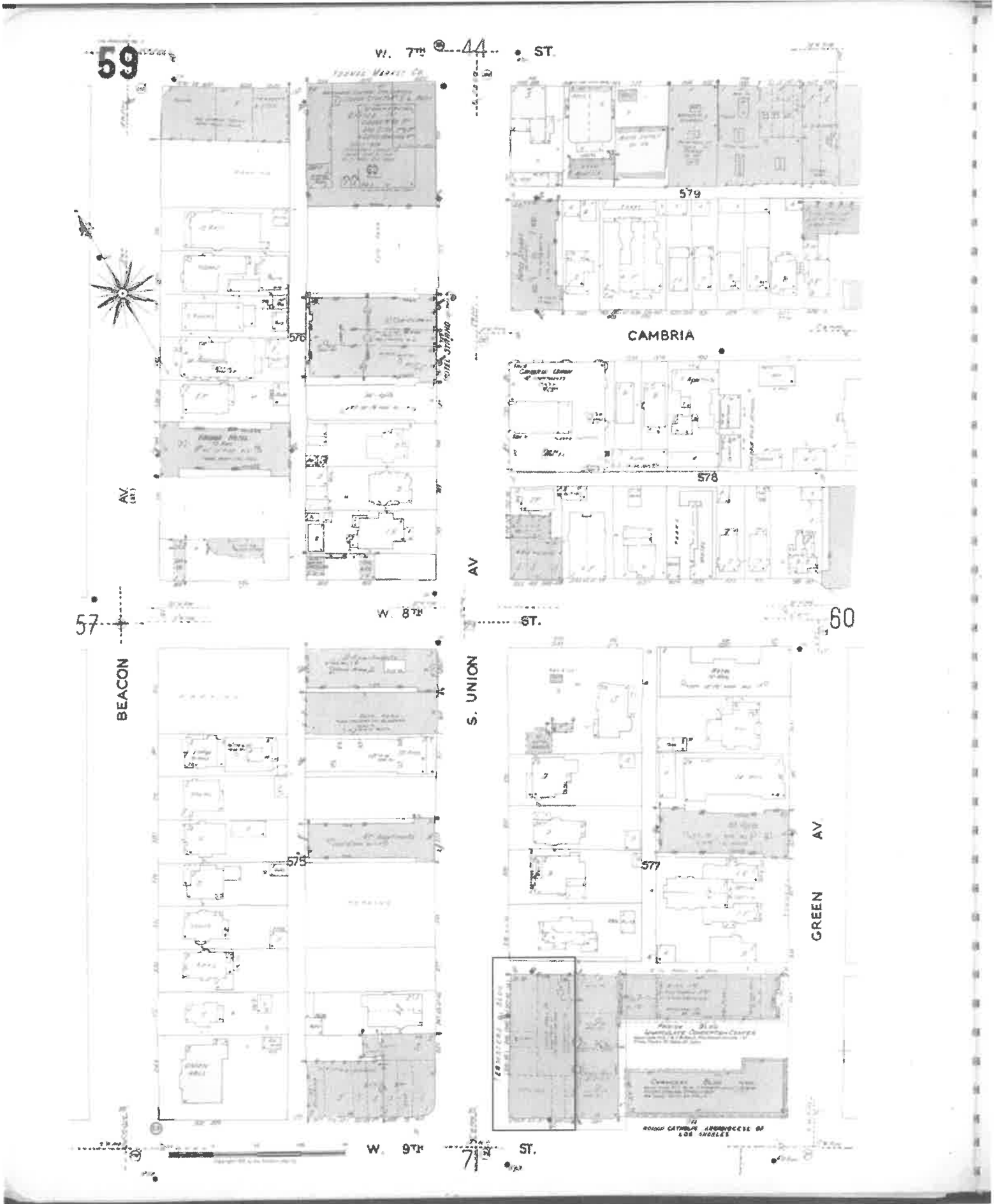
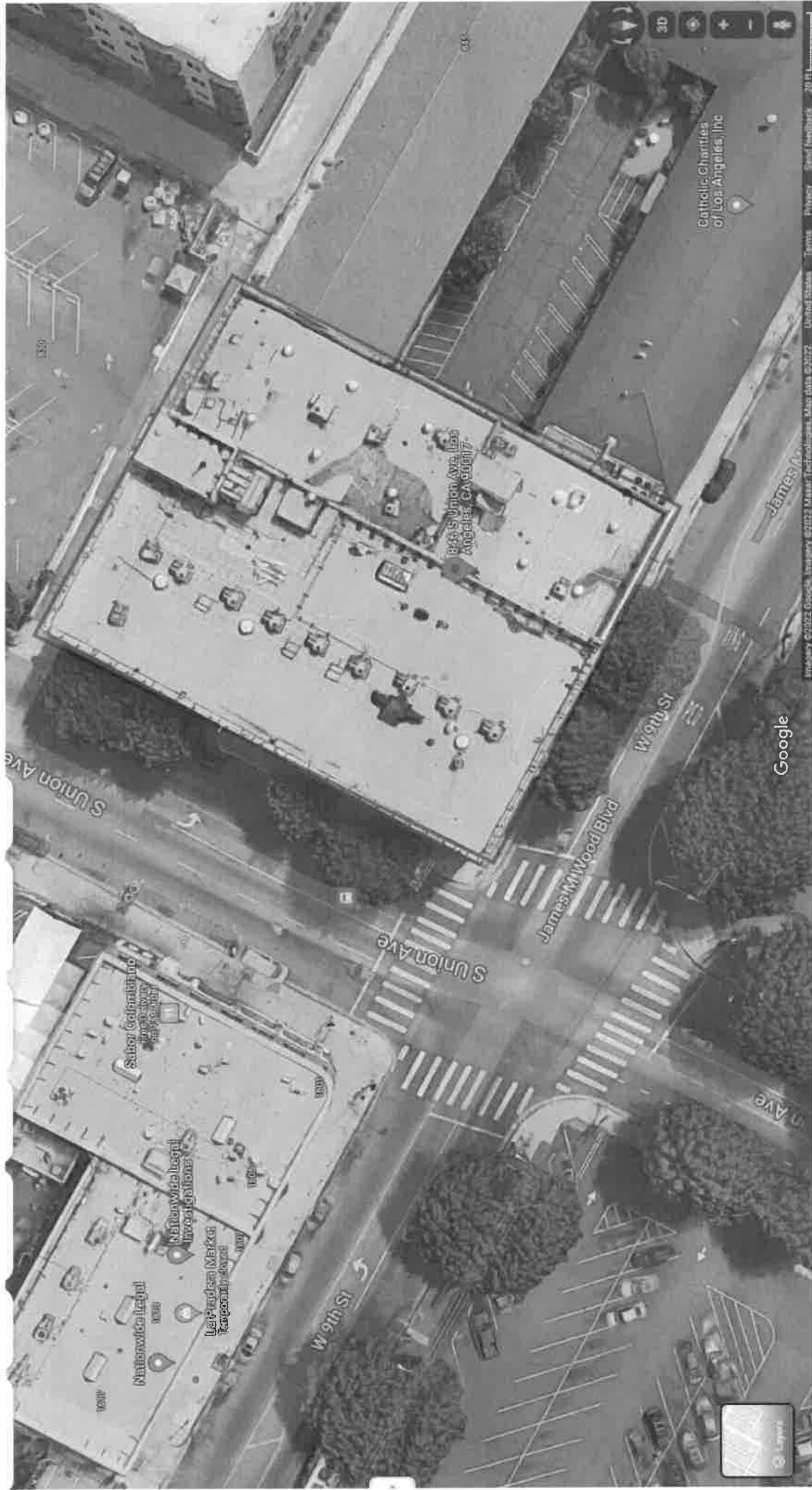
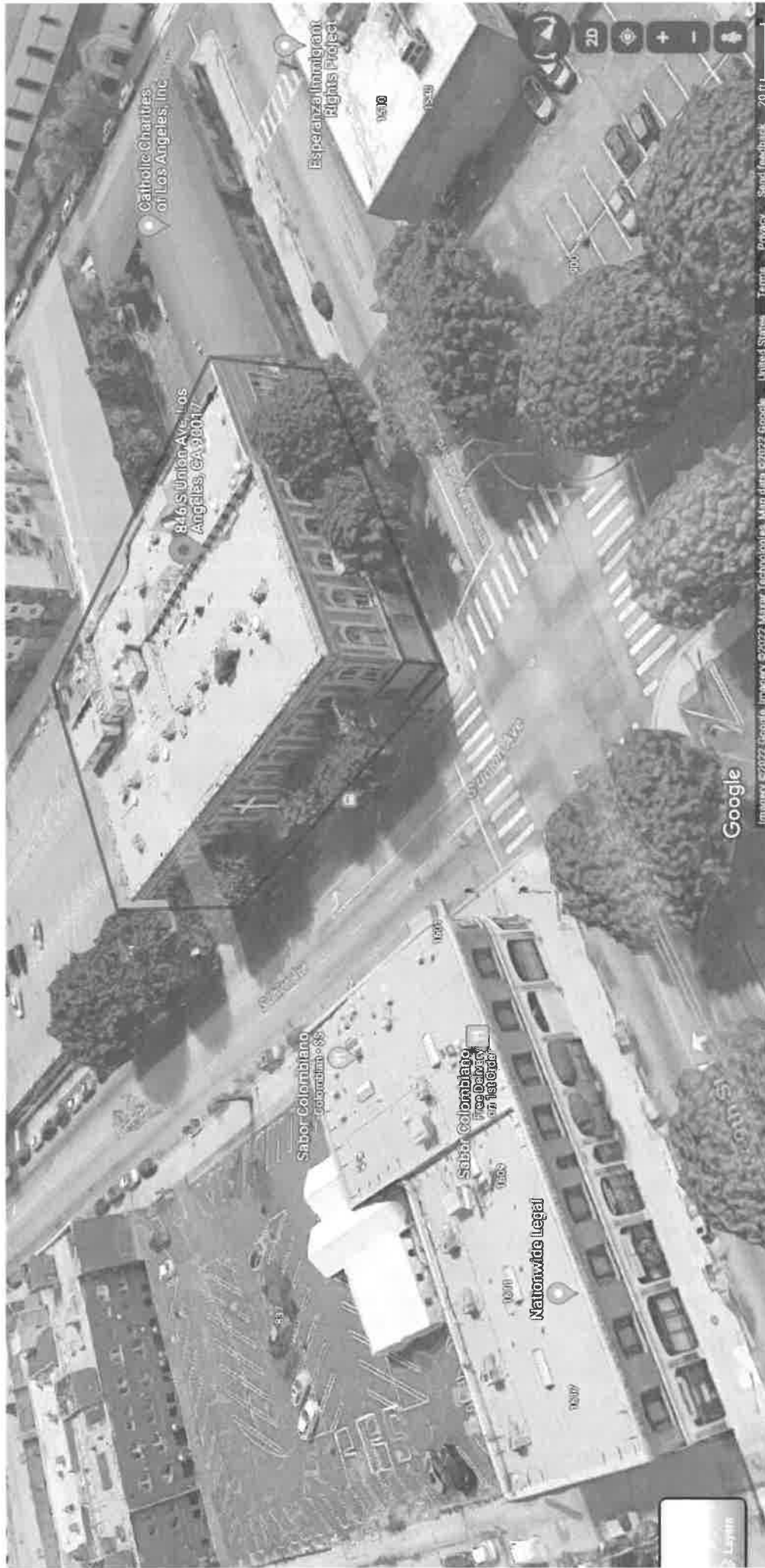


Exhibit 3. Satellite Photographs

The magenta outline indicates the subject property. (Google 2022)



The magenta outline indicates the subject property. (Google 2022)



The magenta outline indicates the subject property. (Google 2022)



Exhibit 4. Building Permits

Exhibit 4a. List of all Building Permits 1921-2020

Exhibit 4b. Original Building Permits 1923-1925

Exhibit 4c. 1545 W 9th —James M. Wood Blvd.

Exhibit 4d. Other significant permits

Exhibit 4a. List of all Building Permits 1921-2020

Building Permits—846 S Union Ave

Date	Permit	Address	Owner	Architect	Contractor	Engineer	Valuation	Notes
Apr 13, 1921		7885 1547 W. 9th St.	Sadie R. Ives	Frank M Tyler	L W Miller		\$1000.00	Dwellir partitic install front d
Sep 12, 1923		42015 838-850 S. Union 1547-1555 W. 9th	B'nai B'rith	S. Tilden Norton	B'nai B'rith Bldg Association 330 Pacific Finance Bldg		\$125,000.00	Lodge Exteric Concre lumber Materi
Dec 14, 1923		600204 1547-55 W. 9th Street (838 S. Union)	B'nai B'rith Building	S. Tilden Norton	L. R. Armstong 711 Stalliooth		\$50.00	— — re — — w
Feb 18, 1925		6152 848 So. Union St.	B'nai B'rith 9th and Union		B'nai B'rith 9th & Union		\$7500.00	Rough and ce tile/flo brick, c fixtures, signed by War
Feb 18, 1925		6152 848 So. Union St.	B'nai B'rith	Norton & Wallis Architects			\$7500.00	Rough and ce tile/flo brick, c fixture,
Mar 2, 1925		7319 1547 W. 9th St.	[illegible]		A M Hambric		\$125.00	Move c Placin of sam to illeç
Mar 19, 1925		10148 1555 W 9th Street	D Blum (Lessee)				\$135.00	Replac frame ; about ; Gettin floorin made.
Nov 5, 1930		26647 1547-55 W. 9th	Fraternal Order of	Richard D. King			\$150.00	Remoc

Date	Permit	Address	Owner	Architect	Contractor	Engineer	Valuation	Notes
Dec 1, 1930		28673 848 Union Ave.	Fraternal Order of Eagles	Richard D. King	none		\$10,000.00	Alterat new p& heating per ac
Mar 27, 1931		5514 848 S. Union	Fraternal Order of Eagles	C. E. Noesenberg	Owner		\$75.00	Chang partitic
Mar 9, 1932		4329 1549 W. 9th St.	Mission Packing Co		United Tent & Awning Co.		\$50.00	1 Awni
Jun 1, 1936		13340 1555 W 9th Street	Citizens National Bank		A Hoegee & Sons Inc		\$45.00	1 Awni
May 17, 1937		16368 850 S. Union Ave.	Citizens National Bank		A. Hoegee & Sons, Inc		\$20.00	1 Awni
Jul 23, 1937		24387 1551 West 9th St	Citizens National Bank		A. Hoegee & Sons, Inc		\$35.00	1 Rolle
Feb 4, 1941		3464 1549 W. 9th St.	Citizens National Bank		A Hoegee & Sons Inc		\$17.00	To rec
Aug 8, 1941		18709 1543 W 9th St	Rex Smith		All-State Wrecking		\$100.00	Demol
Aug 22, 1941		19849 846 So. Union Ave	Joint Committee of Teamsters #42 740 So Grand Ave	Richard D. King	Zimmer Construction Co		\$38,000.00	Remov structl in addi Put in l entrant
Jun 5, 1942		7270 846 S. Union Ave.	Teamsters Union		A Hoegee & Sons Inc		\$275.00	14 rop
Jul 21, 1942		8805 846 So. Union Ave	Teamsters' Union Local #420	none	R J Brasinian	none	\$100.00	Divide
Oct 22, 1942		12280 846 So. Union Ave	Teamsters Union Local 42	none	none	none	\$100.00	divide
Feb 5, 1943		793 846 S. Union Ave.	Teamsters Building				\$300.00	Miscel
Apr 28, 1943	LA 4835	846 So. Union Ave	Teamsters Union AF of L		QRS Neon Corp		\$350.00	Erect 2 signs c
Oct 26, 1943		19849 846 S. Union Ave.	Teamsters' Union Local #420					Certific

Date	Permit	Address	Owner	Architect	Contractor	Engineer	Valuation	Notes
Mar 20, 1946		7655 1543 West 9th St	AFL Teamsters - Joint Council No. 42	Howard G. Elwell			\$12,500.00	Demol of the 1 checki left of l not to require and thi other e
Apr 23, 1946		11425 1543 W 9th St	AFL Teamsters - Joint Council No. 42	Howard G. Elwell			\$112,500.00	Size of Materi: & Brick for fille
Apr 16, 1947		12049 1543 W 9th St	AFL Teamsters - Joint Council No. 42	H G Elwell	J O Altman's Const. Co.		\$4,900.00	Cut do add of
Nov 13, 1947		34063 846 S. Union Ave.	AF of L Teamsters	none	QRS Neon Corp		\$2226.00	Hang c existin
Dec 3, 1948		1425 1543 W 9th St	AFL Teamsters - Joint Council No. 42					Certific Type II. Assem
May 3, 1949		5403 846 So. Union Ave	Inter. Brotherhood of Teamsters		QRS Neon Corp		\$75.00	Erect 2
Oct 23, 1950		23221 1543 W 9th St	AFL Teamsters - Joint Council No. 42		JA McNeil Co Inc	ML Barker	\$1600.00	Underg
Feb 25, 1952	LA14009	846 So. Union Ave	Teamsters Union	Cejay Parsons	Chotiner & Gumbinly		\$5,000.00	to builk basem
May 28, 1954	LA 88652	846 S. Union Ave.	Joint Committee of Teamsters #42 Investment & Construction Ass'n		Air-Vent Awning company		\$800.00	This C: long. T provid employ time.
Mar 2, 1955	LA 88652	846 S. Union Ave.	Joint Committee of Teamsters #42					Certific Additic structu
Aug 2, 1957		846 South Union Ave	Joint Committee of Teamsters #42	Gux W. Kalionzes	not selected		\$11,000.00	Alterat

Date	Permit	Address	Owner	Architect	Contractor	Engineer	Valuation	Notes
Dec 4, 1970	1970LA20050	846 S. Union Ave.	Nat RX Services		Ben Levine		\$3,000.00	New p ceiling
May 31, 1978	5495	846 S. Union Ave.	Sei Jong Kim		A-1 Acoustic		\$2800.00	New c
Jun 12, 1979	84295	1545 9th St	Sei Jong Kim				\$3000.00	5300 S 3rd Flc
Jul 10, 1980		846 S. Union Ave.	Sei J. Kim	Morgan Lupher			\$4,000.00	1 hour order.
Jun 10, 1982		846 So. Union Ave	Southland College 3160 West 6th Street		K. Telles & Son Construction		\$5000.00	Remov existing (1st & 2nd)
Jun 17, 1982		846 So. Union Ave	Southland College 3160 West 6th Street		K. Telles & Son Construction		\$10,000.00	Basem type of
Mar 15, 1983	1983LA59986	846 S. Union Ave.	Southland College 3160 West 6th Street	Owner			\$115,000.00	Chang school assista
Jul 20, 1983		846 S. Union Ave.	Southland College 3160 West 6th Street	Robert Bailly			\$5,500.00	Chang Handic
Oct 13, 1983	3700600168	846 S. Union Ave.	Mikie Wayne		Bhrat C Maniar		\$10,000.00	Structr suppoi
Jun 14, 1989		1547 W. 9th St. (838-50 S. Union)	The Lighthouse Mission Church		Olympic Construction	S. B. Beyzaee	\$201.00	additic
Aug 7, 1989	22700500-03	1547 W. 9th St. (838-50 S. Union)	Nick A Dangsh The Lighthouse Mission Church			S. B. Beyzaee	\$200,000.00	Full Cc Metho
Aug 21, 1989	HO 1372 1989LA25850	1547 W. 9th St. (838-50 S. Union)	The Lighthouse Mission Church			S. B. Beyzaee	\$5000.00	(floorin panelir work
May 4, 1995		846 S. Union Ave.	Sei J. Kim				\$2800.00	New c
Jun 1, 2017		846 S. Union Ave.	Lighthouse Mission Church		Herzog M B Electric			Install 1-3 an
Dec 19, 2019	19019-10000-0626	846 S. Union Ave.						Not cle

Exhibit 4b. Original Building Permits 1923-1925

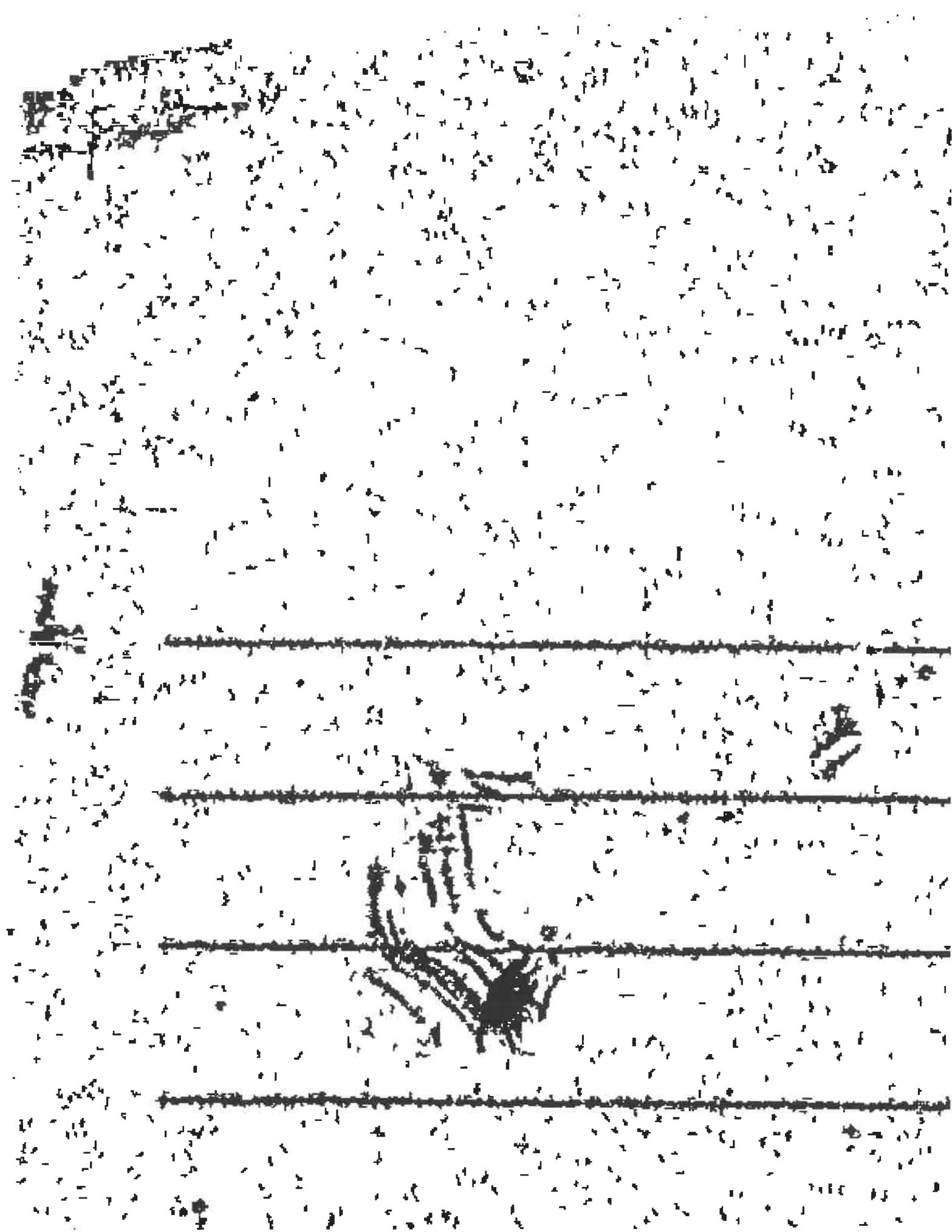
Bldg. Form 1

1

A

To the Board of Public Wo

Application is hereby
Buildings, for a building pe
subject to the following cor
into the exercise of the per
First: That the per
portion thereof, upon any



ALL

Blis. Form 3

3

**To the Board of Public
Application is here
Buildings, for a building
subject to the following**

13. Size of new a

14. Material of e

15. Will all prov

I have c
that all prov

Exhibit 4c. 1545 W 9th —James M. Wood Blvd.

1

Lot No. Part 1

Tract E.K.C.

1

Lot No. **PERJL**

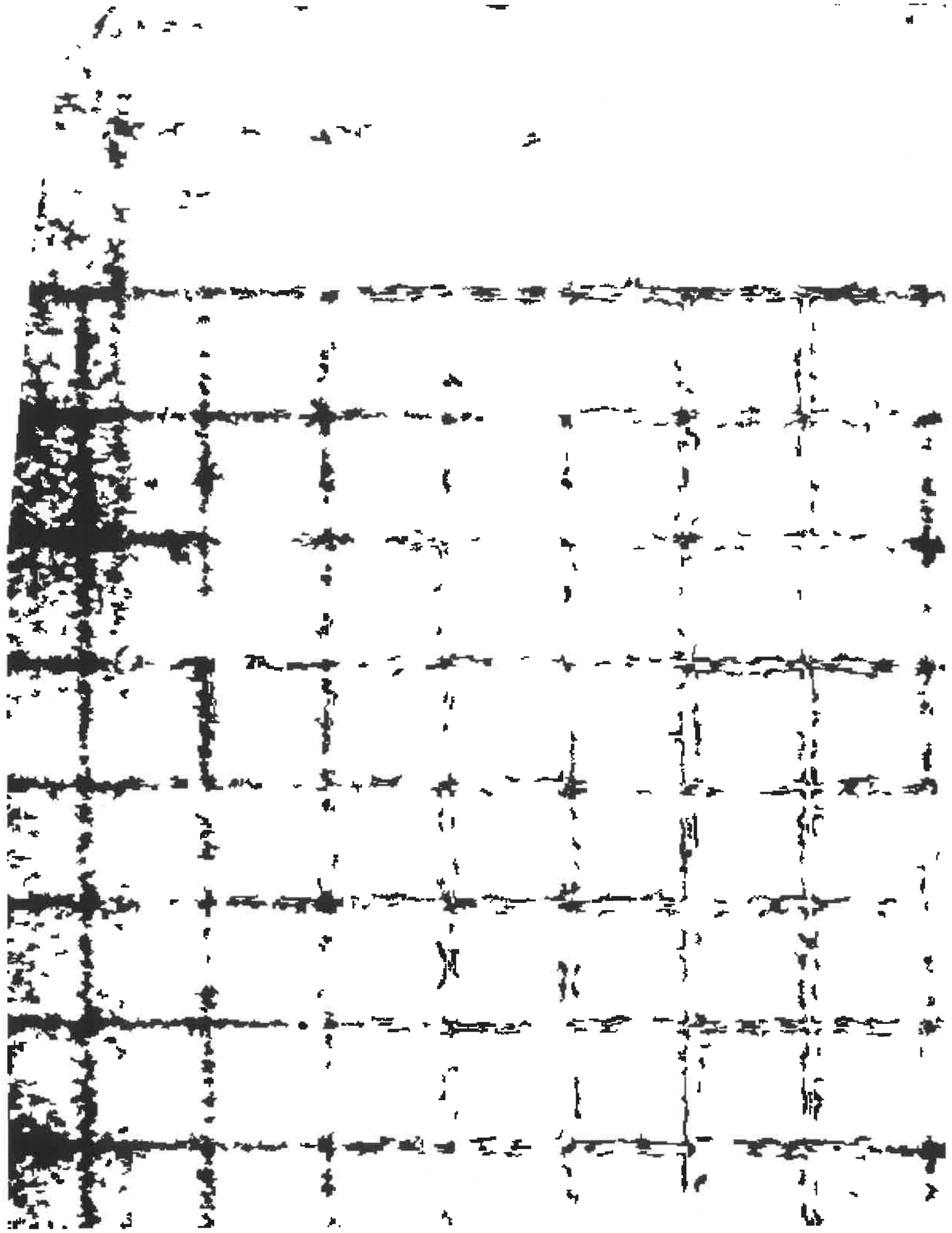
Tract **E.K.C**

3

Lot No.

Tract

Location of Building



1543 W. 9th St.

~~Joint Council #22~~
Same

Los Angeles 15, Calif.
(Post Office) (Zone)

Permit
Number 1946

This certifies that, so far as
building at the above address con
fords on following

Exhibit 4d. Other significant permits

Bldg. Form 3

3

**To the Board of Building and
Application is hereby
tendent of Building, for a
sent to the following board:**

14. Size of new a
15. Material of f
16. Size of Redwo
17. Size of exterio
18. Size of first f
19. Will all Lathi

Blg. Form 3

3

**To the Board of Building and
Application is hereby made
of Building, for a building p**

14. Size of new
15. Material of fo
16. Size of Redwo
17. Size of exterio
18. Size of first fl
19. Will all Lathin

Wig. Form 3

3

**To the Board of Building and
Application is hereby.**

14. Size of ne
15. Material
16. Size of its
17. Size of ex
18. Size of fl

Blg. Form 2

3

Appl

To the Board of Building and
Application is hereby
intendent of Building, for a bu
ject to the following conditio
of the permit:

First: That the permit
upon any street, alley or othe

Second: That the para
for any purpose that is, or n

Third: That the grant

PLA



Size of Addition.....

Material of Foundati

Width Foundation W

Size of Exterior Stud

3

Lot No.

Tract

Location of Building

Handwritten text, likely bleed-through from the reverse side of the page. The text is extremely faint and illegible due to the high contrast of the scan. It appears to be organized into several columns and rows, possibly representing a list or a table of data.

~~846 S.~~ Union

Teamsters' Union Local

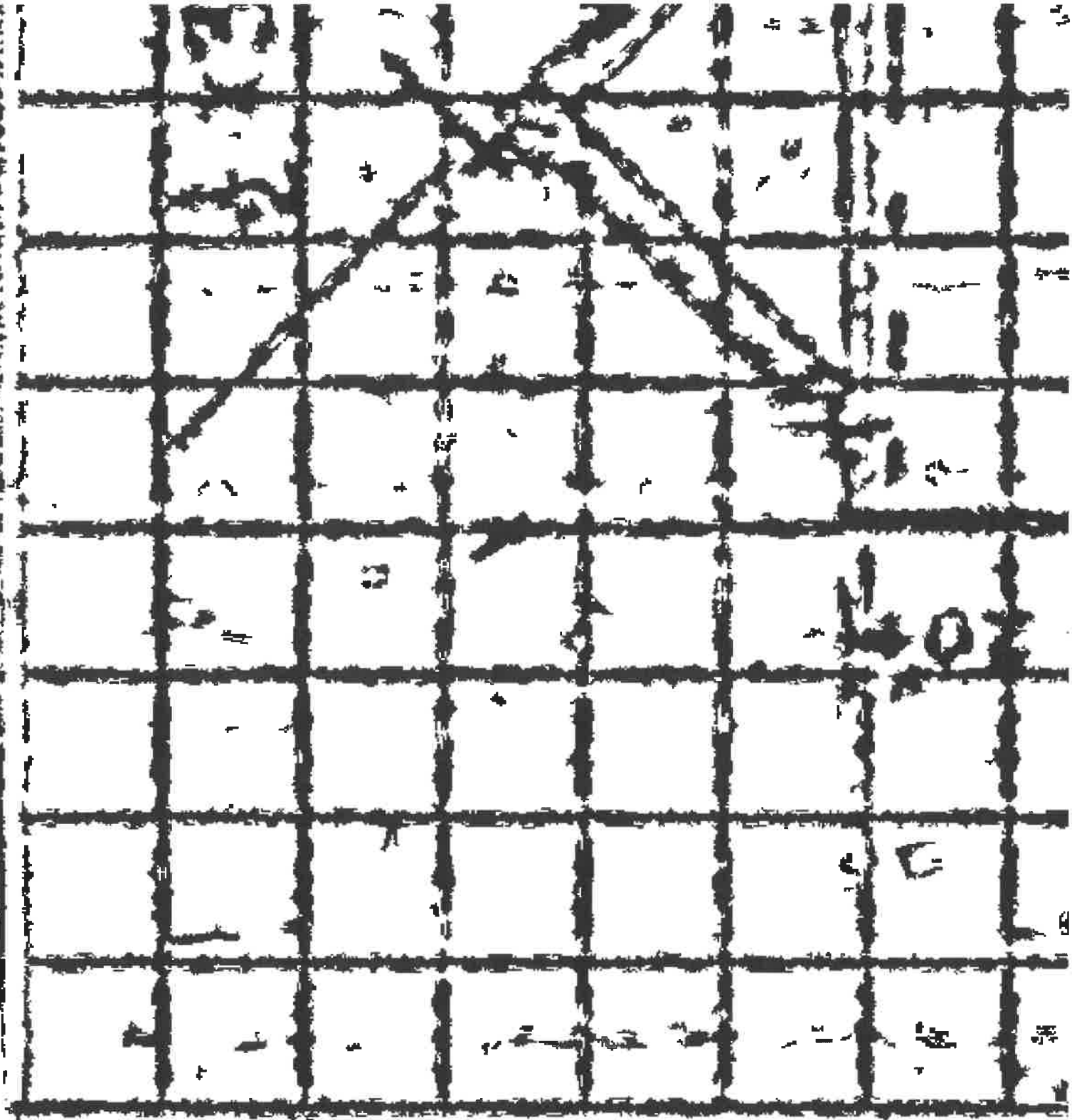
846 S. Union

~~1948~~ 1941
1948
1945
1942

793 - 194

Permit
Number 194

3



3

Lot No.

74

Tract

Location of Building

5

3

ELECT. DIN

NOV. 11 1905

...

...

...

Lot No.

...

Tract

...

Location of Building

3

APPL

CITY OF LOS ANGELES

DIST. MAP

129-205

1. LEGAL LOT

Lots 7 &

ZONE

C-3

2. BLDG. ADDRESS

846 South

FIRE DIST.

70
83

3. BETWEEN CROSS

Ninth Str

WIDE

4. PRESENT USE OF

KEY

Offices

COR. LOT

5. OWNER

REV. COR

Joint Cou

LOT SIZE

130 x 160

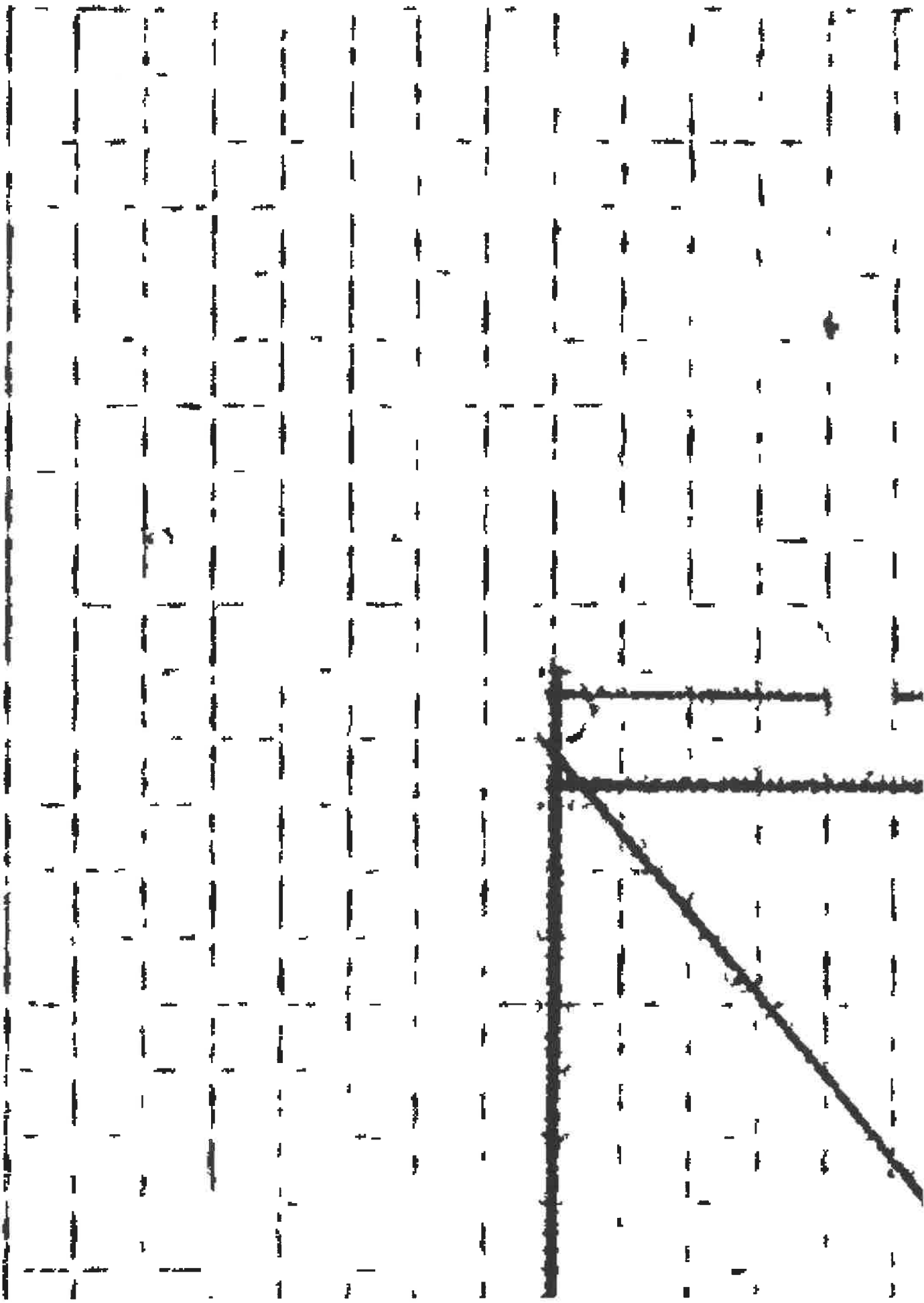
6. OWNER'S ADDRESS

1616 W. 9

BEAK ALLEY

1/4

7. CERT. ARCH.



3

APPLICATION FOR INSURANCE
CITY OF LOS ANGELES AND

INSTRUCTIONS: 1. Appli

1. LEGAL DESCR.	LOT FRAC. 7	BLOCK
-----------------	-------------------	-------

2. PRESENT USE OF BUILDING

(13) Offices

3. JOB ADDRESS

846 S. Union St

4. BETWEEN CROSS STREETS

9th

5. OWNER'S NAME

Southland Col

6. OWNER'S ADDRESS

3160 W. 6th St

7. ENGINEER

BU

Level of
Competition

0 1 9 0

Highly Competitive

Competitive

Not Competitive

Highly Competitive

Competitive

Not Competitive

Highly Competitive

Competitive

Not Competitive

Highly Competitive

Competitive

Not Competitive

3

APPLICATION
FOR
INSPECTION

CITY

Ed

INSTRUCTIONS: 1. Appl

1. LEGAL
DESCR.

LOT 7

BLOCK

2. PRESENT USE OF BUILDING

(13)

OFFICE
CAREER INSTITU

3. JOB ADDRESS

1547 W. 9th ST

4. BETWEEN CROSS STREETS

8th ST.

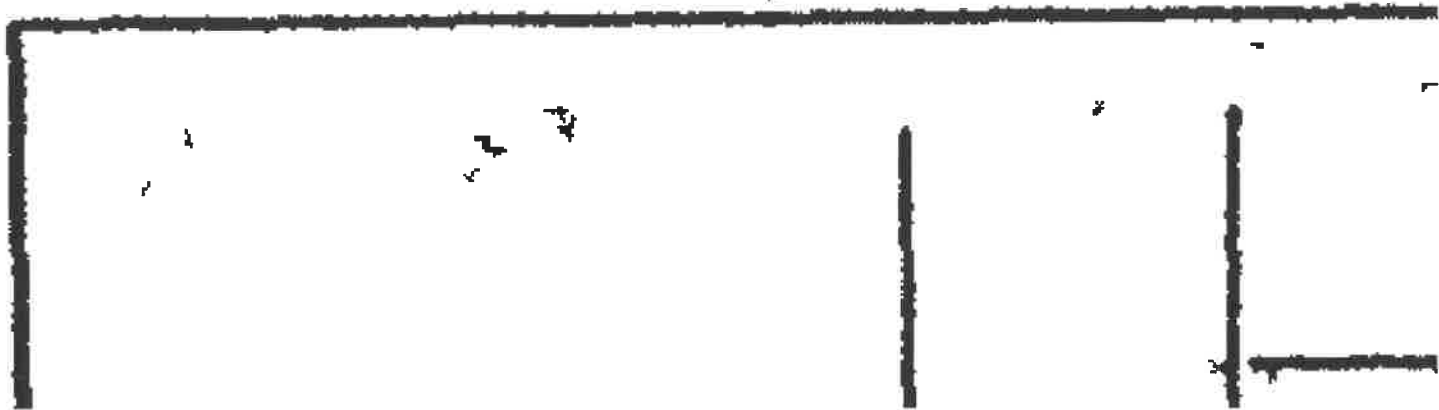
5. OWNER'S NAME

VICK
~~THE LIGHTHOUSE~~

6. OWNER'S ADDRESS

HMC
2843 W. 7th ST

SPRING



Los Angeles Department of Building and Safety

Certificate Information: 846 S UNION AVE 90017

Application / Permit 19019-10000-06267
Plan Check / Job No. B19LA26858
Group Building
Type Bldg-Demolition
Sub-Type Commercial
Primary Use ()
Work Description ***DPI + POSTING*** DEMO (E) 3-STORY OFFICES.
Permit Issued No
Current Status Application Submittal on 12/19/2019

Permit Application Status History

No Data Available.

Permit Application Clearance Information

Demo Preinspection	Not Cleared	12/19/2019	Department of Building and Safety
--------------------	-------------	------------	-----------------------------------

Contact Information

No Data Available.

Inspector Information

NICK DANERI, (213) 202-5615

Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

Los Angeles Department of Building and Safety

Certificate Information: 846 S UNION AVE 90017

Application / Permit	20019-10000-00474
Plan Check / Job No.	B20LA01556
Group	Building
Type	Bldg-Demolition
Sub-Type	Commercial
Primary Use	(13) Office
Work Description	DEMO EXISTING 3 STORY OFFICES BY HANDWRECK, SEWER CAP, FENCE & CANOPY REQUIRED
Permit Issued	No
Current Status	Corrections Issued on 1/29/2020

Permit Application Status History

Submitted	1/29/2020	APPLICANT
Assigned to Plan Check Engineer	1/29/2020	SHANGQIN XIE
Corrections Issued	1/29/2020	SHANGQIN XIE

Permit Application Clearance Information

ZA Case	Cleared	1/30/2020	KIT AWAKUNI
Redevelopment Project Area	Not Cleared	2/11/2020	City Planning Department

Contact Information

No Data Available.

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

Los Angeles Department of Building and Safety

Certificate Information: 846 S UNION AVE 90017

Application / Permit 19019-10000-06267
Plan Check / Job No. B19LA26858
Group Building
Type Bldg-Demolition
Sub-Type Commercial
Primary Use ()
Work Description ***DPI + POSTING*** DEMO (E) 3-STORY OFFICES.
Permit Issued No
Current Status Application Submittal on 12/19/2019

Permit Application Status History

No Data Available.

Permit Application Clearance Information

Demo Preinspection	Not Cleared	12/19/2019	Department of Building and Safety
--------------------	-------------	------------	-----------------------------------

Contact Information

No Data Available.

Inspector Information

NICK DANERI, (213) 482-0353

Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

Los Angeles Department of Building and Safety

Certificate Information: 846 S UNION AVE 90017

Application / Permit	20019-10000-00474
Plan Check / Job No.	B20LA01556
Group	Building
Type	Bldg-Demolition
Sub-Type	Commercial
Primary Use	(13) Office
Work Description	DEMO EXISTING 3 STORY OFFICES BY HANDWRECK, SEWER CAP, FENCE & CANOPY REQUIRED
Permit Issued	No
Current Status	Corrections Issued on 1/29/2020

Permit Application Status History

Submitted	1/29/2020	APPLICANT
Assigned to Plan Check Engineer	1/29/2020	SHANGQIN XIE
Corrections Issued	1/29/2020	SHANGQIN XIE

Permit Application Clearance Information

ZA Case	Cleared	1/30/2020	KIT AWAKUNI
Redevelopment Project Area	Not Cleared	2/11/2020	City Planning Department

Contact Information

No Data Available.

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

Exhibit 5. Photographs

Exhibit 5a. Exterior, Primary Façades

Exhibit 5b. Exteriors, Details

Exhibit 5c. AFL Teamsters Addition

Exhibit 5d. Exteriors, North Façade, Alley

Exhibit 5e. Historic Photos: Aerials

Exhibit 5f. Historic Photos

Exhibit 5a. Exterior, Primary Façades

West façade, 846 S. Union Ave. View east. (2022 Luftman)



West façade, 846 S. Union Ave. View southeast. (2022 Luftman)



Primary entrance, west façade, 846 S. Union Ave. View east. (2022 Luftman)



West façade, 846 S. Union Ave. View east. (2022 Luftman)



outh façade, 846 S. Union Ave. View north. (2022 Luftman)



outh façade, 846 S. Union Ave. View north. (2022 Cooper)



West and south façades, 846 S. Union Ave. View northeast. (2022 Luftman)



South façade, 846 S. Union Ave. View north. (2022 Luftman)

Exhibit 5b. Exterior, Details

South façade, 846 S. Union Ave. View northeast. Above each arch is a cartouche of three different designs, the wagon wheel Teamsters emblem, AFL initials, and a waving American flag. (2022 Luftman)





846 S. Union Ave, public facing façades. Detailed views of Batchelder tiles. (2022 Luftman)

1. Cornice bearing a floral motif.

2. 8"x8" tile with a four-pedal floral design, referred to as No. 74 in Batchelder's 1923 tile catalog. -p26

3. Terra Cotta Greek fret, above the Greek fret is a stringcourse of terra cotta tile

4. The stringcourse between the first and second-floor in the form of an egg-and-cable.

5. Terra cotta twisted spiral corner colonettes. The quoins that appear to be behind the columns are part of the tiles. Similar designs are referred to as "corner features" in Batchelder's 1923 tile catalog.

On the west façade of the subject building, the northernmost arch is bina with elaborate brick mull, and a smaller bina-arch with a simple wood-framed double-hung one-over-one window centered at the base of the second floor. View east. (2022 Luftman)



Exhibit 5c. Teamster Addition, South Façade

outh façade, 1545 W. James M. Wood Blvd. View northwest. (2022 Luftman)



South façade, 1545 W. James M. Wood Blvd. fenestration details, and entry. (2022 Luftman)

Exhibit 5c. Exteriors, North Façade, Alley

North façade of subject buildings, view southeast. (Luftman 2022)



North façade of subject buildings, view southwest. Original steel casement windows. (Luftman 2022)



Exhibit 5e. **Historic photos: Aerials**

1927, magenta outline indicates the location of 846 S. Union Ave. (Flight 113, frame 268, 1927-08-01. Courtesy of UCSB Library Geospatial Collection.)



1930, magenta outline indicates the location of 846 S. Union Ave. (Flight c-1930, frame 59, 1931-12-16. Courtesy of UCSB Library Geospatial Collection.)

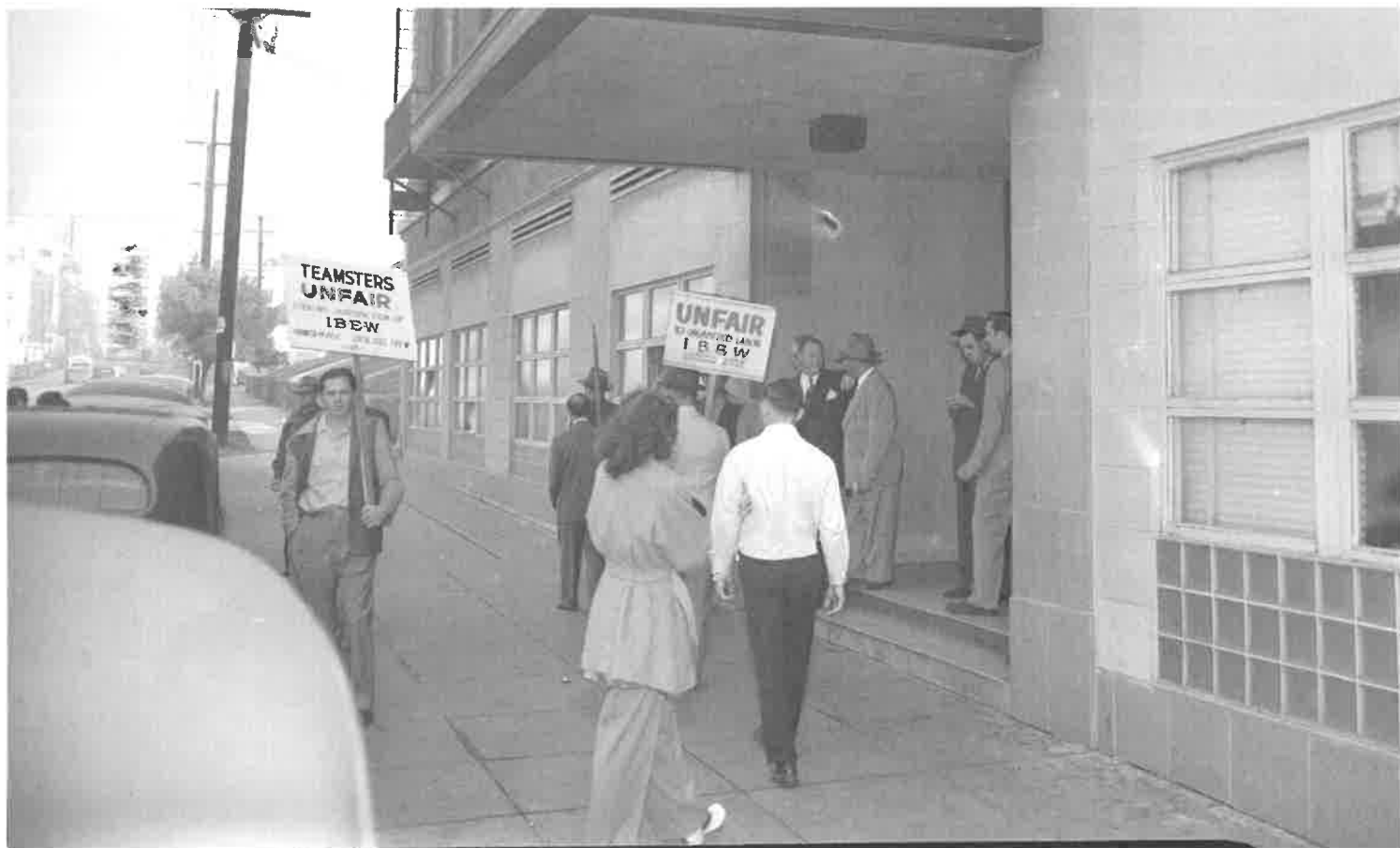


1971, magenta outline indicates the location of 846 S. Union Ave. Yellow outline indicates the location of the Teamsters 1958 building at 1616 W. 9th St. (Now 1616 W. James M. Wood Blvd.)
(Flight tg-2755, frame 18-28, 1971-03-01. Courtesy of UCSB Library Geospatial Collection.)

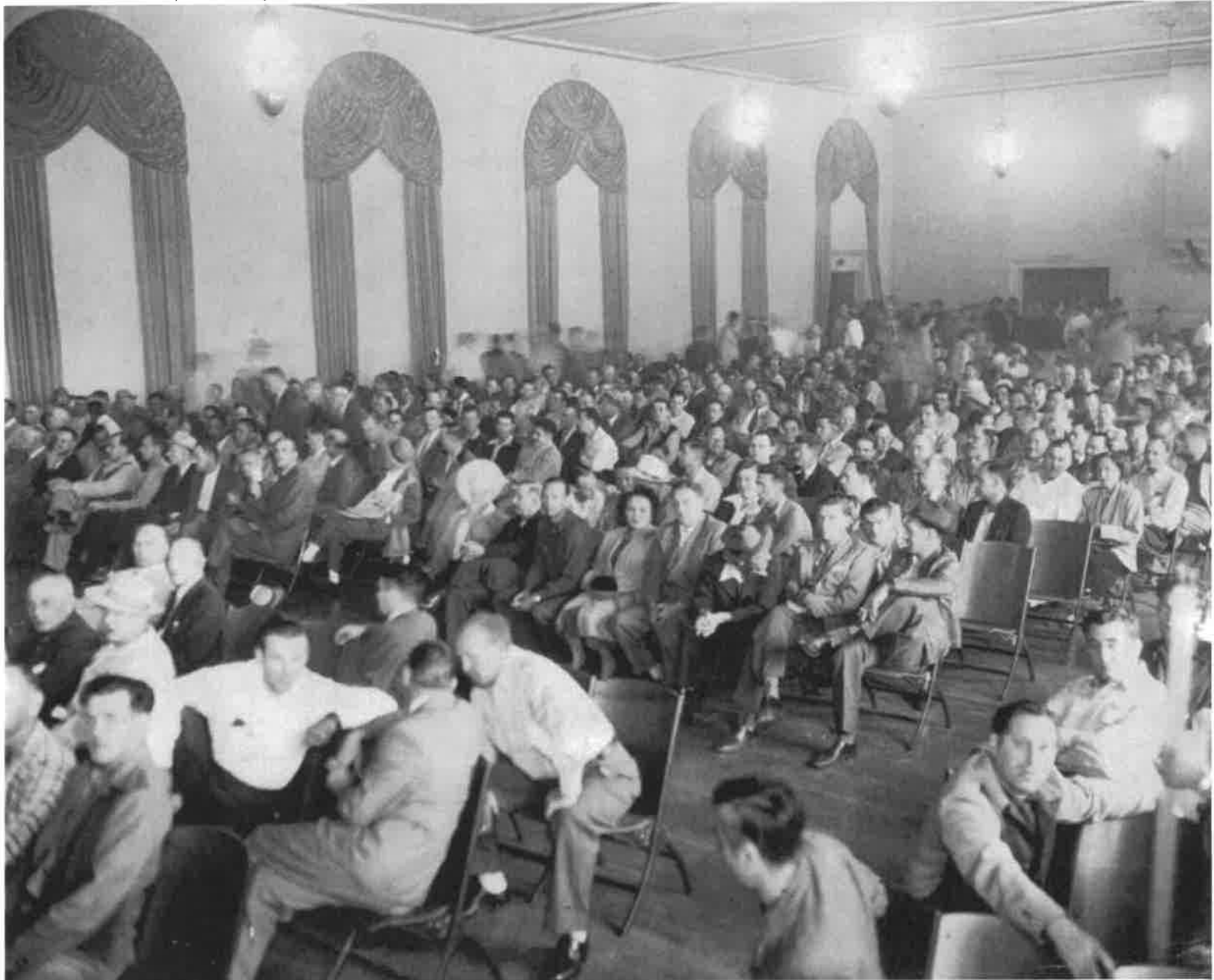


Exhibit 5f. **Historic Photos**

Picketing of A.F.L. Teamster Union building by members of the I.B.E.W. union November 26, 1947
(Los Angeles Times. UCLA Library Special Collections, A1713 Charles E. Young Research Library)



The main hall of the subject building. Transit strikers yell No to appeal for truce. (Circa 1950, Herald Examiner Collection/Los Angeles Public Library)



Picketing of then new Teamster Union building at 1616 W. 9th St. by members of the Teamsters Rank and File Committee for Equal Job Opportunity led by Richard Morris. The subject building is across the street. (1962 Harry Adams. The Bradley Center, California State University, Northridge)



United Farm Workers picketing the Teamsters building at 1010 W. 9th St. (1010 W. James M. Wood Blvd.). Union in the background. (Rick Tejada-Flores 1973. Labor Archives and Research Center, San Francisco State University)



United Farm Workers picketing the Teamsters building at 1616 W. 9th St. (1616 W. James M. Wood Blvd.). Subject building reflected in glass entrance.. (Rick Tejada-Flores 1973. Labor Archives and Research Center, San Francisco State University)



Exhibit 6. Historic References

- Exhibit 6a. B'nai B'rith Lodge—846 S Union Ave. 1921-1930
- Exhibit 6b. Fraternal Order of Eagles Aerie No 102 / Safeway Employees Association Club House—846 S Union Ave 1930-1941
- Exhibit 6c. Joint Committee of Teamsters #42—846 S. Union Ave.
- Exhibit 6d. Teamsters, Civil Rights Movement—846 S. Union Ave.
- Exhibit 6e. John T. Williams, Teamsters Local 208
- Exhibit 6f. Richard Morris, Teamsters Local 848
- Exhibit 6g. S. Tilden Norton, Architect
- Exhibit 6h. Batchelder Tiles Catalog 1923

Exhibit 6a. **B'nai B'rith Lodge Hall** 846 S Union Ave. 1921-1930

<p>OFFICERS LOS ANGELES LODGE NO. 487, I. O. B. B.</p> <p>President..... Lester Roth Vice President..... Mrs. P. Loeb Monitor..... Rabbi Edgar F. Maguin Assoc. Monitor..... Dr. Karl Bosoff Record Sec'y..... Sidney Gerson Fin. Sec'y..... L. A. Ross Guardian..... Jra O. Levy Warden..... Felix Jozak Treasurer..... Ben R. Meyer Trustee..... Dr. L. G. Reynolds Trustee..... John Klein Trustee..... M. Lustig.</p>	<p>BENEVOLENCE</p> <h1 style="margin: 0;">B'NAI B'RITH LODGE NEWS</h1> <p>ALL MEETINGS HELD AT 711 WEST SEVENTEENTH STREET</p> <p>NEAT MEETING</p>	<p>BROTHERLY LOVE</p> <p>Slogan for 1922, 2000 Members and a New Building</p> <p>NEAT MEETING</p>	<p>HARMONY</p> <p>OFFICERS WOMAN'S AUXILIARY NO. 11, I. O. B. B.</p> <p>President..... Mrs. J. A. Bodal Vice Pres..... Miss Gisella Hochstein Recording Sec'y..... Mrs. Esther Davis Fin. Sec'y..... Miss Stella Herman Treasurer..... Miss Gusie Cohen Monitor..... Miss Judith Shiglett Guardian..... Mrs. B. Kaplan Conductor..... Mrs. M. Pinkerton Counselor..... Mrs. H. H. Harris Publicity..... Mrs. A. P. Levinoff Trustee..... Mrs. A. Starosky Trustee..... Mrs. Harry Schwarz Trustee..... Mrs. M. Brown</p>
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Jewish World 1922-06-23 p0018 B'nai B'rith Lodge Purchased Plot

* * *

The Los Angeles B'nai B'rith Lodge has purchased a plot of 80x160 feet on Union and Ninth streets, where a suitable building will be erected later.

* * *

New Building of B'nai B'rith Lodge

B'nai B'rith Messenger 1921-02-04
New Building of BB Lodge

FIRST MOVE TOWARD THIS END

Brilliant Dance Planned to Start The Ball Rolling and Arouse General Interest in the Plan—Ambassador The Scene

After months of concentration on increasing the membership and promoting the national aims of the organization, during which it was impossible to do much in a social way, the Entertainment Committee of Los Angeles Lodge, No. 487, I. O. B. B. announces that, on Washington's birthday, Tuesday evening, February 22nd, they will open a memorable season of social functions with a brilliant dance to be given at Goldberg-Bosley Hall—Sixteenth and Flower streets.

Although the I. O. B. B. is by no means a social organization—its aims and purposes being rather to champion the cause of Jewry—yet, it is intended to give the local members, their wives, their families and friends a series of plays, entertainments and social events which shall tend to remove the "dull" feeling prevalent with "all work and no play." An affair in the ball room of the Ambassador hotel is being planned as a fitting climax to a brilliant social season.

It is hoped, with the proceeds of the dance to "start the ball rolling" for our new building fund and by a large assemblage in attendance to add moral stimulus to the building project, for which, it is needless to say, there has been a most urgent need. Why should not the Jewish brethren of the city combine for a greater building which will house the different Jewish organizations where, in our own building, we might feel as independent as those who now enjoy the privileges of the L. A. A. C., the Y. M. C. A., the Elk's Temple and similar clubs and organizations.

Judging from the advance sale of tickets and the conscientious manner in which the social committee is working, this opening event, February 22, promises to be a most elaborate affair. No details are being overlooked in an earnest endeavor to make the evening a most enjoyable one for those who attend.

Surely, not one red-blooded Jew or Jewess in Los Angeles will want to miss this opening event which will mean much as a criterion of the moral support of the combined Jewry of the city on the new building project—a golden dream, which, when a realization, will mean the combined respect of our Christian neighbors—and a standard of prestige which we, locally, have yet to attain.

Remember the slogan which helped to spur on the boys of '76—"In Union There is Strength!"—Let's all get together now and Boost!

Passing Events In Los Angeles Lodge No. 487

Edited by Attorney Paul Shapiro

The next meeting of the Independent Order B'nai B'rith, 487, will be held on Tuesday, January 24th, 1922, at the B'nai B'rith Building, 17th and Georgia.

Matters of great importance will be discussed at this next meeting. The most important business will be the consideration of ways and means of erecting a new building to house the B'nai B'rith and all other Jewish Organizations.

At a meeting under the auspices of the Association of Jewish Organizations, held at 306 California Bldg., on Wednesday, January 11th, where

delegates of all Jewish organizations were present the subject of a Jewish Community Building was discussed.

The B'nai B'rith was represented by Dr. Ceasar Cahen, Dr. Gumbiner and Attorney Maurice Saeta. It was suggested by Dr. Cahn that a Jewish Community Building be erected by the B'nai B'rith Lodge, and all the Jewish organizations support this project. The building to contain various halls as meeting places for all the organizations.

At the conclusion of the meeting a resolution was unanimously adopted to support the plan of Dr. Ceasar Cahen.

Passing Events In Los Angeles Lodge No. 487

Edited by Paul Shaprio
Keren Hayesod

Monday, February 13th, the Independent Order B'nai B'rith, will hold its regular meeting at the B'nai B'rith Hall, 17th and Georgia avenue. The meeting, as previously announced, had been changed for the reason that the Keren Hayesod will hold its mass meeting at the Philharmonic Auditorium on the 14th.

Zionist Leader

The well known Zionist leader and great poet, Mr. P. M. Raskin, will address this meeting. Mr. Raskin



will speak on a National Jewish subject, and every B'nai B'rith member is urged to come early if he wants to get a seat.

Dance a Success

The dance given by the B'nai B'rith at the B'nai B'rith Hall last Tuesday night, was a success. The only disappointment had was the size of the hall. Our hall is absolutely inadequate in size to give an entertainment of this kind. This demonstrates that a new and large

building is needed and steps must be taken to acquire a building immediately, to house the 1200 members we now have and the 800 more we are certain to have before 1922 is much older.

American Jewish Relief

The American Jewish Relief Committee is out to get three thousand dollars in Los Angeles to continue relief work to feed and clothe starving people in Europe. At the writing of this more than one-half of the quota had been reached. It is hoped that every Ben B'rith will do his duty. If you have given already, increase your donation. The people in Europe must be saved, lest they perish and we cannot afford to let them starve.

Relative to New Building

The Association of Jewish Organizations will hold their open meeting on Thursday, February 16th, 1922, at the B'nai B'rith Temple (Vestry Room), corner Ninth and Hope streets. The meeting will commence at 8 o'clock p. m. sharp. A committee of the B'nai B'rith Lodge had been appointed. It is hoped that every member of the B'nai B'rith lodge will attend this meeting. We need a building to house all Jewish organizations, and we need it this year.

Welcome Addition

The Publicity Committee has been very fortunate indeed in acquiring on its committee the services of Bro. Benjamin Saeta. Bro. Saeta is assigned to the Membership Committee and is doing real work. As a result of the right kind of publicity the membership committee is getting twice as many new members as expected.

Appeal to Give

If you have money dig in your pockets and give! give! and give again. After the Jewish War Relief Drive comes the Keren Hayesod. Both causes are worthy and every member is expected to do his duty.

We have sold our old home and must have a new one. We sold it because we had outgrown it. When it was built, the city had a population of two-hundred thousand and Los Angeles lodge has grown with Los Angeles.

We might rent a hall in which to hold meetings. We conduct many activities, however, and they can be properly and effectively accommodated only in a building especially designed for the purpose. Not only that, but we are too large, important and dignified a body to rent, even though the holding of meetings were our only mission.

Furthermore, we will be financially benefited. In the long run, it will be more economical to own than to pay rent. This will appeal to every man who can distinguish between good business and bad business. It is so patent as to need no further explanation.

Also, Los Angeles Jewry sadly needs a social center in which all worthy Jewish men may foregather, patronize and exchange thoughts and opinions. One knows history, a second philosophy, a third literature, a fourth finance, a sixth politics. Each has something that he can teach the rest. We should have a home in which we can all meet, to the mutual advantage. There is no finer or more liberalizing thing than for one, leaving his accustomed groove, to meet the other fellow on common ground, under the inspiration of common ideas; and in this meeting his viewpoint, learn to like and respect him. This produces better men and better citizens.

Have you ever considered the number of question Jews who are constantly seeking Los Angeles as their future home? Of course, the selfish thought is, "I am happy; why bother about them? But is it not much worthier to consider the stranger who seeks our gates and to provide for him a place of welcome, in which he may meet his own kind and feel at ease and establish new friendships to take the place of those he has left behind him? Surely, those who have imagination and a love of companionship will realize how splendid a purpose a democratic gathering place would serve, not only for those who are already here but as well for those who may hereafter come to us.

There is a sound psychological reason which would direct us to have our own building. Los Angeles Lodge No. 487 is the most representative Jewish organization in the city. It is so regarded by our own people as well as by the Gentiles, it is better known to more of them than any other Jewish group here; and there is no one thing that we could possibly do which would, to as great an extent, increase the respect in which our neighbors hold us than to erect a building entirely devoted to B'nai B'rith activities. This reason alone would be sufficient justification for the undertaking.

Nor can the most callous be insensitively to sentimental considerations. A sense of ownership inspires in every man a warmer glow of affection for and pride in his activities when he shares in the possession of the physical structure that shelters them, whether his family life, his social club or the hours that he spends in organization labor be concerned; and so deeply is this feeling planted in us that it is as potent as our love for family and friend. Under this inspiration, every member will, when we possess a fine building of our own, set a higher value on his membership and all of those who are already working for the order will bring a greater measure of zeal and sacrifice to their work; while many worthy brothers who now never see the inside of the lodge room will then in response to a natural human impulse, take up a share of the burden and do their part toward keep-

ing the lodge in the accomplishment of its high mission.

If we believe that all these premises are true, and they are true, indeed, let us firmly accept the inevitable conclusion. Let us then manfully and with unflinching determination proceed to the undertaking to which this conclusion directly points, and whatever time, whatever sacrifice, whatever labor of ours is consecrated to the purpose, will find a rich reward when the structure reared by our own devotion shall have found a magnificent completion to serve for us and for our successors as the home of the many and varied enterprises which our lodge conducts and as a monument to the Independent Order B'nai B'rith and, in a large sense, to all Israel.

B'nai B'rith Messenger 19220601-01.2.52
Why A B'nai B'rith Building

WHY A B'NAI B'RITH BUILDING?

We asked Bro. Marco R. Newmark who is chairman of the Building Committee for an expression of opinion regarding the proposed B'nai B'rith Building. What follows in the article below should interest the entire membership of the lodge.

For many and compelling reasons

Why A B'nai B'rith Building? We have sold our old home and must have a new one. We sold it because we had outgrown it. When it was built, the city had a population of two-hundred thousand and Los Angeles lodge has grown with Los Angeles. We might rent a hall in which to hold meetings. We conduct many activities, however, and they can be properly and effectively accommodated only in a building especially designed for the purpose. Not only that, but we are too large, important and dignified a body to rent, even though the holding of meetings were our only mission. Furthermore, we will be financially benefited. In the long run, it will be more economical to own than to pay rent. This will appeal to every man who can distinguish between good business and bad business. It is so patent as to need no further explanation. Also, Los Angeles Jewry sadly needs a social center in which all worthy Jewish men may foregather, patronize and exchange thoughts and opinions. One knows history, a second philosophy, a third literature, a fourth finance, a sixth politics. Each has something that he can teach the rest. We should have a home in which we can all meet, to the mutual advantage. There is no finer or more liberalizing thing than for one, leaving his accustomed groove, to meet the other fellow on common ground, under the inspiration of common ideas; and in this meeting his viewpoint, learn to like and respect him. This produces better men and better citizens. Have you ever considered the number of question Jews who are constantly seeking Los Angeles as their future home? Of course, the selfish thought is, "I am happy; why bother about them? But is it not much worthier to consider the stranger who seeks our gates and to provide for him a place of welcome, in which he may meet his own kind and feel at ease and establish new friendships to take the place of those he has left behind him? Surely, those who have imagination and a love of companionship will realize how splendid a purpose a democratic gathering place would serve, not only for those who are already here but as well for those who may hereafter come to us. There is a sound psychological reason which would direct us to have our own building. Los Angeles Lodge No. 487 is the most representative Jewish organization in the city. It is so regarded by our own people as well as by the Gentiles, it is better known to more of them than any other Jewish group here; and there is no one thing that we could possibly do which would, to as great an extent, increase the respect in which our neighbors hold us than to erect a building entirely devoted to B'nai B'rith activities. This reason alone would be sufficient justification for the undertaking. Nor can the most callous be insensitively to sentimental considerations. A sense of ownership inspires in every man a warmer glow of affection for and pride in his activities when he shares in the possession of the physical structure that shelters them, whether his family life, his social club or the hours that he spends in organization labor be concerned; and so deeply is this feeling planted in us that it is as potent as our love for family and friend. Under this inspiration, every member will, when we possess a fine building of our own, set a higher value on his membership and all of those who are already working for the order will bring a greater measure of zeal and sacrifice to their work; while many worthy brothers who now never see the inside of the lodge room will then in response to a natural human impulse, take up a share of the burden and do their part toward keep-

B'NAI B'RITH WILL BUILD NEW HOME

Jewish Order Sells Bonds for Building at Ninth and Union Streets

Sale of \$70,000 of 6 per cent gold bonds for the proposed new building of the Independent Order of B'nai B'rith, Los Angeles lodge, was announced yesterday by Marco R. Newmark, chairman of the building committee.

The building, which will be at Ninth and Union streets, will cost \$200,000, Mr. Newmark said, and will be the finest building erected by any lodge of the order in the United States. It will be headquarters for other Jewish organizations as well.

"It will have two large lodge-rooms, banquet hall, dancing floors, library, kitchen, elevators, committee-rooms, spacious lobby, gymnasium, shower baths and eight handsome stores," said Mr. Newmark. "With more than 1500 members of the representative *Jawry* of our city, Los Angeles lodge has long outgrown its present quarters on Georgia street. Our members realize that this project, the largest ever attempted by our lodge, will express not only the precepts of the order, but will be an expression of Jewish pride in our beautiful city."

The new structure was designed by S. Tilden Norton.

B'NAI B'RITH TO ERECT BUILDING: NORTHEAST CORNER OF NINTH AND UNION

Los Angeles Times (1923-1995); Apr 1, 1923; ProQuest Historical Newspapers: Los Angeles Times

pg. V3

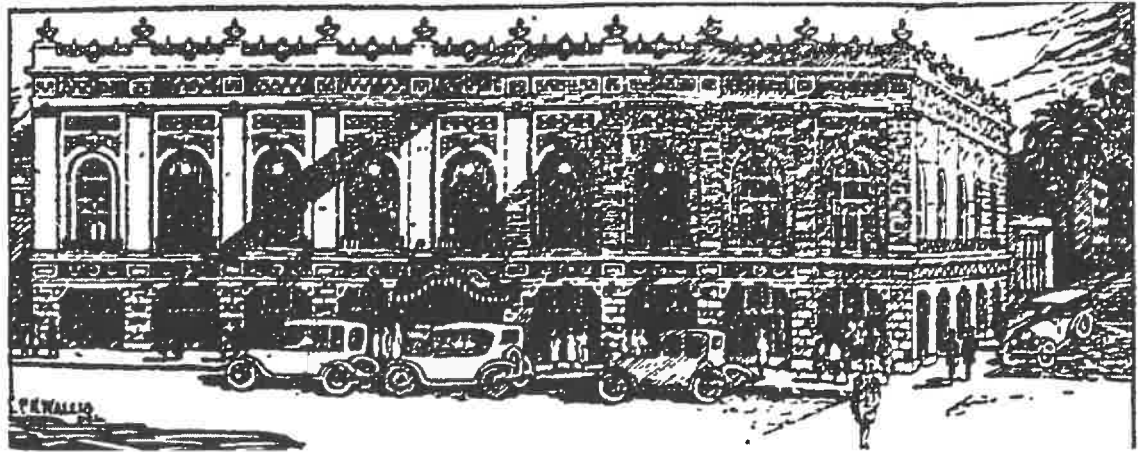
B'NAI B'RITH TO ERECT BUILDING

Northeast Corner of Ninth and Union Is Site

Will Start Construction in Next Thirty Days

Attractive Appointments to Distinguish Interior

Spacious Clubhouse Plan Accepted by Local Order



Architect's Drawing of the B'nai B'rith Building

This structure will be erected on the northeast corner of Ninth street and Union avenue at a cost of approximately \$150,000. Construction work will be started within the next thirty days. The structure was designed by Architect S. Tilden Norton.

Final plans for the new building to be built by the Independent Order of B'nai B'rith at the corner of Ninth and Union streets were approved yesterday by executive officers of the organization, according to an announcement made by S. Tilden Norton, local architect, who is preparing the working drawings.

Construction will be started within thirty days on the basement and foundations and it is expected that the structure will be ready for occupancy by next fall. The building is to be located on the northeast corner and will have a frontage of 160 feet on Union avenue and 50 feet on Ninth street.

Plans call for a four-story lodge with a large assembly room, library, billiard and reception rooms. On the first floor space has been allotted for ten stores to be used by various merchants. A spacious billiard hall has been provided for the use of members and a special room has been arranged for officers including a separate room for the president, secretary and the various committees.

The second floor will have a large hall to be used for the presentation of plays and concerts and for the regular meetings conducted by the lodge. At the north end of the auditorium a modern and commodious stage with dressing rooms for ladies and gentlemen have been planned. The assembly hall is reached by a grand stair-

case from the main entrance on Union avenue and by elevator.

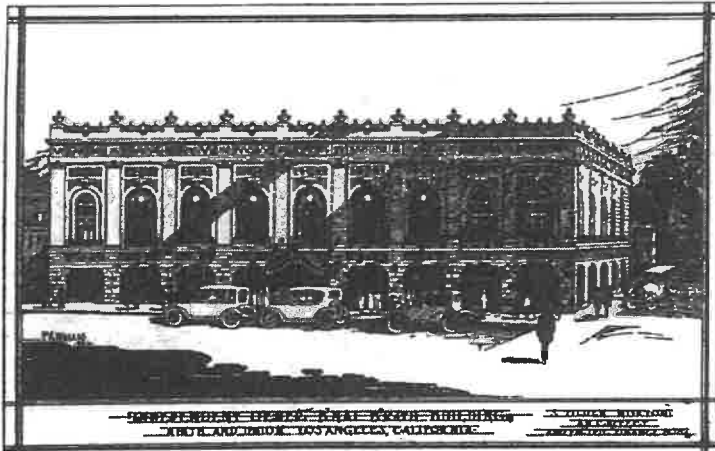
Women's quarters will be located on the third floor, where they will be able to conduct banquets and social meetings. An ante-room, checkroom and kitchen is also on the same floor. The top floor will contain gymnasium and shower rooms and space for handball and tennis courts to be built adjoining the gymnasium.

A modern ventilation and heating system will be installed which will be of modern type. Specifications call for a structural-steel construction with all exterior walls faced with gold tapestry brick and polychrome terra cotta trimmings. The structure when completed will be one of the finest and best equipped lodges in Southern California. The contract calls for an expenditure of approximately \$150,000.

Hilarious Enthusiasm Greets Report of Building Committee

MANY NEW BONDS SUBSCRIBED AND MEMBERS DELIGHTED WITH WHAT CHAIRMAN MARCO NEWMARK HAS TO SAY

Brother Marco Newmark, chairman of the Building Committee, was greeted with the usual enthusiastic applause when he arose to make his report on the new building. Chairman Newmark told the membership that an offer had been received from a contracting firm to take its payment for the work done in \$30,000 worth of bonds. This of-



Mr. Newmark among other things said that the building is at last well under way and every member interested in the structure and who wants material assurance that the

fer was rejected because it is desired that the remaining bond issue be offered and sold to the membership of the lodge, giving every member a definite and personal interest in the



President Lester Roth

B'nai B'rith building is truly a reality has only to visit the new location and feast his eyes on the busy evidences of construction which there greets the on-looker. The foundation is being laid and it is expected that the structure will be completed up to the second story by the middle of November.



**Dr. Maurice Smith
Executive Chairman Building Com.**

building and an opportunity to benefit by this excellent business investment.

So delighted was the membership with the report made that \$3,500 worth of bonds were immediately subscribed from the floor. Most of those who subscribed these bonds had already subscribed for bonds, this merely amounting to an increase of their former subscriptions.

This leaves a total issue of \$23,000 worth of bonds which has thus

far been unsubscribed and the committee estimates that it will not be necessary to subscribe more than \$10,000 at this time.

The enthusiastic delight of officers and members of the lodge for the new building is entirely justified as it has been a large venture and has taken a great deal of time and hard work of a purely altruistic nature on the part of those who have had the matter in charge.

Mr. Marco Newmark as chairman of the building committee, Dr. Maurice Smith, executive chairman of the same committee, Mr. Lester Roth as president of the Lodge and all those Brothers who have willingly given their time and service in the selling of bonds, in making the plans, letting contracts and doing all the really hard, time-taking work attendant on such an undertaking, have full justification for giving a sigh of relief and being filled with pride and joy at seeing the tangible evidence of the results of their efforts, looming skywards in a dignified structure toward which every Los Angeles Jew can point with real pride and say: "That is our building."

The new structure will be devoted not only to the B'nai B'rith and its Auxiliary but it is the intention of the present officials that it be used also as a Social Center, making a place for all organizations which have so long sought a home in this city.

The building will be large enough to meet all present requirements and it is hoped those of some years to come. It will be fully equipped, having a gymnasium, swimming pool, locker and shower rooms, a basket-ball court upon the roof, billiard and reading rooms, committee rooms and two lodge rooms or assembly halls.

Thus the B'nai B'rith Lodge will not only meet its own requirements but unselfishly looks after the interests of the smaller clubs, and societies which have sprung up in Los Angeles in the past few years all of which have been clamoring for a home.

It has been a big venture and will add much to the importance and dignity of the local lodge among visitors to our city, and add to the self respect of the Jewish community here which can then feel that between the B'nai B'rith Building and the Hillcrest Country Club, the social and club requirements of Los Angeles Jewry have been fully met.

Building and Engineering News 1923-05-23 IOBB
Clubhouse w Details.

LOS ANGELES, Cal.—Architects S. Tilden Norton and Frederick H. Wallis, 330 Pacific Finance Bldg., are completing plans for a three-story Class C lodge and store building, to be erected at the northeast corner of 9th St. and Union Ave. for Independent Order of B'nai B'rith: It will contain 11 stores and lobby on 1st floor with lodge rms., auditorium, banquet hall, kitchen and rest rooms on 2nd and 3rd floors, also gymnasium and swimming pool in the basement. Brick walls, 80x160 ft., terra cotta and pressed brick facing, structural steel, plate glass, comp. rfg., pine and hardwood trim, cement and maple floors, steam heating system, mech. ventilating system, tile swimming pool, marquise canopy, aut. elec. elevator, lockers; \$150,000. Bids will be taken soon.

BIDS WILL BE PASSED UPON AT MEETING IN THE ARCHITECTS OFFICE MONDAY

The members of the Building Committee will hold a meeting in the offices of Architect S. T. Norton, Friday at noon, to pass upon general and special bids for the new building.

When the contracts are let it will be a comparatively short time until the Los Angeles Lodge No. 487 will be giving its housewarming and enjoying all the delights of "At Home" in its handsome new quarters. When this building is completed Los Angeles will not need to feel aught but pride when visitors come to the Angel City. Incidentally this will do much toward improving the Community spirit and making it easier for strangers to get acquainted with their own people and find the companionship which many now complain is hard to discover. The B'nai B'rith building will stand like a great, smiling brother holding out the hand of fellowship to all who approach its doors.

B'nai B'rith Messenger 19231123-01.2.37 Norton Old BB Member.

East. On the same day he will address a Jewish Mass meeting in Salt Lake.

On Tuesday, November 27, Rabbi Magnin will go to San Diego, where he will speak before the Woman's club and will also address a mass meeting of the Jewish people of this community under the auspices of the San Diego I. O. B. E. Lodge, on "Our Civilization."

Wednesday evening he will go to Santa Ana with the local B'nai B'rith lodge and will make a special address.

membership, our labors must go on. The B'nai B'rith is growing by leaps and bounds and the new edifice must be quickly reared, in order to provide a happier meeting place for our membership and those who will join our ranks. We have started the work and it will continue, and I am in hopes that by the first of July, this beautiful structure, with all its fine equipment, will be completed. The building committee is hard at work, and they are doing everything in their power to complete the structure in accordance with the best wishes of the membership."

ARCHITECT NORTON OLD B'NAI B'RITH MEMBER Reports Satisfactory Progress on New Lodge Structure Now Under Way

Mr. S. Tilden Norton, Architect, who is a member of the Building Committee of which Marco Newmark is chairman, has been a member and affiliated with the B'nai B'rith Lodge

for the last twenty years. Brother Norton, who has given a great deal of his time and ability without compensation from the Lodge, is a very busy man, yet finds time to not only meet with the building committee every week, but is actually superintending the work of the new edifice which will cost close to \$200,000.00. At the present time, \$25,000.00 has been spent in the work of construction and building. In an interview with Brother Norton, he said, in part: "While all of the bonds have not been subscribed for by the

New Building Can Now Be Source of Pride To All

PLEDGES NOW DUE ON BONDS AND MONEY NECESSARY TO MEET
BILLS FOR LABOR AND MATERIAL

Marco R. Newmark, chairman of the Building Committee of Los Angeles Lodge No. 487 which has in charge the construction of the new B'nai B'rith Building, spoke in glowing terms of the possibilities attending the completion, within a few months, of the new building. For the first time in the history of Los Angeles, the Jewish youth will have a public home with all the facilities that a club house has to offer. For the first time will the local lodge be able to hold a meeting at which a majority of the members are present, and find itself able to accommodate them all.

"This building," says Mr. Newmark, "will be a constant source of pride to Los Angeles Jewry. It will be a credit to their philanthropic endeavors and will allay much of the criticism, (not entirely unjust) that the local Jews have not a single lodge room that they can call their own."

The corner stone was to have been laid on April 21, during the presence of the Grand Lodge visitors. Owing to the fact that the twenty-first falls on the Passover, the date has been postponed, until further notice.

As everyone knows, the money for this building was raised by means of a bond issue, authorized by the lodge. The amount of the issue is \$150,000 and has been entirely subscribed for, and the certificates will be dated as of May 1. Interest on the bonds will start from that date.

Due to a misunderstanding in the early days of the campaign, some of the subscribers, members of the lodge, are under the impression, that they are not to begin payment until the bonds are issued to them. Mr. Newmark urges these men to realize the necessity for sending in the payments at ONCE. The building is in the course of construction. Material must be paid for, as well as labor, and the building committee finds itself in the embarrassing position of not being able to meet the bills.

All the subscribers should realize the fact, that on the payment of the pledges due on the bonds, the building committee depends for its source of funds, and send in their payments the earliest possible date.

Concerning the obligations of all who have subscribed for bonds to make prompt and regular payments, lodge leaders are decidedly outspoken as evidenced in the following interviews:

M. J. Finkenstein, Past District
Grand President:

"I consider the pledge made to the building committee sacred, and more demanding of fulfillment than an obligation made in a personal business deal. We need the money now, more than ever—the building is in the process of construction, and bills must be met. The building was thoroughly financed, the money has been raised. It needs but the will of the subscribers to live up to their pledges, made on honor, to finish the transaction.

Dr. Maurice Smith, President L. A.
Lodge No. 487:

The building committee worked hard and faithfully with the matter of erecting this new building. Through their earnest efforts, over twenty-five thousand dollars was saved by the elimination of unnecessary expenses. They have done a noble service to the lodge, and to the Jewish community. Let all the subscribers now show their appreciation of this good work by paying promptly the pledges they made when purchasing the bonds. Let it not be necessary to dissipate some of the money that the members of the committee worked so hard to save, in the institution of another campaign.

Lester Wm. Roth, Past President, L.
A. Lodge No. 487:

On paper, the bond issue is oversubscribed. The money, however, is not in the bank yet. The building is a reality—is in the course of construction. Hasten its completion by paying your pledges. Make good your signature on your subscriptions. John Klein, chairman Membership Committee:

The membership committee is working hard to get an increased membership. Many men have joined with the expectations of the erection of the new building. You can inspire the members of my committee to renewed efforts by making good your pledges so that the building can be finished as quickly as possible.

Jack Friedlander, City Prosecuting
Attorney:

Every dollar added to the B'nai B'rith building fund, adds credit and weight to the dignity and integrity of Los Angeles Jewry. I know of no other investment that will pay greater dividends than the B'nai B'rith building. Besides, the money dividends, the reward for our humble efforts towards this enterprise, will be the writing once more upon

the sands of time and ideals that we fought for throughout the ages. Rabbi Meyer Winkler:

To those who have not begun payment of their pledges, I would relate the story of the divine architect. The chairman of the building committee of the first mishkan (sanctuary) that the ancient Hebrews set up to God, was a man by the name of B'zalel. When he asked for funds, the Israelites began bringing their valuables—gold, silver, and precious stones—in such quantities, that B'zalel had to go before the elders and complain that there were more treasures than were needed, and that announcement should be made that the bringing of the valuables should cease. I hope that Chairman Newmark may be placed in the same position. The members of the building committee who are giving of their time and efforts toward the erection of the new building, are surely entitled to the support that was promised them. Show your appreciation of their efforts by paying your pledges.

Beauty of Design and Jewish Significance

**THESE FEATURES MARK THE NEW B'NAI B'RITH BUILDING NOW
NEARING COMPLETION**

What may be considered as one of the most beautiful lodge buildings in the state, is that housing the future quarters of the Los Angeles Lodge No. 487, Independent Order B'nai B'rith, situated at Ninth and Union streets. Well will the architect Mr. S. Tilden Norton, be able to exclaim proudly when he views it in the future, "This is my handiwork." Built as the building fits, almost in the heart of the city, it stands as a monument to the endeavor of Los Angeles B'nai B'rith and a tribute to Los Angeles Jewry as a whole.

The exterior of the building is constructed of ornamental brick, and Batchelden Terra Cotta, finished in polychrome. The main entrance, on Union street, is emphasized by an ornamental iron Marquise. Along the ground floor are ten rentable stores, with entrances on the street.

The whole of the front elevation is of unique design, resembling the weaving of an oriental rug, with brick of Persian colors, blended and designed into panels. Alternating throughout the whole front are the "Mogen David," and the Menorah (symbols of B'nai B'rith.)

The lower floor consists of a large reception hall, around which are built the offices of the president and secretary, committee rooms, and a large billiard room. A central grand staircase, leads to the main lodge room on the second floor.

This room is one of the largest

lodge rooms in California. It has a stage fully equipped, and plenty of dressing rooms, and all necessary moving picture appurtenances. The third floor will have the ladies' lodge room, and the banquet room.

The basement is equipped with a large swimming pool, gymnasium, lockers and showers.

The construction of the building has proceeded as far as the second story, with the probable date of completion set for August 1. This means that the new quarters will be ready for occupancy when the lodge resumes its activities after the summer vacation. The cornerstone is to be set on Sunday, May 25.

Mr. Norton considers the enterprise a credit to the members of No. 487. He paid the building committee a pretty compliment, and commended them for their business acumen. They purchased the lot for the building, eighty feet on Ninth Street, and one hundred and sixty feet on Union street, for twenty-five thousand dollars. The present appraisement of the lot is now seventy-five thousand dollars.

The architect also commented on the pending amendment to the by-laws that will provide an initiation fee of twenty-five dollars. He deems the increase necessary to help pay for the equipment of the gymnasium and swimming pool, and to take care of future depreciation and repair.

Cornerstone of New B'nai B'rith Building Will Be Laid Next Sunday Afternoon Amid Brilliant Ceremonies

PAST GRAND PRESIDENT FINKE NSTEIN WILL PRESIDE AND GRAND PRESIDENT EDGAR C. LEVEY WILL BE ONE OF THE SPEAKERS

The day when a long hoped-for dream comes true is one of those bright and happy occasions oft referred to as "red letter day."

Such a beautiful and romantic event will transpire Sunday, May 25, when the corner-stone of the new I. O. B. B. building corner 9th and Union streets, will take place with appropriate exercises at 2:30 o'clock in the afternoon.

A large crowd of B'nai B'rith members, members of the Ladies Auxillary of the I. O. B. B. Lodge, as well as thousands of other Jewish people interested in this event and proud of the fine representation this building will give to the Jewish community in Los Angeles are expected to be present.

A most interesting program has been arranged for this occasion and Past Grand President M. J. Finkenstein will preside and introduce the speakers. Grand President Edgar C. Levey of District No. 4, will be down from San Francisco and the following excellent program has been prepared:

Music—Max Fisher's Orchestra, (Courtesy of Ambassador Hotel) 2 to 2:30 p. m.

Opening Prayer—Rev. Dr. S. Hecht.

Speakers:—Hon. Boyle Workman, President of Los Angeles City Council; Dr. Maurice Smith, President of Los Angeles Lodge No. 487, I. O. B. B.; Hon. Edgar C. Levey, Grand President, District No. 4, I. O. B. B.; Past President Rabbi Edgar F. Maginn, Zone Deputy for Southern California; Past President, Marco R. Newmark, Chairman Building Committee.

Dedicatory Prayer—Rabbi E. R. Trattner; Benediction, Rabbi Mayer Winkler; Laying of Corner-Stone, All Past Presidents taking part.

Chairman of the Building Committee, Marco R. Newmark, spoke with the deepest feeling, on the subject. "This wonderful building which as Brother Marshutz pointed out will be the largest building housing Jewish activities on the Pacific Coast, is the culmination of a dream which many of us have had for years. The need for a building to provide for the social and club activities of the Jewish people in Los Angeles and serve as a center where newcomers may meet and form acquaintance with the members of the

Los Angeles community, has long been a necessity and the goal toward which all eyes have turned. That the B'nai B'rith Lodge has been able to finance and build a structure which will be a credit to the Jewish people here and provide meeting places for the various organizations which are always seeking suitable quarters, as well as club facilities is a matter of deep pride and pleasure to every Ben B'rith. Every Jew in this community should also feel an ownership and pleasure as well as pride in this noble structure which will be dignified in exterior and provide suitable and pleasant club quarters, reading rooms, gymnasium, auditorium and everything which such a structure should contain. The members have worked hard and long and it is with full hearts that at last we reach the place where dreams come true."

The new building was begun under the administration of President Lester Roth, who worked dilligently for two years to see this end.

Dr. Maurice Smith is the happy Ben B'rith president under whose administration the building must be completed.

THE B'NAI B'RITH MESSENGER

CALIFORNIA'S LEADING REPRESENTATIVE JEWISH PAPER

TWENTY-EIGHTH YEAR

LOS ANGELES, SAN FRANCISCO AND SAN DIEGO, CALIFORNIA, FRIDAY, MAY 30, 1924.

SINGLE COPY 10 CENTS

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475 FIFTH AV

Vol. 27, No. 22.

Handsome B'nai B'rith Building Gives Jewish Community of This City Dignified Representation

GRAND PRESIDENT LEVEY MAKES SPECIAL TRIP TO ASSIST IN LAYING OF CORNERSTONE—HON. BOYLE WORKMAN AMONG SPEAKERS

A large concourse assembled Sunday afternoon at the site of the new B'nai B'rith building, corner Ninth and Union streets, to witness the solemn ceremonies of the laying of the cornerstone of this handsome structure which is to stand before the people of Los Angeles as a representation of the solidarity, strength and communal force of the Jewish people of Los Angeles.

This event is the culmination of long efforts and the fulfillment of a dream years old. The program was carried out as published in the B'nai B'rith Messenger of last week.

Past President M. J. Flinckowski arranged the very fine program which was varied enough to hold interest and not long enough to be tiresome.

The exercises were held on the ground floor of the new building which added to the enthusiastic spirit of those present, as it emphasized the reality of this building so long desired.

Grand President Levey, came down from San Francisco especially for this affair and his remarks were most interesting. He spoke on the work of the B'nai B'rith lodge as a whole and on the Americanization program as carried out by the

Lodge and stressed the necessity for spiritual unity among the Jewish people. He called attention to the fact that it embraces all Judaism, taking no cognizance of sects. The Grand President spoke of the franchise rights accorded all American citizens and called upon Lodge members to exercise their rights and cast their vote at the polls being guided by their own individual sense of right. He commended the Los Angeles lodge for the splendid showing it has made and surprised many lodge members, by the statement that No. 487 is the largest lodge in District No. 4, both from the standpoint of numbers and of activities.

Hon. Boyle Workman, president of the City Council, was present and his talk dealt largely with reminiscences of earlier days.

Rabbi Edgar F. Magain, a past president and past Grand Orator of the Lodge, and present head of the Anti-Defamation League in Los Angeles, made a brilliant address on the subject of "Internal Housekeeping," which touched upon the Anti-Defamation program of the national organization.

Dr. Maurice Smith, President of B'nai B'rith Lodge No. 487, spoke on

behalf of the lodge, expressing his personal appreciation as well as that of the lodge for the assistance rendered by lodge brothers as well as all who have assisted in the construction of this building by the purchase of bonds and through personal effort.

Past President Marco Newmark, chairman of the Building Committee, addressed the assemblage on the subject of the building going into the history of the local lodge at some length and showing its growth during the past quarter century.

Rabbi Mayer Winkler and Rabbi Trattner offered prayers and some very fine music was furnished by the Max Fischer orchestra.

Following the speaking program the actual ceremonies attendant on the laying of the cornerstone took place amid great solemnity. Past Presidents of B'nai B'rith Lodge No. 487 took part in this portion of the program. Among the articles placed in the cornerstones were: list of Past Presidents of B'nai B'rith Lodge No. 487; pictures of the old building and cancelled checks issued by the Lodge to charitable institutions. Among other things copies of the B'nai B'rith Messenger were included.

B'nai B'rith Messenger
1924-07-25 01.2.37
Building Description.

THIS WEEK

True Patriotism
New City of Treasures
Orphans and Dues
And Anti-Defamation
By C. Louis Hirsch

ONE of the lessons of B'nai B'rith, a lesson upon which great stress is laid, is the need for the exercise of free participation in daily conduct. Among the duties imposed by devotion to the Patria is the exercise of the franchise granted by the Constitution. It is incumbent upon every true B'nai B'rith to state his preference for the men who are to head the government of City, State and Nation. Do your duty at the coming elections—be sure to cast your vote.

The corner of Ninth and Union streets is the intersection of two very busy thoroughfares. The spot is easily accessible from all parts of the city. Both streets are good automobile roads, and the street cars stop on the corner from either direction on Ninth street. On the north east corner of this intersection stands a three story building—a model of architecture—a thing of beauty and a joy forever. On the front of the building where all who have eyes may see, is a sign proclaiming in bold letters "NEW HOME OF LOS ANGELES LODGE NO. 487, I. O. E. B. R."

If you want a real thrill, go over to see that building. If you drive over, be sure to get out of your car. Stand on the southwest corner, and look across at the building. The beauty of it will glow on you. Study the effects of the "Persian rug" design which has been worked into the paneling, and see how exquisitely it blends with the polychrome finish of the walls. Look up at the flag pole in the corner of the roof, from which old glory will wave a protective welcome to all who are to gather within.

Step around to the other side of the building—the Union street side, and see the designs of the Moses David worked into the brick, between the shining light of the seven branched candelsticks. Picture the building next September, vibrant life, housing earnest men and women discussing ways and means of handling the treasures of Judaism down to the coming generations. You will then realize what a lasting monument has been built to the Jewry of the city—what a veritable "treasure city" the building is to be.

You might even compare it in your mind with the treasure cities that the Jews of old built in Egypt—Phthom and Raamess. The brick, mortar and energy that went into the construction of those treasure cities was furnished by Jews also. But it will not take long to realize why those built in Egypt were symbols of sorrow, while the present building is a mark of joy. The ancient buildings were dedicated to material wealth, and were the product of oppression, while the present building has been dedicated to the spiritual growth of Judaism, and is the product of Benevolence, Brotherly Love and Harmony.

Print Date: 8 February 2022. Source: Page 1, B'nai B'rith Messenger, 24 October 1924 *** "Historical Jewish Press". The National Library of Israel and Tel Aviv University

CONGRATULATIONS, BROTHERS B'NAI B'RITH

Next Tuesday will be a day of days in the annals of B'nai B'rith Lodge No. 487 as on this occasion will be dedicated the splendid building which has been erected at the cost of so much hard work and comes as the climax of hopes which had their inception a decade ago, but which perforce must wait until the vision could by hard work and sincere sacrifice be transformed into a reality.

The B'nai B'rith Messenger commends to the public the splendid work of this fine organization and recommends all to attend the opening exercises next Tuesday. The present officers of the organ-

ization as well as those who first had the vision will be there and District Grand President Jonah B. Wise, will be among the honored guests. A splendid program has been prepared and every Jew should take pride in this structure so greatly needed and so representative.

The B'nai B'rith Messenger has more than a common interest in this event for it has worked hand-in-hand with the B'nai B'rith Lodge since the days when the Lodge was first organized and the MESSENGER was very young indeed.

It has helped in every member-

ship drive, in every campaign for funds, in every effort for the betterment of the community and it is the linked forces of Lodge and Messenger which is forming the sentiment which will eventually drive from our community the pseudo-rabbis of "sacramental wine" ill fame. Already these have been discredited and the fair name of Jewry lifted above their power to harm.

The publisher and associated editors of the MESSENGER are B'nai B'rith members and as such feel a deep pride in this accomplishment in which they feel a double interest.

DISSIPATION OF PREJUDICE CHIEF DUTY OF B'NAI B'RITH LODGE

Among the members and their families who take special interest in the work of the B'nai B'rith Lodge... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee...

DAVID A. HANSEN

I would draw myself entirely to the right of the structure... I believe that the only way this can be accomplished is through the younger generation... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee...

WOMEN SHOULD "CARE" ONLY

It is a common mistake to think that the work of the B'nai B'rith Lodge is only for men... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee...

The Year Round... SANTA CRUZ... Rates... FINE FURS... KLEIN FURS... ANNUAL... CHAMBERLAIN... SOUTHERN CALIFORNIA... JOHN KLEIN, President

ELIYAHU, 12-8-10 OLD JEWISH DANCE MARVEL

Little Selma Bamber would be second favorite and 4th most... Says it's possible... The Jewish community of Los Angeles is rich in talented children and a beautiful feature is that most of these are of quite modest background... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee...

ZELMA BUSHNICK

and health to Jewish institutions... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee...

JAMES MURPHY A BIRTH EVENT

James Murphy, a well-known... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee...

Council is especially advantageous for young Jewish women... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee...

THIS WEEK

CELEBRATING THE BIRTHDAY OF THE B'NAI B'RITH LODGE... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee...

WOMEN'S ORGANIZATION AN DEEPLY INTERESTED AS THIS MEET

On Tuesday evening, October 28th... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee...

BRING ONE NEW MEMBER

Chairman John Klein Wants No. 487 to Lead the Country "DO YOUR BIT" Just CHAMBERLIN Drexel Phone METAL WEATHER STRIPS 1991

RADIO CORPORATION of SOUTHERN CALIFORNIA 708 So. Broadway Phone VAndyke 8804 JOHN KLEIN, President Exclusive High Grade Radio Sets And Parts

WOMEN'S ORGANIZATION AN DEEPLY INTERESTED AS THIS MEET

On Tuesday evening, October 28th... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee...

SINCE THE FOURTH BANQUET HELD AT DUALITY

On Sunday evening, October 19th... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee...

OVATION TO DR. HENRY

On Monday evening, October 21st... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee... The lodge is a glorious achievement... The building committee...

CHAMBERLIN Drexel METAL WEATHER STRIPS 1991... JOHN KLEIN, President

B'NAI BRITH LODGE NEWS

ALL MEETINGS HELD AT 711 WEST SEVENTEENTH STREET

Los Angeles Lodge, No. 487, I. O. B. B.

Woman's Auxiliary, No. 11, I. O. B. B.

GRAND OPENING OF REPRESENTATIVE BUILDING ERECTED BY INDEPENDENT ORDER B'NAI BRITH NO. 487 FOR BENEFIT OF LOS ANGELES JEWRY

(Continued from Page 1)
The new building...
The building was dedicated...
The building was dedicated...
The building was dedicated...



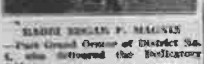
NEW B'NAI BRITH BUILDING, COR. NINTH AND UNION STREETS



MR. MATTHEW KOPP
—President of No. 487.

The older men who had helped build the foundation upon which the present greatness of No. 487 rested. He congratulated Chairman Marco Newman of the building committee, and thanked all those who were instrumental, directly or indirectly, in erecting the Los Angeles Lodge No. 487 building...
Mr. Kopp, after a few brief remarks, introduced Mr. David H. Rosen, chairman of the Paraphernalia Committee, who in the name of the committee formally presented to the building committee the paraphernalia of the building...
Mr. Kopp, as president of the B'nai Brith Lodge No. 487, accepted the key...
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MRS. M. J. PINKERTON
—Past Grand President of Dist. No. 4.

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HISTORICAL SKETCH OF INDEPENDENT ORDER OF B'NAI BRITH IN CALIFORNIA

CASE GRAND PRESHENT FIVEHASTEN GIVEN SOME INTERESTING EXPLANATIONS SHOWING WONDERS OF JEWISHITY OF NO. 487

Upon the occasion of the dedication of the new home of Los Angeles Lodge No. 487, it is interesting to recall that the Independent Order of B'nai Brith was organized in the city of New York in the year 1826 with but a handful of members. From that modest beginning, we have seen the Order grow into a structure of magnificent proportions, from a local organization into an international body of units with B'nai Brith Lodges in every important city in the United States and Canada; in England, Austria, Switzerland, Denmark, Hungary, Germany, Holland, Belgium, Poland, and Russia; Turkey, Palestine and Egypt. Everywhere the Order is looked upon with the respect and admiration of the people, and the spirit of B'nai Brith...
The first initiation of the Lodge took place at the meeting held on December 15th, 1826, and the following were initiated: Sol Skiff, David P. Norton, Simons W. Kallister, David G. Levy, Max Isaacson, Louis Isaacson and Myer Mandelstam. The new lodge was successful from its very inception and soon gave its modest quarters. Thereafter for a number of years the meetings were held in a building at the corner of Fifth and Union streets, owned by Brother J. G. Marshall, in time we secured three quarters, and built our own hall at Seventeenth and Oregon streets. At the time Los Angeles Lodge built this hall, no one could have foreseen that still larger quarters would ever be needed; nevertheless, in a few years, due to the growth of the city and the unusual increase in our membership, we were again compelled to look for a new home, and the result is the splendid structure that stands at the corner of Ninth and Union, a monument to Los Angeles Lodge No. 487, I. O. B. B. and the great Jewish community.

The history and growth of our lodge during the past twenty-five years has been synchronous with the progress and development of Los Angeles itself. From a mere handful of members, we have grown to over two thousand—the number of Los Angeles Lodge No. 487, and the second largest lodge in the Order. We continue to grow from strength to strength, and our continuous increase is a source of our pride. The Past Presidents of Los Angeles Lodge, with the year of their service, are as follows:
1829, S. G. Marshall; 1830, M. W. Frank; 1831, M. W. Frank; 1832, Geo. N. Mack; 1833, L. L. Lowman (died); 1834, Sol Skiff; 1835, Geo. N. Mack; 1836, M. W. Frank; 1837, John B. Black; 1838, M. W. Frank; 1839, M. W. Frank; 1840, M. W. Frank; 1841, M. W. Frank; 1842, M. W. Frank; 1843, M. W. Frank; 1844, M. W. Frank; 1845, M. W. Frank; 1846, M. W. Frank; 1847, M. W. Frank; 1848, M. W. Frank; 1849, M. W. Frank; 1850, M. W. Frank; 1851, M. W. Frank; 1852, M. W. Frank; 1853, M. W. Frank; 1854, M. W. Frank; 1855, M. W. Frank; 1856, M. W. Frank; 1857, M. W. Frank; 1858, M. W. Frank; 1859, M. W. Frank; 1860, M. W. Frank; 1861, M. W. Frank; 1862, M. W. Frank; 1863, M. W. Frank; 1864, M. W. Frank; 1865, M. W. Frank; 1866, M. W. Frank; 1867, M. W. Frank; 1868, M. W. Frank; 1869, M. W. Frank; 1870, M. W. Frank; 1871, M. W. Frank; 1872, M. W. Frank; 1873, M. W. Frank; 1874, M. W. Frank; 1875, M. W. Frank; 1876, M. W. Frank; 1877, M. W. Frank; 1878, M. W. Frank; 1879, M. W. Frank; 1880, M. W. Frank; 1881, M. W. Frank; 1882, M. W. Frank; 1883, M. W. Frank; 1884, M. W. Frank; 1885, M. W. Frank; 1886, M. W. Frank; 1887, M. W. Frank; 1888, M. W. Frank; 1889, M. W. Frank; 1890, M. W. Frank; 1891, M. W. Frank; 1892, M. W. Frank; 1893, M. W. Frank; 1894, M. W. Frank; 1895, M. W. Frank; 1896, M. W. Frank; 1897, M. W. Frank; 1898, M. W. Frank; 1899, M. W. Frank; 1900, M. W. Frank; 1901, M. W. Frank; 1902, M. W. Frank; 1903, M. W. Frank; 1904, M. W. Frank; 1905, M. W. Frank; 1906, M. W. Frank; 1907, M. W. Frank; 1908, M. W. Frank; 1909, M. W. Frank; 1910, M. W. Frank; 1911, M. W. Frank; 1912, M. W. Frank; 1913, M. W. Frank; 1914, M. W. Frank; 1915, M. W. Frank; 1916, M. W. Frank; 1917, M. W. Frank; 1918, M. W. Frank; 1919, M. W. Frank; 1920, M. W. Frank; 1921, M. W. Frank; 1922, M. W. Frank; 1923, M. W. Frank; 1924, M. W. Frank.

Part time lawyer, Mr. R. H. Rosen, who whose administration of the new building was begun...
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Five Hundred Members To Be Initiated Next Tuesday

Handsome Building And Club Facilities Attract Large Numbers To Lodge Advantages

Five hundred new members for initiation Tuesday evening, May 26.

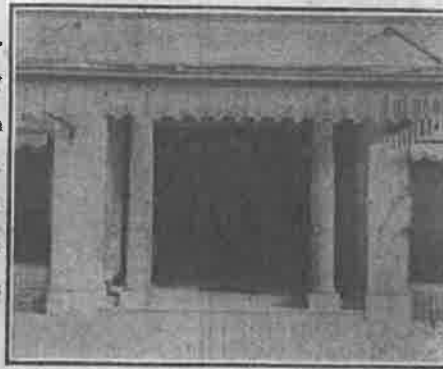
This is the goal set in the last membership drive for the season and the committee has been hard at work "hot-footing it" over the city looking for Jews who have not yet become affiliated with this marvelous organization which is doing so much toward upholding the honor of the Jew throughout the world.

Meetings have been held and plans made for the big event. The

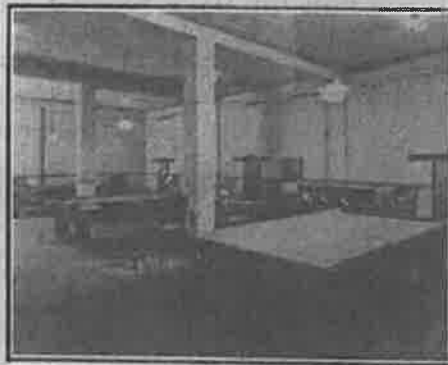
and the event will be well worth the time.

Every member of the lodge is requested and expected to be present if at all possible and a special appeal is sent out this week by Chairman Klein to every member—"If you haven't yet secured your ONE candidate get busy and DO IT NOW." Every member as a committee of one should be able to influence at least one additional member. It is thus the lodge is enabled to become a

These photographic reproductions of portions of the new B'nai B'rith Building at Ninth and Union Streets constitute illus



trated reasons for the advent of 500 new members into No. 487—in the great John Klein Class, to be initiated next Tuesday.



class to be initiated will be known as the "John Klein class" as a special honor to Chairman Klein, who has given years of his time, his wholehearted interest, and hard work toward making No. 487 the banner lodge of the district and now covets first position among the lodges of the United States, while the 500 goal was set with a view to making this initiation a special honor to President Jack Friedlander, who has served the lodge and the Jewish people in a manner creditable both to them and to himself.

The initiation will be a notable one from every point of view. The Degree Team will be in full dress and there will be special scenery for the occasion. It is expected that there will be a very large attendance

power in the community. In unity there is strength and in the lodge there is unity. Join now in honor of two good men—John Klein and President Jack Friedlander.

JEWISH CHARITIES EXPAND

Increase in Activities Explained at Annual Meeting of Federation Welfare Bodies

The Federation of Jewish Welfare Organizations and its constituent societies conducted their annual meeting last night at the B'nai B'rith Hall, Ninth and Union streets. Besides the membership, there were representatives from every Jewish organization in Los Angeles.

George Mosbacher, president of the federation for ten years, gave an account of the growth and development of the Jewish philanthropic activities of Los Angeles, indicating that the income has increased from \$45,000 in 1915 to \$265,000 in 1925.

I. Irving Lipsitch, who recently came from San Francisco to take charge of the Jewish philanthropic work of the city, met with the members of the organization for the first time and outlined a program of service affecting every phase of Jewish life. He emphasized the need of co-ordinated programs of activities in philanthropic, educational, cultural and recreational fields.

I. W. Frank, trustee of the University of Pittsburgh, delivered an address showing the growth of Jewish philanthropy during the past fifty years.

A detailed statement was given regarding the \$1,000,000 building fund campaign which was conducted by the federation last year. This fund will make possible the erection of a new Jewish Hospital in Hollywood. Plans prepared by the architects as well as a large drawing were exhibited for the first time. The plans were explained by Lemuel Goldwater, president of the Kaspare Cohn Hospital.

Reports were also submitted by Joseph P. Loeb, president of the Jewish Orphans' Home, and Joseph Bonapart, superintendent of the new child-caring project at Vista Del Mar, Palms. This institution

is unique in Southern California and is arranged on the cottage plan, with ten boys and ten girls in each cottage. The organization cares for 100 children at Palms and a larger number in private boarding homes.

The following directors were elected: A. Brownstein, Mrs. Louis M. Cole, L. Goldwater, Dr. N. Kavanoky, Mrs. Herman Levi, S. Tilden Norton, Dr. George Saylin, Joseph Shapiro, Jacob Steinberg and Ralph G. Wolff.

Reports were also submitted by Ernest Armer, president of the Big Brothers Association; S. Tilden Norton, president of the Hebrew Consumptive Relief Association; Caesar Samuels, president of the Jewish Loan and Housing Association; Mrs. Cora Prenzlauner, president of the Temple Sewing Circle; Dr. Caesar Cahn, president of the Jewish Dispensary, and Alexander Meyer, president of the Jewish Aid Society.

Mrs. Florine Hellman Wolfstein, president of the Jewish Alliance, presented plans for the erection of a new residence home for employed Jewish girls, which is being built by David Hamburger as a memorial to his parents.

SUCCESS OF JEWISH AID PLEA URGED

All-Day Conference Held in Move to Spur Drive for Fund of \$200,000

For the purpose of outlining the need for a successful consummation of the United Jewish Appeal for \$200,000 in Los Angeles, an all-day conference of all Jewish organizations in the city was held yesterday at the B'nai B'rith lodge hall, Ninth and Union streets. Approximately 500 representatives of the various organizations attended.

Ben M. Goldman, honorary secretary of the United Palestine Appeal, gave a vivid picture of the tremendous responsibilities resting upon the Jewish people to aid their countrymen in the United States and abroad, who are in urgent need of help.

Telegrams from Irving H. Hellman, State chairman of the appeal; Henry M. Lewis, national chairman, and other leaders in the campaign were read in which the local organizations were urged to give their greatest support to the drive for funds.

Los Angeles B.B. Lodge To Install Its Officers

**Preceded By A Banquet Affair
Will Be Held January 13
With Fine Program**

Preceded by a banquet for its officers and past presidents at the Victor Hugo Cafe, Los Angeles Lodge No. 487, B'nai B'rith, will install its newly elected officers for the year with impressive ceremonies, Tuesday, January 13, at 8 o'clock in the lodge rooms at the Friday Morning Clubhouse, 940 South Figueroa street.

I. B. Benjamin, an outstanding attorney of Los Angeles, and one of the most active participants in all Jewish communal endeavors, will be installed as president. Mr. Benjamin acted in the capacity of co-chairman with the late Judge Elias Rosenkranz during the Cedars of Lebanon Hospital campaign, the successful culmination of which was largely due to the splendid manner in which he administered the duties of his task.

Scheinman, Monitor

Benj. J. Scheinman, the retiring president, will assume the office of monitor. Mr. Scheinman's term of office was one replete with major accomplishments for the welfare of the lodge, foremost of which was the disposal of the lodge's building, which had long been a heavy financial burden to the organization and hindered its functioning in a broader manner. Aaron Riche, for the past year president of the local Zionist District, will be installed as vice-president, and Harry Graham Balter, assistant United States Attorney and one of the outstanding younger attorneys of Los Angeles, will be inducted into the office of assistant monitor.

Other officers who will be installed are: Emil Brown, treasurer;

LOS ANGELES LODGE TO INSTALL ITS OFFICERS

(Continued from Page 1)

Henry L. Locus, financial secretary; Harold Goldberg, recording secretary; Felix Jonas, warden; Arthur Wolpe, guardian; and the following trustees: Jacob J. Lieberman, chairman; Arthur Rosenblum, Adolph Sieroty, L. A. Rose, Harry A. Finkenstein, Lionel L. Bernstein, and Benjamin Lewis.

The installing officer will be David Blumberg, member of the General Committee of the District Grand Lodge. Lionel E. Bernstein, District Deputy, will represent the Grand President and act as master of ceremonies. Sig Lipman, First Grand Vice-President of the District Grand Lodge will also participate in the inaugural event.

An exceptionally fine program of entertainment has been arranged, including such well-known personalities as Dan Maxwell, John Buchanan, and Marjorie Lake. Light refreshments will bring the evening to a close.

(Continued on Page 3)

**Exhibit 6b. Fraternal Order of Eagles Aerie No 102 /
Safeway Employees Association Club House
846 S. Union Ave 1930-1941**

Alterations to Lodge Building to Be Started

Architect Richard D. King, has completed plans and specifications, and Chas F. Arisman, has been retained as superintendent of the construction for extensive alterations to a building at the northeast corner of Ninth street and Union avenue for the Fraternal Order of Eagles. The only work to be let by subcontract will be the ventilating system, painting and wood and glass partitions. The cost will be approximately \$35,000. The work will include new store fronts and interiors on the ground floor, new club rooms in the basement, changes in the lodge room and other portions of the building. There will be a new ventilating and heating system installed, electric wiring, new fixtures, plumbing, plastering, painting and decorating.

EAGLES BUY EDIFICE FOR NEW AERIE

*Building on Ninth Street
to Be Occupied February 1
by Fraternal Order*

Increased membership in Los Angeles Aerie No. 102, Fraternal Order of Eagles, having made the present headquarters at 617 Venice Boulevard inadequate, the lodge yesterday purchased a new home at Ninth street and Union avenue. Until recently the building purchased has been occupied by the Independent Order of B'nai B'rith.

The new headquarters consists of a three-story Class-A business building and social hall, standing on a lot which has a frontage of 160 feet on Union avenue and eighty feet on Ninth street. Extensive alterations and improvements, costing about \$35,000, will be begun at once and the lodge will move in about February 1, according to officials of the Eagles' Home Association, who announced the purchase.

The sale was made by the Union Bank and Trust Company as trustee for the bondholders. The purchase price was not announced.

New Clubhouse for Chain Store Workers Opens

Dedicated to the use of 3000 employees, the new clubhouse established through joint co-operation of Safeway Stores, Inc., and the Safeway Employees' Association, was opened for activities yesterday. It was dedicated Wednesday night by Mayor Shaw.

Situated at Ninth and Union streets, the club has a ballroom, dining-room, auditorium for plays and films, lounging rooms, game rooms, ping-pong rooms, library and headquarters for the association's band, orchestra, drum corps, dramatic and glee clubs, bowling teams and baseball and basketball teams.

-PILOT, SAN PEDRO, CALIFORNIA,

Safeway Employees Lauded by Mayor in Opening Club House

Representing a great forward step in the relationship between employer and employee, the Safeway Employees' association Wednesday night dedicated its new club rooms at 846 South Union avenue, Los Angeles, which henceforth will be social and recreational headquarters for more than 3000 employees of 300 Safeway stores in the metropolitan area, and members of their families.

Mayor Frank L. Shaw, of Los Angeles, delivered the dedicatory address in which he lauded the employees for their initiative in voluntarily banding themselves together in order to cement their personal friendships along with their business affiliations. He was fol-

lowed by Riley Doe, president of the International Safeway Employees' Association who reported a total membership of nearly 17,000 in the organization in the United States and Canada. Later there was an address by C. L. Smith, president of the Southern California division of the organization; another by Ralph Pringle, Southern California division manager for Safeway, and by Clarence Dale, personal manager of the organization, and a laudatory address by Paul Ritter, president of the Board of Public Works of Los Angeles.

Safeway officials pointed out that the payroll of the company in California last year was \$10,880,000, that 55 per cent of all operating expenses goes to wages, and that Safeway operating expenses in the state for the year was \$19,370,230, with the company making purchases within the state totaling \$46,256,233 during the year.

The club rooms dedicated provide a ballroom, a dining room with a seating capacity of 400, a modern kitchen, a stage for plays and mo-

Safeway Employees Open New Club House

A large crowd of managers and employees of the nine Safeway stores in San Pedro attended the opening and dedication of the Safeway Employees' club house at 846 South Union avenue, Los Angeles, last night. Following a special dinner and musical review for employees and their guests at the Cafe De Paree, opening ceremonies were enjoyed by several thousand people at the new club house.

The Safeway Employees' association has about 17,000 members, composed of men and women of the 3277 Safeway stores operating in 21 states, who have banded themselves together voluntarily for their own pleasure and benefit.

Managers of the local Safeway stores who enjoyed the affair were L. Reynolds, J. Mason, C. Acres, L. Griffin, H. R. Bell, W. Odekirk, E. Baehr, E. Walding and F. Wales. Henry Harrison of the News-Pilot advertising staff was also a guest.

SAFEGWAY WORKERS CELEBRATE TONIGHT

It will have only one candle but the cake to be cut tonight at the first anniversary of the organization of the Safeway Employees' Association will be large enough to serve 2000 persons.

Ralph Pringle, vice-president and Southern California manager of Safeway Stores, will cut the cake at the anniversary dance to be held by the company's employees in their clubrooms at 846 South Union street. More than 5000 employees and their families from Los Angeles, Pasadena, Long Beach, San Fernando, Glendale, Burbank and other nearby towns are expected to attend.

The association has a membership of more than 18,000 persons and they hold periodic dinners, dances, theatrical entertainments, informal parties and athletic events.

Exhibit 6c. **Joint Committee of Teamsters #42—846 S. Union Ave.**
1941-1978

Teamsters Lay Cornerstone

Daniel Tobin Joins
in Ceremony Held at
New Union Building

LATimes 1940-04-07 Classified Ad For Sale 846 Union.

BUSINESS & Industrial 158
Property For Sale

**Attention
Clubs & Lodges**

If in need of new "home," see
N.E. COR. 9TH & UNION
3-STORY BRICK

11 Stores on 1st Floor,
Auditorium full height of 2nd & 3rd
floors with lodge rooms, etc. Full
Basement with lounge, gymnasium,
etc. Present rental rates \$508 mo.

\$60,000--ON EASY TERMS

Caretaker at 846 S. Union Ave.
will show.

PROPERTIES, INC.
Citizens National Bank
736 S. Hill St. MA-7211.

Cornerstone of the \$100,000 Teamsters' Union building was laid yesterday afternoon in a ceremony of which the central figure was the union's international president, Daniel J. Tobin, long a leader in the American Federation of Labor.

A police escort and cavalcade of automobiles took Tobin from the Hollywood Roosevelt to the building at Ninth and Union Sts. for the ceremony at 3 p.m.

FOUR-STORY UNIT

The four-story building officially is to be known as the Joint Council of Teamsters Building and is to house officials of the 25 T.U. units in Los Angeles. It is to be ready for occupancy in about three weeks. It formerly was the home of the Fraternal Order of Eagles.

Into the cornerstone went a box with the names of the union leaders, copy of the union's constitution and bylaws, copies of contracts it holds with large employer groups here and other papers.

CEREMONY LEADERS

President Harold Waterbury of the council was master of ceremonies and E. Rex Smith, council vice-president and building committee chairman, made the principal talk with Tobin adding remarks.

Further celebration of the event took place at the Roosevelt last evening in the form of a banquet where Tobin was the speaker and Dave Beck, western T.U. head, a principal guest. Waterbury was toastmaster. Present also were a number of employers from groups in contract with the union.

Milk Drivers Vote Strike

**Walkout Set July 1
if Wages and Hours
Dispute Unsettled**

Threatening a county-wide tie-up of milk delivery, 1753 members of the Milk Drivers and Dairy Employees Local No. 93 have voted to strike July 1 unless a wage-hour dispute is settled before that date, it was announced yesterday by Mark Whiting, secretary-treasurer of the local, affiliated with the A.F.L. Teamsters Union.

Ballots of a strike vote last Tuesday and Wednesday were counted yesterday at the local's headquarters, 846 S. Union Ave., disclosing 1753 members in favor of the walkout and 1575 willing to accept proposals of the Dairy Industry Industrial Relations Association, representing more than 90 per cent of the county's distributors and processors.

\$60 Weekly Sought

The distribution union is 100 per cent strong in these organizations and the standard wage is now \$53.50 for a 48-hour week, Whiting said. The majority members, he added, carried the vote to hold out for \$60 and a 40-hour week.

Of the 1575 votes against the strike, the large percentage were willing to accept the association's offer of a 48-hour week with a 12 per cent, or 13½-cent, increase per hour, he admitted.

Negotiations May Go On

J. D. Rice, manager of the industry association, said negotiations will continue "as far as the association is concerned."

"From Jan. 1, 1941, to the present day, these workers have received salary increases totaling 35 per cent," he declared.

Companies involved in the dispute, he said, include Arden, Adohr, Golden State, Challenge, Knudsen, Carnation, and some 39 others.

Whiting said if the strike is called milk delivery will continue to hospitals and to individuals on doctor's prescriptions.

Milk Drivers Vote to Seek Arbitration

Wholesale and retail milk route dealers of A.F.L. Teamsters' Union, Local 93, last night voted unanimously to submit the question of their higher-wage demands to the United States Department of Labor for arbitration after a majority of those present had turned down the milk industry's wage and hour proposal, Mark Whiting, secretary-treasurer of the local, announced.

The meeting of the home deliverymen and wholesale drivers, held at Teamsters' Hall, was the first of three meetings on the question of whether the milk supply of Los Angeles County's 3,435,000 residents would be cut off July 1 by a proposed higher-wage strike.

Night dairy plant employees will meet at 10 a.m. and day plant employees at 7:30 p.m. today.

Whiting said the question of arbitration is still subject to the approval of the employers. It is not believed that any objection will be forthcoming from that quarter.

LATimes 1949-04-02 Dave Beck given Scroll .

Dave Beck Given Scroll by Legion

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About 70 members of the Legion post attended the meeting. Presentation of the scroll was made by Post Comdr. Charles Lang in a meeting in Teamsters Union Hall, 846 S Union St.

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Union Building Picketeted by Union



Story on Page 1, Part II Times photo
TROUBLE AMONG 'BROTHERS'—Peaceful appearing is this picketing of A.F.L. Teamster Union building by members of another A.F.L. union. But minutes before photo was taken, the union "brothers" engaged in fist fights in pint-sized riot.

Union Pickets Union Temple; Battle Follows
 Los Angeles Times (1923-1995), Nov 28, 1947. ProQuest Historical Newspapers: Los Angeles Times
 pg. A1

Union Pickets Union Temple; Battle Follows

UNIONISTS ROW OVER PICKETS

Illustrated on Page 3, Part I

Pounding fists, bumping heads and the ripping to pieces of picket banners marked a pint-sized riot among A.F.L. union brothers who clashed in a jurisdictional dispute in front of the Teamsters' Union temple at 846 S. Union Ave. yesterday.

It was a short-lived battle with no bloodshed, no arrests, some errors, numerous hits and a few runs. On the one side was the six-person picketing team of the International Brotherhood of Electrical Workers, on the other a handful of teamsters who emerged from their temple to challenge those who dared picket their headquarters.

Four-Month Feud

For four months, a feud between Frank Matula of a teamster group and H. G. Sherry of an I.B.E.W. group has been growing more and more tense. It was over which union should have the 350 or so men who operate and service the juke boxes and amusement games in cafes, bowling alleys, pool rooms and other such places throughout the city.

"The American Federation of Labor chartered our group with the right to have these men," Sherry said, "but Matula told us they belong to the teamsters and that the teamsters would take anything they are big enough to take and that they feel plenty big! So Matula had about 280 of the men that belong to us.

"We tried to work it out between ourselves and then by telegrams to Tobin (Dan Tobin, national T.U. president) and others but without results. So we thought we'd bring it to a head

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Continued from First Page

by the unheard of thing of picketing the Teamsters' temple.

"I notified police and a motorcycle officer showed up. Then our boys began picketing. The officer rode off. A bunch came out of the temple and the fight was on. A lot more police came and everything quieted down but I just got a telephone call from somebody who said: 'Just go ahead with your picketing and we'll take care of you and your pickets when the police ain't around!'"

Matula would not discuss the situation but Ray Leheney, T.U. press agent, announced:

"This is a matter for the higher-ups to settle."

Among the tattered battlefield remains was a torn banner that once proclaimed:

"Teamsters Unfair. Stealing the Jurisdiction of the I.B.E.W."

Women Picket Teamsters' Hall

Chivalry triumphed over an old Teamsters' Union custom at the union's headquarters yesterday.

It is of record that members of the union are allergic to International Brotherhood of Electrical Workers picketing their temple. When the latter union first picketed there Nov. 25 a group of men sallied out of the temple and there was a fight.

But not yesterday when picketing was resumed after a lapse of some weeks. The pickets were women. So the teamsters just went about their business and the pickets marked the line

Transit Workers' Strike Halts Trolleys and Busses

Mayor Fails in Plea to Avert Tie-up

Strike of streetcar and bus operators against the Los Angeles Transit Lines began early today when negotiations broke off at 12:20 a.m.

Conferences between company officials, union representatives and Federal Conciliator Harry Malcolm ended with a union announcement that its final proposal had been rejected by the company. The union's last offer, according to President D. D. McClurg, was to submit the dispute to an impartial arbitration board.

McClurg, who heads the striking AFL Amalgamated Association of Street, Electric Railway and Motor Coach Employees, said the union was prepared to accept any results of such arbitration.

Bowron Makes Plea

Mayor Bowron, who met earlier with company and union negotiators in an 11th-hour plea for postponement of the strike, returned late in the evening and remained outside the conference rooms until the session ended.

He had asked parties in the dispute to continue operation of trolleys and busses during the Shrine convention.

No comment on the breakdown of negotiations was immediately forthcoming from L.A.T.L. sources. Vice-President Cone T. Bass represented the transit concern in the parley.

Ready to Resume

Before leaving the company conference rooms at 1060 S Broadway, McClurg said union officials stand ready to resume talks "at a moment's notice."

Operators who began shifts before midnight were scheduled to complete their runs and return equipment to terminals and garages at 3 a.m.

A mass meeting of strikers is to be held at 10 a.m. tomorrow in Teamster Hall.

Principal issues leading to the strike call, according to union men, included establishment of an eight-hour day, a third week of vacation for all employees, establishment of an hourly wage rate and correction of certain "inequities" in the maintenance department.

Many Stranded

Halting of the yellow cars and busses will strand hundreds of thousands of workers and shop-

TRANSIT

Continued from First Page

peps. Many of the prudent ones yesterday were making "share-the-ride" arrangements for transportation.

The County Board of Supervisors ordered a temporary suspension of the county ordinance regulating taxicab operations. The action was aimed at removing restrictions from free lance taxicab or other such operators for the duration of the possible strike.

Santa Monica Municipal Bus Line announced that if the strike begins it will operate a shuttle service that will take its passengers from Rimpau and Pico Blvds. to Venice and West Blvds. to connect with the Pacific Electric Railway which will not be affected by the strike.

The normal terminus of the Santa Monica line is at Rimpau and Pico Blvds. where passengers connect with the Los Angeles P. car. The special shuttle service is also to take care of Bay Cities Transit Lines customers who use the Rimpau and Pico terminus.

Turn to Page 2, Column 3

Transit Strike Inquiry Called by Grand Jury

Leaders of Both Sides Summoned

A county grand jury inquiry into the AFL streetcar union strike and a new Federal conciliation move yesterday entered into the strike situation that on Friday morning left 1,000,000 daily bus and streetcar riders without their usual transportation and precipitated a general upset throughout the city.

Grand Jury Foreman Carey S. Hill announced that the body would go into a special session at 10:30 a.m. today and that among those summoned would be D. D. McClurg, president of the striking Amalgamated Association of Street, Electric Railway and Motor Coach Employees; Cone T. Bass, vice-president of the struck Los Angeles Transit Lines; Harry C. Malcom, Federal conciliation commissioner; Mayor Bowron, County Supervisor Raymond Darby and others.

Citizens in Middle

"The strike," Hill commented, "puts Los Angeles citizens right in the middle to say nothing of the thousands of visitors to the national Shrine convention.

"The traffic situation Friday jeopardized the life and limb of anyone unfortunate enough to be on the streets and something must be done about it. There is every indication that the traffic load will increase during the next few days."

Previous grand jury plans had adjourned it until after the convention but Hill, himself a Shriner as is Strike Leader McClurg, said that the situation warranted the extraordinary session.

Glad to Appear

McClurg, Bass and Malcom said that the grand jury would not need to issue subpoenas for their appearance but that they gladly would appear before the body. The union men pointed out that no violence has occurred in connection with the strike and that insofar as they were aware no illegalities either.

A several-hour conference between union and company officials ended in deadlock early today. The meetings are to be resumed after the grand jury session today.

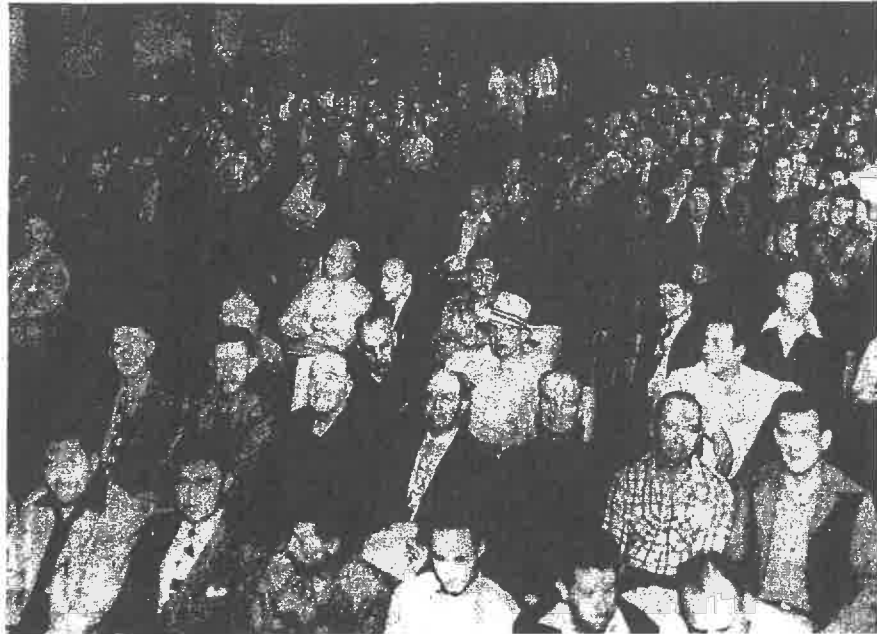
An outside bid for a truce, at least during the Shrine convention, was contained in a telegram to President Truman from Imperial Potentate Harold Lloyd of the Shrine and Mayor Bowron going to bat on behalf of 125,000 conclave visitors and their families.

Week's Truce Asked

The wire requested the President to appeal to union and company officials to effect a one-week truce, returning the men to work immediately.

The union, learning of the Lloyd-Bowron telegram, immediately dispatched a wire of its own to the President. The union message reiterated the workers' stand in all particulars given at

Turn to Page 14, Column 1



SPURN PEACE—Striking transit company workers at meeting in Teamsters Union headquarters rejected com-

pany's offer of a 4-cent wage increase. It was estimated that about half the strikers attended meeting.

TRANSIT STRIKE

Continued from First Page
the time the strike began, including an offer to accept an arbitration board's findings.

Another official inquiry into the strike is to be undertaken Tuesday at 10:30 a.m. in the State Building by the Assembly Committee on Public Utilities and Corporations, Assemblyman John Evans of the committee announced. He said officials of both the union and company will be called for questioning.

This committee is authorized to make recommendations to the Legislature concerning any new laws that might be needed to correct whatever evil situation it might uncover.

Conference Begins

Malcom, who has been working since May 31 to try to bring the union and company into accord over new contract terms, got both union and company negotiators into another joint peace-try conference shortly after the strikers held a mass meeting yesterday.

It was early Friday morning that the last such joint conference ended in discord with the union leaders walking out to start the strike 20 minutes later.

The strikers, answering their leaders' first call to a mass meeting since the walkout, assembled in the AFL Teamsters Union hall. It appeared that about half the 4000 strikers were at the meeting. Building officials said the hall contained "nearly 1500" seats and every seat was taken and the walls were lined and aisles were jammed with strikers.

Radio Commentator Talks

Speaker after speaker addressed the strikers from the union's official ranks and then Averil Berman, a radio commentator who was prominent in the stormy days of the Hollywood film strike, was put on to deliver the longest talk of the mass meeting.

Berman in a fiery speech denounced the company and newspapers, plugged for listeners to his radio program, extolled

friends of the working man, told an off-color story and drew roars of laughter from the audience he entertained.

He said he visited the mass meeting as a news commentator and that McClurg invited him to address the strikers. Newspaper reporters were barred from the meeting.

Late in the day the company issued a statement in which McClurg was criticized for introducing the Berman element into the strike situation. The criticism was based on what the company statement listed as some of Berman's past performances in connection with strikes, politics and a Congressional committee's inquiry into un-American activities.

Pay Offer Rejected

Outside of the Berman oratorical outburst, the other speakers, all union officers, explained the strike situation and when McClurg asked them whether they wished to take the 4 cents an hour pay raise offered by the company and end the strike, they roared "No." The meeting lasted less than an hour, plus the Berman speech which closed the session.

McClurg told the strikers that they will be called together from time to time when anything of importance is to be disclosed to them.

Downtown Los Angeles, never too lively on Saturday, was an exceptionally quiet place yesterday with far fewer shoppers, pedestrians and vehicles than usual and, of course, no yellow cars or busses. Many places were closed for the day.

The strike was ordered by the union's top command which had been asking that 20 cents an hour be added to the pay of the union employees, which for most of them was \$1.47 an hour. Certain other conditions also were sought, among them the guarantee of an eight-hour day so as to eliminate split-shifts.



SUMMONED—J. E. Bohler, left, secretary of striking Amalgamated Association of Street, Electric Railway and Motor Coach Employees, and D. D. McClurg, its president, to be called before county grand jury today.

The latter, some union men said, was even more desirable than the wage increase.

Strike Power Voted

Some weeks ago, about the same number of union men as met yesterday were assembled in the same hall to vote by secret ballot whether they wished to empower their officers to call a strike when and if the officers deemed necessary. Slightly less than half the 4000 union members voted for the strike, a few voted against it and the other half did not attend the election.

It was on this authority that the union leaders ordered the strike to begin Friday morning with the expiration of a previous agreement. The previous agreement was that the original strike date of June 1 would be

cancelled and negotiations would be resumed until midnight of Thursday.

Mayor Bowron, local and national leaders of the Shrine here 100,000 strong from all over the United States for their annual convention, and many others had pleaded in vain with the union leaders not to strike and precipitate such chaos in Los Angeles while the convention is here.

Vote Extends Drivers' Strike at Greyhound
Los Angeles Times (1923-1995); Apr 27, 1952; ProQ
pg. B1

Vote Extends Drivers' Strike at Greyhound

Drivers, ticket clerks and baggage handlers who struck against Pacific Greyhound Lines here March 2, voted unanimously yesterday to remain out until their demands are met.

The vote was taken by members of the Amalgamated Association of Motor Coach Operators, Local 1222, an AFL affiliate, in Gompers Auditorium of the Teamsters Building, 846 S Union Ave.

The strike has affected 3500 Greyhound employees in the seven Western States of California, Oregon, Washington, Utah, Idaho, Arizona and New Mexico.

The principal issue is the five-day, 40-hour week demanded by drivers. The drivers are also asking for 8 cents a mile.

L.A. TRANSIT STRIKE LOOMS IN PAY ROW

Union Sees Little Chance of Reaching Agreement; Mass Meeting Set Tomorrow

The 1,000,000 riders of Los Angeles Transit Lines busses and streetcars may have to make other arrangements for their daily transportation after next week, it appeared yesterday from separate statements issued by the company and union.

Officers of the AFL, Amalgamated Association of Street, Electric, Railway and Motor Coach Employees announced that they and the company "are poles apart" in their negotiations for higher pay and they forecast that "a settlement by June 15 is highly unlikely." One said a strike seemed imminent June 16.

However, Federal Conciliation Commissioner Harry Malcom had the two parties together yesterday and may have them together again today and tomorrow or almost continuously until the June 15 date mentioned.

Mass Meeting Set

Tomorrow, the union officers are to have their 2800 AFL streetcar and bus drivers attend a mass meeting at 3 p.m. in the Teamsters Union hall for a discussion of the situation. It was described by the union men as

being marked by no satisfactory offer from the company in response to the union demand for 35 cents an hour more pay for the operators.

Most of the employees now get \$1.55 an hour. The union refused the company's offer of 7 cents an hour more last January, plus 8 cents more last Sunday.

Company's Offer

The company announced yesterday that it has offered the union "substantial wage increases and improved working conditions amounting in value to more than \$1,250,000 on the basis of a one-year contract."

It stated that the union's demands originally presented would amount to "more than \$6,000,000, which is more than seven times the profits of the company in 1951 and is more than one-fourth of the company's income in 1951 from all sources."

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Transit Lines Offer Pay Increase of \$1,300,000

Los Angeles Transit Lines last night countered union demands for wage increases and changes in working conditions with an offer of 20½ cents an hour average pay increase. The union has set a strike deadline at next Sunday.

A company official in making the announcement of the offer said the union's original demand was equal to more than a fourth of the company's gross 1951 revenues of \$22,321,639.

He said the company offer is equal to a \$1,300,000 pay increase for the year.

The contract, if accepted, would be for a period of one year, from last June 1 to next May 31, he said.

The union negotiating com-

mittee took the offer for discussion among themselves last night and for possible presentation to a membership meeting in Teamsters Hall at 3 p.m. today. More than 2800 members of the union, the Amalgamated Association of Street, Electric, Railway and Motor Coach Employees, Division 1277, AFL, are expected to attend.

The company official said the offer made provides for an increase of 18 cents an hour in wage rates for all classifications of employees, with "something additional for some." He said a more liberal system of counting time on duty would bring the average up to 20½ cents increase.

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Truck Lines Near Total Shutdown

Industry officials yesterday forecast a 95% shutdown of disputed California trucking operations by mid-week as the strike by AFL Teamsters continues to spread throughout the West.

In all, some 5000 local and long-line haulers in California alone will be affected by the dispute as their trucks complete runs during the week, a spokesman for the California Trucking Associations said.

Only truckers whose contracts have expired were involved in the far-reaching dispute which began last Thursday.

Some Still Moving

CTA officials pointed out there are a number of additional for-hire haulers still moving under existing contracts but they carry only 5 or 10% of the truck freight hauled in California and the 10 other Western States.

Elsewhere, a CTA official said, the shutdown was already 95% effective in Oregon, Washington, Utah, Idaho and Arizona, scaling down to lesser percentages in other States.

As of yesterday, he estimated the effectiveness in California, where 50% of the western carriers operate, at 75% but said it would increase sharply tomorrow and Tuesday.

150,000 Involved

Industry estimates placed the number of western truck drivers, dock and office workers involved in the dispute at 150,000 but this figure was disputed by Teamsters officials who set the total over

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TRUCKS

Continued From First Page

the week end at no more than 10,000.

Indicating a willingness to resume negotiation talks, Frank Brewster, president of the Western Conference of Teamsters, said he still had hopes of reaching a settlement in the dispute.

"I'd bring in the devil if I thought he could do any good," he declared. "I never wanted to see this thing start."

Truck Firms in Peril

Brewster, who revealed earlier that members of the Teamsters Union had been told to prepare for a 60 to 90-day strike, warned that many truck companies would be "unable to open their doors again if this goes too long."

At the same time, he said he and the union wanted to do everything possible to insure "a full flow of trade" while the strike was in progress.

The shutdown of western trucking operations began last Friday following a strike by the teamsters against three major long-line haulers. Industry spokesmen said they considered a strike against one a strike against all.

Meanwhile, CTA continued to follow a policy of banning all freight shipments unless they fall into certain essential and emergency categories.

Wade Sherrard, CTA managing director, explained that truckers who are in doubt about hauling certain items have been instructed to contact CTA's Emergency Traffic Committee, which, in effect, will screen the request and approve or reject shipment of the item.

"Polio vaccines and drugs would fall in this category," A. J. Eyraud, chairman of the association's labor negotiating committee explained. "No perishable foodstuffs, though, except those already en route. Critical defense materials might be considered, too—if the Army has a good enough case."

CTA officials explained that

this policy would remain in effect until the Teamsters Union replies to a telegraphic request transmitted last Friday.

In it, the association called for a conference to work out a means of moving essential materials, including drugs, de-

fense parts and perishable foodstuffs.

"Basically, we want to sit down with the union and try to determine just what can and can't be done about moving these materials," Eyraud said. "So far, we're still waiting for an answer."

Times Telephone Numbers
 • MADISON 5-2345 for all calls except those concerning classified advertising.
 • MADISON 9-4411 for all classified advertising calls.

PARALYZING COAST TRUCK STRIKE ENDS

Strike Wave to Idle 20 GM Plants

DETROIT, June 9 (AP)—General Motors Corp. said today it will close 20 plants across the nation tomorrow, idling 60,000 workers, because of parts shortages from wildcat union strikes protesting delay in GM contract negotiations here.

GM's announcement came as talks with the CIO United Automobile Workers continued on a hopeful note that an agreement could be worked out to beat a Sunday midnight strike deadline.

GM was reported preparing to hand UAW President Walter Reuther and the union negotiators an offer patterned after Monday's Ford settlement, but both sides maintained a strict silence.

Confusion Reported
 The wildcat strikes erupted earlier this week in a half dozen or more GM plants as the UAW extended its contract from Tuesday to Sunday midnight. Strikers were reported confused about the postponement and trigger-happy for a walkout because of slow progress in the Detroit bargaining.

It was indicated, however, that GM's delay in making an offer was primarily due to preparing its position in the light of the Ford agreement, which provides a modified guaranteed wage, plus pay pensions and other concessions.

The scattered strikes were subsiding today in the face of Reuther's warning that they were sabotaging the contract negotiations. They occurred in a parts shortage and otherwise unbalanced the delicately integrated van GM productive system.

Union Delegation
 GM estimates it will lose production of 20,000 cars and trucks this week.

UAW Vice-President John Livingston said all the wildcat strikes will be ended tomorrow, except one at the Hialeah, Fla., plant, Pontiac South Gate (Calif.) plant, idling 1,000 men. He said the union is seeking some representation there by plant consent to persuade the strikers to return to work.

Agreement to Halt 22-Day Tie-up Hinges on Union Approval

Weary trucking industry and AFL Teamsters Union negotiators walked out of an Ambassador Hotel room at midnight last night to announce they had agreed on a settlement of the 22-day-old tie-up that has virtually paralyzed trucking in the 11 Western States.

Federal Conciliator John Fenton said both parties have "reached a basis of settlement subject to ratification by union membership."

Fenton said he has directed the union to submit the owners' three-year pact proposal to its membership by secret ballot. Details of the final settlement, which came after eight long days of renewed talks, will not be disclosed until after the membership meetings scheduled for today throughout the Western States.

Meeting Times Set
 Los Angeles Local 224, long line drivers, will meet at 10 a.m. today in Teamsters Hall, 846 S Union Ave. Freight Handlers and Clerks Local 557 will meet at 1 p.m. in the same place. Local freight drivers, Local 208, are scheduled to meet at 8 p.m. in Hollywood Legion Stadium.

California truck owners, meanwhile, will be meeting here and in San Francisco to do their own voting on the recommendation of the negotiating committee.

May Halt Monday
 San Francisco owners will consider the recommendation there at 7 p.m.

Shoppers panicked the owner's indifference is little more than a formality.

As the negotiators came out of their conference room after eight days of 12 and 14-hour sessions, Neil Curry, president of the American Trucking Association, predicted trucks will be rolling Monday "if the union membership votes acceptance."

Curry said some companies may even have trucks on the road before that. Trucks from the Midwest, he said, will certainly be headed this way by tomorrow.

Long Wait
 Reporters, who had waited hour after hour outside the room for announcement of the settlement that had been rumored for two days, got the first word as Conciliator Fenton walked out with a grin and said:

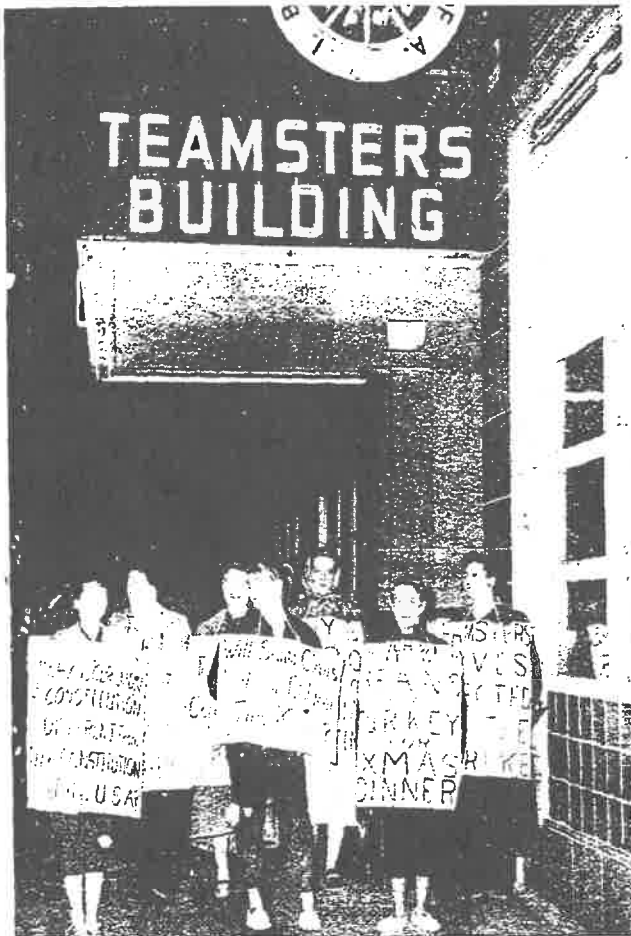
"It's over."

Frank Brewster, president of the Western Conference of Teamsters, said he was heartily recommending a favorable vote on the part of his union drivers and added:

"The employers' committee is the finest that I have ever worked with. They were very reasonable."

Other Negotiators
 Other negotiators who hammered out settlement details were John J. Swamey, secretary-treasurer of the Western Conference of Teamsters; Stuart Moore, president of the Los Angeles-Battle Mountain Express; John M. Arnold, president of John Coulson Co. of the Western Conference of Teamsters; and George Hines, president of Lee & Bates Trucking Co. of Seattle.

The settlement, which will bring to life the stalled trucking industry upon union ratification, came as Oregon and Washington union locals were reporting large majority votes.



PICKETING WIVES—Wives of teamster unionists led by Mrs. Jack Holmes, right, picket outside hall as members voted down a movement to call off strike against rock products concerns. Strike has idled approximately 100,000 construction workers. *Times photo*

Teamsters Vote Down Move to End Rock Strike

Striking members of the AFL Teamsters Union, Local 420, in a stormy session last night at Teamsters Hall voted down a movement to call off their 40-day-old strike against rock products concerns.

Some 700 union members shouted and voted while seven of their wives, led by Mrs. Jack Holmes of 1822 Hollywood St., Glendale, paraded up and down on the sidewalk outside the hall at 540 S. Union Ave. bearing placards which read, "Where is Our Freedom of Speech and Right to Vote?" Others said "Beans or Turkey for Christmas Dinner" and "To Work is Our Constitutional Right."

Slate Defeated

Dissident members of the local who wish to end the strike now sought to nominate a slate of candidates for election to office in the union but were defeated when a check of their records showed that none could fulfill the requirement of having paid dues promptly before the first of each month for two years.

All officers of the local were then re-elected by "white ballot."

They are Wally Holt, president; Fred Hunsiker, vice-president; E. E. Metzinger, secretary-treasurer; Warren Jacques, recording secretary and Harold Dye, treasurer. All will serve three-year terms except Metzinger who was elected for five years.

Following the election the members voted by acclaim to

Officers indicated they would value at \$500,000,000 and continue negotiations with the 29 rock products firms. Major construction projects made idle by the strike.

Gravel Strike Comes to End

Work to Resume Tuesday; Pensions to Be Arbitrated

Settlement of the long and costly rock products strike was achieved yesterday.

Union employees will return to work Tuesday on call from their employers. Workers will get an immediate 15-cent-an-hour general wage increase, effective as of last Oct. 1, liberalized shift premiums and liberalized paid vacations.

The pension issue, described in a joint statement as the major obstruction to settlement, will go to arbitration, along with the length of the contract, guaranteed work days, seniority, discharges, Veterans' Day as a paid holiday, weekly pay days and wage rates on certain classifications.

The industry and union leaders will seek to agree on an arbitrator in five days.

Effects on Community

Such were the high points of a statement issued by Ted Merrill, chairman of the Teamsters Union negotiating committee, and Vernon E. Lohr, chairman of the industry negotiating group.

Both sides expressed relief that the strike has been terminated and said that the principal motivation for settlement without agreement on all issues was their mutual desire to avoid further suffering to the community.

The strike began last Oct. 3, with some 1600 Teamsters Union members striking 29 Southern California rock, sand, gravel and ready-mixed concrete companies. The 29 concerns handled most of the rock products used in this area's construction projects.

100,000 Others Affected

Indirectly, the strike affected even more persons and enterprises, throwing an estimated 100,000 other workers in the construction industry out of work and halting or slowing some \$500,000,000 in public and private works, including vital flood control jobs, freeways, schools and other undertakings.

While hopes for the end of the strike rose from time to time, only to be dashed, the prospects for the settlement, soared in the last few days, as word came out of the meetings between the parties of "progress" and "further progress."

Hopes Dashed Previously

Skeptics, who had believed the strike would end last Dec. 4, when the unionists met to vote at a special meeting on a company proposal, kept their fingers crossed, however, until the final word came yesterday afternoon.

Merrill and his co-negotiators and Lohr and his associates entered a conference room in the Statler Center Office Building and released their statement.

In the course of the strike, the Teamsters Union and the

Turn to Page 6, Column 8

Teamsters Will Settle in New Building Today

\$2,000,000 Structure Was to Be Memorial to Beck, but He May Not Get Name on It

The Los Angeles Teamsters Union today begins moving into its ultramodern quarters building which to have been a memorial to Dave Beck. Ironically, the handsome five-story structure on W 9th St. appears destined, instead, to house the chopping block on which the Teamsters' high command will separate the union's international presidency.

the cornerstone is likely to cause Beck considerable anguish—both to his pride and financially. Several years ago when the new Los Angeles headquarters was just a dream, Beck helped the dream to come true by getting the union's international treasury to advance \$1,500,000 as a loan toward the total cost. Also, Beck used his undeniable influence and power to persuade the Western Conference of Teamsters—which governs Teamster affairs in the 11 Western States—to advance another \$500,000 of WCT funds.

To Meet July 1

The union's international executive board, with Beck-hating Teamster Secretary John F. English wielding the anticorruption ax, is scheduled to meet in Los Angeles July 1. This is in response to AFL-CIO President George Meany's recent pointed warning that Beck should get out of the Teamster Union presidency now instead of serving out his five-year term ending next Sept. 30.

The Seattle labor boss, who reluctantly announced last month he will not seek reelection, has been granted permission by a Washington Federal judge to attend the Los Angeles meeting of the board.

Thus, Beck's first official appearance inside the gleaming glass-and-concrete new Los Angeles headquarters likely will be his last.

Discredited by his pleading of the Fifth Amendment before the Senate Labor Rackets Investigating Committee, by his admitted misuse of \$320,000 in union funds and by his indictment on Federal income tax evasion charges, and virtually deserted by his own buddies in the Teamster high command, Beck can hardly expect the cornerstone of the new building here to bear his name as the dedicator.

Just diagonally across the street, the present three-story headquarters of Los Angeles Joint Council of Teamsters 42 at 846 S Union St. has a cornerstone plaque on which is inscribed: "Dedicated Oct. 27, 1941, by Pres. Daniel J. Tobin."

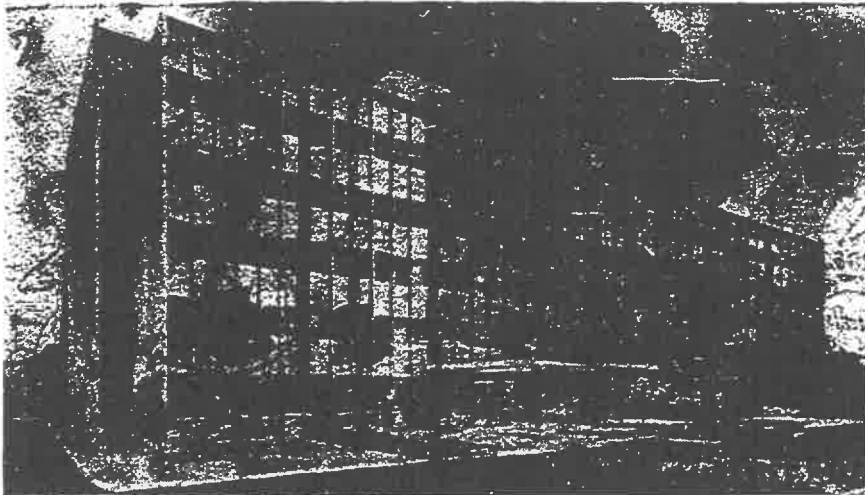
Officials Puzzled

Whose name to put on the cornerstone of the new building is what is puzzling officials of the Joint Council here. Most of them favor waiting until the union's international convention next Sept. 30 in Miami Beach chooses Beck's successor.

Not getting his name on

Photo Standalone 16 -- No Title

Los Angeles Times (1923-1995); Jul 22, 1956; ProQuest Historical Newspapers: Los Angeles Times
 pg. E14



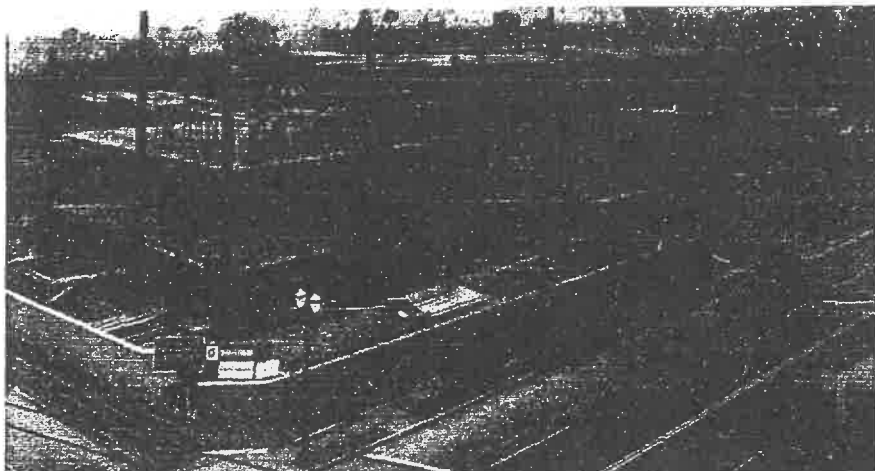
BEING BUILT—Shown above is building, now under construction for Joint Council of Teamsters No. 42 Investment & Construction Association, at southwest corner of 9th and Union Sts. Two additional stories, as seen above, have been planned for the building since start of construction and completed project will

consist of five floors above ground and also one completely air conditioned floor below street level, housing specialized machinery. Cost of structure, containing more than 81,000 square feet of space, is approximately \$2,000,000. Architects are Walker, Kalizones & Klingerman. Contractor is Chotiner & Gumbiner.

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Article 46 -- No Title

Los Angeles Times (1923-1995); Apr 15, 1956; ProQuest Historical Newspapers: Los Angeles Times
 pg. F12



TEAMSTERS BUILDING—Above is construction of three-story-and-lower-level office structure being built at 9th and Union Sts. for the Joint Council of Teamsters No. 42 Investment & Construction Association, owners of the project. Cost, including land,

will be \$1,150,000 and completion is slated for December. Designed by Walker, Kalizones & Klingerman, plans provide for future addition of two floors. Project is of structural steel and reinforced concrete construction. Contractors are Chotiner & Gumbiner.

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SLAP FOR HOFFA SEEN IN L.A. VOTE

Teamster Local 208 Defeats His Choice, Elects Cohen as Secretary-Treasurer

Teamster Union president James R. Hoffa apparently lost a local popularity contest yesterday when his supporter, John W. Filipoff, was defeated in his bid for reelection as secretary-treasurer of Los Angeles Local 208.

Elected to the office in the mail balloting was Sid Cohen, 47, who resigned as president last month after eight years in office to run for secretary-treasurer.

Cohen, who also had served concurrently as business agent, received 1,269 votes to 1,149 cast for Filipoff. A total of 2,441 votes was cast. Joseph Sternbach, a certified public accountant, was in charge of the referendum.

Hoffa's Part

The popularity contest factor was injected by Hoffa himself when he came here a month ago to address a Local 208 membership meeting, and indicated he would like to see Filipoff re-elected to a five-year term.

Filipoff has been a vocal West Coast supporter of Hoffa policies, and there reportedly has been some coolness on the part of other Southland teamster leaders.

Although Southern California Teamsters Joint Council 42 has made a point of saying it is not fighting Hoffa, there have been persistent reports of unofficial encouragement for Cohen in his campaign to unseat Filipoff.

Members to Rule

On learning the results, Cohen said from his home at 1948 Isabella Ave., Monterey Park, "I'm going to do just what the fellows want. The union will be run by the membership and not by the chair."

Cohen said he also plans

to meet with the membership to create a set of local bylaws. Local 208 has been using the union's international bylaws.

The new secretary-treasurer is scheduled to be sworn into office at a membership meeting this morning at the Teamsters Building, 846 S Union Ave.

Also taking office will be Cam Ferrill, who ran unopposed for the local presidency. Other officers still have another year to serve.

Four Teamsters Locals, Moving Firms in Pact

An agreement assuring labor peace between more than 100 transfer, van and storage firms and their drivers, warehousemen and helpers in the greater Los Angeles area was approved yesterday by members of four Teamsters locals at a meeting at the union's hall at 9th and Union Sts.

Under the agreement, the men will receive a 13-cent per hour wage boost effective last April 1, and another 12-cent boost next April 1, making a total of 25 cents in all, spread over the last years of a five-year contract.

Renegotiation

The contract comes up for complete renegotiation April 1, 1961.

Teamsters locals affected are 389 of Los Angeles, 692 of Long Beach, 325 of Orange County and 871 of the Pomona Valley, involving approximately 1,500 members.

According to Ray Frankowsky, secretary of Local 389, the pact also sets the pattern for separate negotiations between other locals and similar firms in Santa Barbara, San Bernardino and San Diego.

L.A. Teamster Trusteeship Being Lifted

A drive by court-appointed monitors to clear up some of the trusteeship situations in the scandal-rocked Teamsters Union has gotten under way in Los Angeles.

Members of Los Angeles Produce Drivers Local 630, which has been under trusteeship for about 10 years, will get their first chance tonight to exert their local autonomy by nominating their own choices for officers.

New Yorker Here

The nominees can expect to compete in a free election early in March. The winners will give Local 630 its first taste in a decade of home rule by officers responsible to the rank and file.

Machinery for removal of the long trusteeship over Local 630 was set in motion yesterday by George J. Abrams, New York, representing the Honest Ballot Assn., who called the local's 2000 members to a meeting at 8 p.m. in the Teamsters Union old hall, 846 S Union St.

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MADison 9-4411—Classified Advertising
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Circulation—Largest in the West
629,828 Daily 919,482 Sunday

Los Angeles Times

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TUESDAY
FINAL

VOL. LXXIX

IN FOUR PARTS

TUESDAY MORNING, NOVEMBER 15, 1960

KTTV (Channel 11)

76 PAGES

DAILY 10c

TRANSIT STRIKE SET

Halt of Busses at Midnight Due

TRANSIT TIE-UP

Continued from First Page

Los Angeles County Labor Federation, AFL-CIO, Tom Nicolopoulos, head of the State Conciliation Service, is due in Los Angeles this morning to aid in the compromise talks.

Shaw announced the strike deadline shortly after Judge Nix at 11 a.m. Monday handed down his decision denying MTA an injunction.

The court action came approximately 36 hours in advance of the expiration at midnight tonight of Judge Nix's temporary order restraining a strike pending the injunction decision. The order had been issued last Oct. 25 and was extended 12 days on Nov. 3.

Judge Nix, in turning down the injunction, was critical of MTA for refusing to accept arbitration in the face of an Oct. 2 ruling by the State Supreme Court that MTA employees had the right to strike.

Consideration Given

"It would appear to this court," Judge Nix said in a memorandum opinion, "that any and all constitutional obstacles affecting arbitration were given consideration by the (State) Supreme Court in rendering its majority opinion" (upholding the right of MTA employees to strike).

"Therefore, this court considers that it is within the constitutional rights of the parties to this action to engage in voluntary arbitration.

"The defendants (mechanics) have, in open court, offered to submit all of the remaining issues and demands to a board of arbitration as provided in the MTA Act of 1957.

Serious Impact

"This court is fully aware that the plaintiff (MTA) is not compelled by law to submit the same to such a board. The plaintiff must be guided and governed by the decisions of its board of directors.

"However, it is hoped that before the door to arbitration is closed and a strike is called, the plaintiff will consider the serious impact a strike would have on the communities of the four Southland counties served by the plaintiff.

"The temporary injunction is denied."

Meanwhile, the police traffic division prepared for a monumental traffic jam Wednesday on Los Angeles metropolitan area major

freeways and on streets because of an expected influx of private automobiles.

Workers and pre-holiday shoppers prepared to put into effect previous suggestions from the Downtown Business Men's Assn. about using car pools, share-the-ride arrangements and other transit alternatives.

DBMA issued a statement quoting downtown parking lot owners as pledging no increase in parking fees if there should be a bus and streetcar strike.

Last Strike Called

The last transit strike here was called by the Brotherhood of Railroad Trainmen against Metro Coach Lines and lasted 57 days from Dec. 1, 1957, to Jan. 23, 1958.

Asked whether the 2,500 MTA bus and streetcar operators represented by the BRT will respect the Amalgamated strike and picket lines, Don H. Sheets, BRT chairman, told The Times:

"If it is a legal strike and if MTA attempts to keep operating, BRT will respect the strike and the picket lines.

"If MTA should lock its gates or should furlough its non-striking employees, that would be something else again."

MTA was responsible for pushing the legal action which resulted in the Supreme Court decision on the right of MTA employees to strike. MTA has appealed the ruling to the U.S. Supreme Court.

Judge Refuses MTA Plea for Injunction Against Mechanics

BY HOWARD KENNEDY, Times Labor Editor

The labor union representing 900 bus and streetcar mechanics Monday called a strike for midnight tonight against Metropolitan Transit Authority after Superior Judge Lloyd S. Nix refused MTA's petition for a no-strike injunction.

About 750,000 daily transit riders in Los Angeles, Orange, Riverside and San Bernardino Counties are faced with cessation of their normal public transportation Wednesday morning by the strike call issued by Amalgamated Transport Union Division 1277.

If busses and streetcars cease running at midnight or shortly thereafter, it could be the most serious and complete public transportation tie-up in Los Angeles' history.

Negotiators Meet

MTA and Amalgamated negotiators met at 1 p.m. Monday in the office of State Conciliator Ed Peters to explore the possibility of a last-minute compromise or agreement on disputed labor contract terms which would avert the threatened strike.

The meeting broke up at 5 p.m. after union officials had summarily rejected an MTA proposal for slightly revising its 41-cent hourly wages and benefits package increase offer. Another bargaining session was set for 2:30 p.m. today.

Carroll M. Shaw, Amalgamated International vice president, said MTA's pro-

posed revision would give Class A mechanics wage boosts ranging from 9 to 23 cents hourly within the 41-cent framework, while giving utility mechanics only 9 to 19 cents.

"It's a job Peter to pay Paul deal, and we won't accept any such phony offer," Shaw added. "It looks like a strike."

MTA had said its 41-cent hourly wages and benefits package offer was "final" and that the authority was prepared to "take" a strike rather than raise its present 20-cent basic fare structure.

Package Basis Asked

Amalgamated is demanding a \$1.11 hourly package increase, and said it will withdraw its offer to arbitrate the disputed points if MTA does not accept arbitration by tonight's strike deadline.

MTA many times has rejected arbitration, contending any such compromise settlement would be in excess of the 41-cent figure it has said is the most it can afford without raising fares again.

Also attending the Monday afternoon meeting was W. J. Bassett, secretary of

Please Turn to Pg. 18, Col. 1

Accord Reached, Busses May Run on Monday

Eight-Hour Meeting Ends in Agreement; Union to Vote Today

BY HOWARD KENNEDY, Times Labor Editor

Negotiators Saturday tentatively agreed on a new contract between 900 striking mechanics and the Metropolitan Transit Authority, clearing the way for resumption of streetcar and bus service by Monday.

The agreement was announced jointly at 2:30 a.m. by officers of MTA and Amalgamated Transport Union Division 1277.

Terms of the tentative agreement were withheld, pending the vote by the union membership.

Agreement was reached after an eight-hour surprise bargaining session arranged Friday night by Lt. Gov. Glenn Anderson.

Terms of the agreement will be voted on by the unionists at 10 a.m. today in Roosevelt Hall, 846 S Union Ave., and by members of the Metropolitan Transit Authority at their headquarters at 1060 S Broadway at noon.

To Fuel Equipment

In the event of favorable action by both sides, the MTA said that it would be able to send out its busses and streetcars on their regular runs early Monday morning.

Anticipating favorable action both by the union and the authority, the operating division of MTA made arrangements to call a shift of mechanics to duty at 3:30 p.m. today to fuel and prepare equipment for service.

The first scheduled trip would be the departure of a Line 47 bus, Whittier Blvd. and E 4th St., from a division point at 720 E 15th St. at 3:08 a.m. Monday.

Ratification of the proposed contract — to replace the one that expired Nov. 1 — would eliminate the prospective hearing Monday morning before Superior Judge Lloyd S. Nix, according to State Conciliators Thomas J. Nicolopoulos and Ed Peters.

Negotiators Congratulated

Judge Nix had given the union until midnight today to send the strikers back to work or face contempt of court citations.

It was believed the agreement was substantially close to the 41-cent-an-hour wage and benefit package increase that MTA has been offering the last 10 days. The union had sought an hourly package increase of \$1.11.

Anderson, who had asked conciliation officials to conduct around-the-clock talks, congratulated negotiators on their decision, saying:

"I am deeply gratified that a settlement has apparently

Please Turn to Pg. 4, Col. 1

TRANSIT STRIKE

Continued from First Page

been negotiated which is being recommended for ratification by representatives of both the MTA and Amalgamated Transport Union.

"Congratulations are due both parties in the dispute for recognizing the paramount importance, of the public interest in this matter. They are to be congratulated also for their prompt and reasonable bargaining attitudes and efforts."

Anderson's intervention Friday night brought the two negotiating teams face-to-face for the first time since the union, defying a restraining order by Judge Nix, called its mechanics out on strike last Tuesday midnight.

Began Thursday

The sudden meeting came after Los Angeles downtown streets experienced a traffic lull for the first time Friday in four days. But tension in the strike was building to a climax expected Monday in Superior Court when Anderson intervened.

If accepted by union voters today, the proposed new contract will cover a 27-month period. The tentative agreement ended 18 months of bitter bargaining between the transit authority and the Amalgamated union.

The walkout began one minute past midnight Wednesday after long bargaining and legal skirmishing.

Originally, the strike had been set for Oct. 25, only to be delayed until Nov. 3 by issuance of a temporary restraining order by Judge Nix and then until last Wednesday by another order.

Judge Nix issued still another order in an attempt to stay the strike and later set a deadline of Monday when union officials were to be required to appear before him if the strike continued. The officials faced possible contempt of court charges for disobeying the restraining order and failing to send mechanics back to work by midnight Sunday.

Picket Line Respected

On the court calendar for a hearing Monday also is a motion by the union to vacate the restraining order on the ground that the court exceeded its authority in issuing it.

Approximately 2,700 bus and streetcar operators represented by the Brotherhood of Railroad Trainmen respected the picket lines of the mechanics and did not take out the cars and busses, causing a 100% shutdown of the transit service.

Headquarters of AFL-CIO to Be Moved
Los Angeles Times (1923-1995); Dec 2, 1962; ProQuest Historical Newspapers: Los Angeles Times
pg. G13

Headquarters of AFL-CIO to Be Moved

Headquarters of the AFL-CIO Los Angeles County Labor Federation will be moved to 846 S Union Ave. on Monday.

The federation, which represents 750,000 union members in the area, has had offices at 108 W 6th St. since 1952.

Before that, the old Labor Temple at 540 S Maple St. was headquarters for the old AFL labor federation from 1906.

The offices on Union Ave., former Teamster Union headquarters, will be used until a new building is constructed for the federation at 9th and Lake Sts., according to W. J. Bassett, executive secretary of the organization. He said work is expected to be completed by next summer.

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Social Security Benefits to Be Explained Here
Los Angeles Times (1923-1995); Sep 10 1963; ProQuest Historical Newspapers: Los Angeles Times
pg. 26

Social Security Benefits to Be Explained Here

All phases of the Social Security benefit program will be spotlighted at a special forum Wednesday at 8 p.m. at Roosevelt Hall, 846 S Union St.

W. J. Bassett, executive secretary of the Los Angeles County Federation of Labor, co-sponsor of the forum, said the program was arranged "because thousands of dollars are lost to working people each year because they are not familiar with the benefits of Social Security."

Speakers will Alvin David, director of Social Security Administration program planning; Frank Mason, Social Security Administration district manager, Los Angeles; Arthur Rashkow, disability certification supervisor, California State Department of Education; Martin Tieburg, regional hearings representative, Bureau of Hearings and Appeals, San Francisco.

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Display Ad 113 -- No Title
Los Angeles Times (1923-1995); Feb 21, 1965 ProQuest Historical Newspapers: Los Angeles
pg. B34

POLITICAL ADVERTISEMENT

the Day of
ROOSEVELT
for **MAYOR**



SUNDAY, FEBRUARY 21, 1965

- 10:00 AM Union Meeting, 846 S. Union, L.A.
- 11:00 AM Trinity Baptist Church, 2040 W. Jefferson, L.A.
- 3:00 PM Mt. Sinai Baptist Church, 3200 W. Adams, L.A.
- 6:00 PM Meeting, 24th St. Elementary School Aud., 2055 W. 24th St., L.A.
- 9:00 PM Lita Derschewitz Chapter, City of Hope, 1619 S. Robertson, L.A.

SOCIAL WORKERS PLAN FOOD STAMP PROTEST
Los Angeles Times (1923-1995); Dec 6, 1965 ProQuest Historical Newspapers: Los Angeles Times
pg. 32

SOCIAL WORKERS PLAN FOOD STAMP PROTEST

The Social Workers Administration of the pro-Union, Local 535, AFL-CIO, gram, the union said, is a full-time job that should be handled by clerks. The day to protest a county order requiring social workers to administer the Food Stamp Program for needy persons. The union said, robs social workers of time that could be devoted to casework.

The 1,000-member union, which represents about half of the county social workers, maintains it is not opposed to the program, only to the paperwork involved.

The meeting will be held at 7:30 p.m. at the Roosevelt Auditorium, 846 S. Union Ave.

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Herald-Examiner Guild Strike Halts Newspaper's Publication

BY JACK SMITH and JOHN DREYFUSS
Times Staff Writers

The American Newspaper Guild struck the Los Angeles Herald-Examiner Friday in a demand for higher pay and improved fringe benefits.

Editorial, advertising and circulation workers left their jobs at 11:10 a.m., after the day's first two editions were out. Later editions were not published.

The Herald-Examiner, with a circulation of more than 700,000, is

the largest afternoon daily in the nation.

The 1,100 Guild members on strike represent about half of the newspaper's total payroll.

Minutes after the strike was called pickets took up posts around the Herald-Examiner Building at 1111 S. Broadway and the adjoining annex on Hill St.

Contract employees and members of some craft unions temporarily remained in the buildings, but presses did not roll at the usual time for the third edition.

Publisher George Hearst's office issued a statement at 12:50 p.m. confirming the suspension of publication.

"At the moment interruption of printing has been caused by the labor stoppage," the statement said.

"The Herald-Examiner regrets any inconvenience to its readers and would like to assure them that full production will resume as soon as possible."

Hearst's office made no further statement, but later Friday filed a complaint in Superior Court setting

Please Turn to Page 14, Col. 1

Herald-Examiner Guild Strike Halts Presses

Continued from First Page
damages at "at least \$10,000 a day" for each day the paper fails to publish.

Named in the complaint were the Guild and the mailers, machinists and typographical unions whose members refused to work when the Guild struck.

The complaint alleges

that before the strike the defendants entered a "conspiracy to molest, threaten and intimidate" nonstriking workers, customers, visitors and vendors.

To achieve their purpose, as many as 60 picketers were used, the complaint said.

A temporary restraining order limiting the number

of pickets to four each at six entrances of the Herald-Examiner's downtown plant was issued late Friday by Superior Judge Ralph H. Nutter.

He signed the order after meeting in chambers with union and management representatives. It is valid pending a court hearing set for Dec. 20.

Earlier in the day, management called on the Police Department to help evict printers, mailers and stereotypers who remained in the building but were not working.

Three detectives entered the plant and reportedly explained management's

right to make citizen's arrests of employees who refused to leave. Several hundred workers then left the plant peacefully.

Charles L. Brown, assistant secretary-treasurer of the International Typographical Union, said later that its nearly 300 members had been ordered to ignore picket lines and go to work but were locked out.

The Guild contract expired Nov. 18 and talks were adjourned late Wednesday. A meeting scheduled for 10 a.m. Friday ended with the strike.

A key issue was the minimum wage for editorial workers. Guild spokesmen said the company's final offer was an increase of \$13 a week over a two-year contract. The Guild asked \$26 in a one-year contract, for a minimum of \$200 a week.

The Guild also asked improved medical insurance coverage and an "adequate" pension plan. There was no pension provision in the expired contract.

A Guild spokesman said Herald-Examiner wages were far below those paid on comparable newspapers throughout the nation, including Hearst's San Francisco Examiner.

Charles A. Perlik Jr., secretary-treasurer of the Guild, said the Herald-Examiner editorial workers demanded wage increases similar to those won last Wednesday by Guildsmen at the Long Beach Independent, Press-Telegram.

The Long Beach newspaper agreed to an increase of \$34 a week, over three years, raising minimum journeyman's pay to \$208. Minimum pay at the Herald-Examiner is \$174.40.

Perlik said the company's last offer was \$13, to be given over two years, \$6 the first year and \$7 the second year.

The Guild issued this statement:

"Circulation, classified and display advertising and the editorial depart-

ments walked off their jobs to back up their bargaining committee's demands for higher salaries, improved medical insurance coverage and an adequate pension.

Claim Not Accepted

"The Guild's latest proposals, made Wednesday at negotiations mediated by officers of the Los Angeles County Federation of Labor, were based on gains made in a settlement reached last week with the management of the Long Beach Independent, Press-Telegram."

It added that the Guild could not accept "Hearst's claim that it is economically impossible for him to match salaries and working conditions provided by the much smaller Long Beach newspaper"

Guild membership also includes distribution workers, truck drivers and some clerical help.

Publisher Hearst and other management representatives attended Friday morning's meeting with Perlik and Robert J. Rupert, international representatives of the Guild. Hearst left just before 11 a.m.

Strike notices appeared on desks throughout the plant shortly thereafter.

"Everything was orderly," said an editor who joined the walkout. "People shook hands with the people left behind—the nonunion types. It was semijocular."

The Guild immediately called a mass meeting in a hall at 846 S. Union Ave., where striking members were addressed by Perlik and Rupert.

Activity outside the plant was reported as "quiet." Two trucks loaded with newsprint appeared at the nearby warehouse after noon, but were not unloaded, and turned away.

Paychecks, ordinarily passed out on Fridays, were withheld. The checks would have included pay for work Friday and to-

Tuesday, June 26, 1973—Van Nuys (Calif.)

Teamsters to Vote Again on Moving Industry Offer

Members of Teamsters Local 389 will vote Thursday on the same contract offer they narrowly rejected last week, a union official announced yesterday.

The union has been on strike against the Southern California van and storage industry over a wage contract since April 16.

Jim Caso, secretary-treasurer for the local, said "many" members have petitioned to vote a second time on the management offer. They cited a small turnout in the first ballot, he said.

The contract offer failed on a 340-321 vote last Wednesday. The Local

represents some 1200 drivers in the Los Angeles area.

Voting will be held from 6 a.m. to 6 p.m. at the union headquarters, 846 S. Union Ave., Caso said. Announcements were being mailed yesterday.

The local's leadership has recommended passage of the contract offer, Caso said.

The offer calls for a pay increase to \$6.30 an hour over a three-year period. The current hourly wage is \$4.62.

Local 389 is the only union still on strike against the moving industry. Six unions went out in April, but the others settled for the offer which 389 will vote on.

Pension Proposal Settlement Fades in RTD Negotiations: PENSIONS

Bernstein, Harry
Los Angeles Times (1923-1995); Dec 18, 1973; ProQuest Historical Newspapers: Los Angeles Times
pg. A3

Pension Proposal Settlement Fades in RTD Negotiations

BY HARRY BERNSTEIN

Times Labor Writer

Opposition is growing among Southern California Rapid Transit District mechanics to a proposal aimed at settling a dispute over pensions, and the outcome of a vote on the issue Thursday is now uncertain.

Negotiators for the AFL-CIO Amalgamated Transit Workers Division 1277, representing 700 mechanics, are reportedly not going to recommend acceptance of a management pension offer.

A strike by mechanics was originally scheduled for 12:01 a.m. last Saturday. A mechanics' walkout would almost certainly halt RTD operations in Los Angeles, Orange and San Bernardino counties.

Union leaders declined to discuss their position, but interviews with union members showed opposition based on unofficial reports that management's offer does not match the proposal made by a special Fact-Finding Commission created by Gov. Reagan.

Please Turn to Page 31, Col. 1

PENSIONS

Continued from Third Page

If the offer is rejected, there will be further negotiations between RTD and the union. A new strike date is expected to be fixed. The only issue to be resolved is the pension matter.

Neither side would disclose details of management's pension proposal pending membership meetings set for 10 a.m. Thursday in Carpenters Hall at 2200 N. 7th St., and at 8 p.m. at the Teamsters Hall at Ninth and Union Sts.

But it was clear that had management made a proposal equal to that recommended by Reagan's commission, the union leaders would have officially endorsed it, since they were insisting that RTD match the recommendation.

RTD management insists that the Reagan Commission proposal made an error, and that it will be far more costly to the district than originally estimated. But management has not detailed its own estimates.

The governor's commission recommended that RTD assume pension fund reserves that will yield 5.5% interest a year instead of the 4% management now assumes. And in this way, the report said, pensions could be improved in a variety of ways, including cutting the retirement age from 65 to 64.

Food Strike Bargaining Begins Anew

Negotiations aimed at ending the Southern California food industry strike-lockout resumed yesterday in Los Angeles amid indications of a possible escalation of strike activity.

Management said no progress was reported in the morning session, held at the Teamsters Hall at 9th St. and Union Ave.

"There has been no change from where we were when we broke off talks Saturday," a management spokesman said.

Some 32,000 food industry employees have been laid off since the strike-lockout began Dec. 11.

Indications of stepped-up union pressure came last week from Sigmund Aronson, executive secretary of the Los Angeles County Federation of Labor, who said the AFL-CIO will decide tomorrow whether to support the coalition of four striking unions.

They are the Teamsters, the Meat Cutters, Operating Engineers and Machinists.

Robert Voigt, spokesman for the Food Employers Council, which represents the major supermarket chains, said the chief obstacle to a settlement was wage increase demands by union batchers.

Union spokesmen said another major issue was their demands for an open-ended cost of living clause.

Council Stymied on Ending Taxi Franchise: Court Order Bars Action on Recommendation Against Yellow Cab

Baker, Erwin

Los Angeles Times (1923-1995); Dec 22, 1976; ProQuest Historical Newspapers: Los Angeles Times

pg. C3

Council Stymied on Ending Taxi Franchise Court Order Bars Action on Recommendation Against Yellow Cab

BY ERWIN BAKER
Times City Bureau Chief

Revocation of Yellow Cab Co.'s franchise to operate taxis in Los Angeles was recommended to the City Council Tuesday, but action was stymied at least temporarily by a court ruling in San Diego.

There, U.S. Bankruptcy Judge Herbert Katz issued a temporary restraining order barring municipalities, including Los Angeles, from terminating Yellow Cab franchises pending a hearing on a petition for relief filed under Chapter 11 of the Bankruptcy Act.

The hearing is scheduled for today, but the council authorized Asst. City Atty. John P. Haggerty to seek a delay so that he could study provisions of the order.

The bankruptcy petition was filed by Yellow Cab and a number of its California and Arizona taxi and bus affiliates whose operations have been suspended primarily because of inability to meet insurance requirements and service demands prescribed by their franchisees.

Frank Zientara, president of the Los Angeles firm, whose 475 cabs have been off the streets since Dec. 1, said the action was taken to provide temporary relief from demands of its creditors and to preserve its operating rights

while negotiations are under way either for refinancing or sale of the company.

In the interest of restoring service and jobs quickly, he said, it was essential that his company's franchise not be canceled or diluted because neither potential lenders nor buyers could be attracted if the franchisees were "substantially compromised."

A spokesman for the Los Angeles legal firm of Sullmeyer, Kupetz, Bauman and Rothman, which represents Yellow Cab as insolvency and bankruptcy lawyers, said terminating the franchise would, in effect, destroy assets out of which creditors could be paid and delay return of the cabs to the streets.

But that line of argument failed to impress the three members of the City Council's Industry and Transportation Committee, which had recommended revocation of Yellow Cab's franchise.

Committee chairman John Ferraro accused Yellow Cab attorney Douglas P. Grim, who was in the audience, and

the company itself of "ignoring" the committee's repeated requests for data on its assets and liabilities and of being "totally dishonest" in its announced plans to pay 1,200 idle drivers back wages.

On Monday, state Labor Commissioner James L. Quillin was given a \$293,000 check by Yellow Cab for partial payment of back wages for an estimated 2,500 drivers in Los Angeles, San Francisco, Oakland, San Jose and Daly City.

But Jack Bowen, secretary-treasurer of Teamsters Union Local 640, which represents the local drivers, said claims total about \$1.4 million for them alone.

(Bowen also announced Tuesday that partial back-pay checks would be distributed to drivers starting at 11 a.m. today at the union's headquarters, 846 S. Union St.)

Grim, after being lectured by Ferraro and rejecting his charges, pleaded for a delay in franchise revocation. He said he believed the local franchise was worth "several million dollars" and was salable. That drew exclamations of incredulity from Ferraro and other members of the committee, Robert M. Wilkinson and John S. Gibson Jr.

Also held up by the restraining order was action on proposed ordinances by Councilmen Arthur K. Snyder and Joel Wachs which, they said, would eliminate monopolies and open taxi competition throughout the city, including downtown Los Angeles.

Except for a 20-month period from 1946 to 1948, Yellow Cab has held a monopoly on pickups in the downtown area since 1935.

Snyder's proposal would permit individuals to own or lease their cabs but would require them to contract with franchise holders, such as a cooperative, association, partnership or corporation.

And terms of any agreement would be subject to approval of the Board of Public Utilities and Transportation, he said.

The Snyder proposal would not permit so-called "gypsy" cabs, which are owner-operated and could operate anywhere in the city under permit by the BPUT. Snyder charged they would skim the "cream" of the business and ignore areas of comparatively small demand.

Wachs' proposal would allow individuals to obtain permits and operate single cabs throughout the city. An annual fee would be established in lieu of five-year franchise fees. Their operational procedures also would be subject to BPUT control.

Action on both proposals was delayed at least until Thursday, when Haggerty is scheduled to submit a report on the effect of the temporary restraining order.

Exhibit 6d. Teamsters: Civil Rights Movement

Teamsters Hit Alderson Fire Dept. Policy

Los Angeles Sentinel (1934-); Sep 1, 1955; ProQuest Historical Newspapers: Los Angeles Sentinel
pg. A4

Teamsters Hit Alderson Fire Dept. Policy

A committee of AFL Teamsters union, headed by John Williams, 1797 W. 37th drive, this week issued the following statement as part of a resolution condemning practices of Fire Chief John H. Alderson.

"This situation of the bigoted attitude of Fire Chief John Alderson and his unyielding determination to maintain his death stand against integrating these Negro Firemen can no longer be tolerated if we are to maintain any semblance of democratic government in Los Angeles.

"Having demonstrated repeatedly and consistently his flagrant efforts to circumvent and thwart the decisions calling for abandonment of this segregated policy, the only alternative remaining is the immediate removal of this official.

"In setting up a Committee of Teamsters to further this aim, we are determined that Alderson must not be allowed to continue to fiddle while this issue of segregation continues to burn."

The only kind of "scarecrow" that frightens off baboons is an automatic gun that fires at regular intervals, according to South African farmers. Troops of 60 to 70 baboons have been raiding vineyards along the slopes of the Klein Drakensteins.

LATimes 1955-10-05 Politics in
Integration -Says AFL's Fire Fighter
Union.

Politics Charged in Integration of Fire Fighters

The head of the firemen's union yesterday charged the Fire Department integration controversy is largely due to certain politicians' attempts to return the Fire Department to the spoils system.

Harry R. Curry, president of Local 748, AFL Professional Fire Fighters Union, said that Chief Alderson has eliminated the old system "in which Negro personnel were employed and promoted illegally because of political pressure aimed at winning the votes of Negro citizens."

"The task of modern fire fighting is too dangerous, too difficult and too demanding of skill and technique to permit such jobs to be auctioned off at the ballot box," said Curry in a statement prepared for the press.

Union Leaders to Organize Council

The Trade Union Leadership Council organizing plans were put into operation at a recent meeting. A provisional committee was appointed to advance the organization's program.

Members on the committee are: James B. Clark, Musicians Union Local 47, American Federation of Musicians, A.F.L.-C.I.O., chairman; John Lee, In-

ternational Longshoreman's Warehouse Union; Richard Morris, Teamsters; John T. Williams, Teamsters; Charles Taliaferro, Brotherhood of Railway Employees, M.T.A.

Purpose of Council is: Elimination of discriminatory practices in trade unions, in industry, and in all avenues of employment.



Greyhound Terminal Picketed

A day-long picket line was maintained around the Greyhound Bus terminal Saturday by organizations protesting the refusal of the company to hire Negro drivers.

Taking up the fight started by the SENTINEL several months ago, Negro members of the Teamsters union organized the line that was supported by the NAACP, the Committee for Representative Government and CORE.

About 30 pickets, carrying signs maintained the picket lines from 9 o'clock in the morning until darkness. The line was orderly and no incidents occurred.

John LeFlore and John T. Williams, leaders of the picketing, stated that the picket line was one of several attacks against the discriminatory hiring practice of the company.

"We have filed charges with the President's Committee on Equal Opportunity and the State FEP commission. We plan to file charges with the ICC requesting an injunction against the company from operating until they comply with the anti-discrimination clause of federal contracts."

LeFlore announced that the terminal will be picketed again Saturday from 3 until 6 p.m. "We invite the public to join us in this protest demonstration," said LeFlore.



GIVE ME A LINE, A BIG STRONG LINE — That's what the pickets were singing Saturday while they gave the Greyhound blues for not hiring Negro drivers. They weren't doing the Madison, but the big strong line was in evidence all day long. In the above photo, from left to right are John T. Williams, (hidden by sign), Vern Thomp-

son, Harry Adams, Richard Morris, SENTINEL Editor Wendell Green, Charles Hill, Madelyn Hall and Erwin James. It's not Madison time, but hitting it and looking good in the lower photo are William Barnes, Richard Morris, William Herron, Wendell Green, Charles Hill, John LeFlore with Howell Exum bringing up the rear.

Greyhound Taking Driver Applications

Picket Line Pays Off.

The Greyhound Bus company is now accepting applications from qualified Negro drivers. The action came as a result of a campaign waged by the SENTINEL, Negro Teamster members, Committee for Representative Government, NAACP, Baptist Ministers union, CORE and other community organizations.

Greyhound, breaking their tradition of only hiring in the spring, started accepting applications Monday morning to satisfy the community demands for fair employment practices in the selection of driver personnel.

Applicants must meet the following qualifications:
Age 26 - 35
Height 5'8" - 6'2"
Weight 150 lbs. to 220 lbs.
Eyes 20-30 uncorrected.
High school education.
Two years experience in heavy duty driving.

Applications are being accepted on the second floor of the terminal, Sixth and Los Angeles. The current campaign against Greyhound was inaugurated by SENTINEL Publisher Lenn H. Washington, Jr., who last July led a token picket line at the terminal while the Free-

(Continued on Page A-8)



SIGNING UP — Negro drivers are pictured above signing applications for drivers with the Greyhound Bus company. Company announced Monday that it was accepting applications for drivers after several weeks

of picketing by community organizations protesting lack of Negro drivers. From left to right, front row, are: Irving Jones, John La Flore and Daniel Price. Rear: John Hogan and David W. Turner.

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Photo Standalone 10 -- No Title

Los Angeles Sentinel (1934-); Apr 26, 1962; ProQuest Historical Newspapers: Los Angeles Sentinel
pg. A7



TEAMSTERS CONGRATULATE Don Dericks, front left, candidate for Assemblyman from the 53rd A.D. on his participation in the successful picket lines

against Greyhound Bus Lines. As a result of the picket lines Greyhound Bus broke long-standing segregation rule and hired Negro drivers for the first time in history.

United Parcel, Union Blasted For Job Bias

Negro Teamsters launched another campaign against job discrimination this week. In an open letter to the public, the Teamsters Rank & File Committee for Equal Job Opportunity accused Teamsters Local 196 and United Parcel Service of rigid racial discrimination against Negro drivers.

The complete text of the open letters is as follows:

As Teamster Rank and File members, we have found a flagrant discriminatory hiring policy in existence at United Parcel

(Continued on Page A-8)

United Parcel...

(Continued from Page 1)

Service.

This delivery company under the jurisdiction of the Teamsters Union Local 196 maintains a rigid discriminatory policy against Negro members. - (Drivers).

United Parcel service delivers exclusively for the May Co. Bullocks, The Broadway, and other leading department stores in Los Angeles area.

We as Teamster members protest this discriminatory hiring policy of United Parcel Service.

We maintain that this un-American practice is contrary to the best interest of the working people and you, the American public in this great country of equal opportunity.

We are not asking you to discontinue or stop buying from the above named department stores.

What you can do is refuse delivery from United Parcel Service. When you make your purchases that require delivery to your home or place of business, demand that another source of delivery is used.

These statements are addressed exclusively to You as customers and individual members of the public. They are not directed to the employers. Further, this appeal is not a request to employees to refuse the pick up, delivery or transport, or refuse to perform any service.

Issued by Teamsters Rank & File Committee for Equal Job Opportunity.

Steering Commit: John Williams, Local 208, John LeFlore, Local 357 and Richard Morris, Local 848.

Parcel Service Cites Merit Plan

United Parcel Service has reaffirmed its policy of merit employment and given assurances it will hire qualified Negro personnel.

In a meeting with UPS vice-president J. D. Blackstone, E. J. Franklin, United Civil Rights Committee employment committee chairman, Norman B. Houston, employment committee member, and Joseph Walker Urban League job development program director, were advised UPS is putting orders for future job openings with the league.

Interested applicants are asked to contact Walker at the Urban League, 3830 S. Western Ave.

NEW CORPORATION

Los Angeles Sentinel (1934-); Oct 11, 1962; ProQuest Historical Newspapers
pg. A23



CONGRATULATED ON UPGRADING—John T. Williams, left, Teamster Local 208 business representative, recently assigned to Associated, is pictured congratulating Hinshaw on his up-grading. Williams said the Teamsters union's creed is to uphold practice of job equality regardless of race, creed or color, and that this move by Associated Freight Lines is in keeping with this principle. At right is Robert Franklin of Teamsters Union.

Teamster Member Gets Regular Run

George Hinshaw, teamster member employed at Associated Freight Lines as a local delivery driver, has been assigned a "line run." He thus became the first Negro employed at this trucking company on a regularly assigned line run.

Associated operates freight terminals throughout the Northern and Southern California area and Hinshaw will be covering territory to San Francisco-Oakland and San Diego.

An ardent roller-skate enthusiast, Hinshaw came into the Teamsters in 1936 in Buffalo, N. Y., and has driven for most of the major trucking lines in Southern California.

Teamster Chiefs Silent on Race Bias Charge

Los Angeles Times (1923-1995); Aug 20, 1959; ProQuest Historical Newspapers: Los Angeles Times
pg. 22

Teamster Chiefs Silent on Race Bias Charge

Top Teamster Union officials in Los Angeles were unavailable or were mum yesterday on charges by 13 Negro members of the union that Beer Drivers Local 203 and seven other teamster locals here are denying them

officials were "unavailable" for comment on the petition by the 13 Negroes for a union trial against officers of Local 203 for violation of the union's constitution.

"The petition will be handled by the council's executive board, probably at its September regular meeting," the spokesman added.

John T. Williams, 1705 W. Palmer Ave., Compton, leader of the 13 petitioners, said the racial discrimination issue has been brewing here

two years, despite the assertions of teamster president James R. Hoffa that there is no intolerance in the union.

Citing a specific case, Williams said one Negro member, Andrew Saunders, 3230 W. Adams Blvd., was refused the right to transfer his union membership and card from New Jersey to Local 203.

"We are tired of vague promises," Williams declared. "We are taking the case through regular union

channels. Similar cases are being pushed across the country."

Williams listed the other Los Angeles area teamster locals who discriminate against the employment of Negroes as Brewers Local 893, Bottlers Local 896, Petroleum Drivers Local 248, Van & Storage Drivers Local 369, Package and General Utility Drivers Local 396, Mail Order Department Store Drivers & Warehousemen's Local 715, and Studio Transportation Drivers Local 399.

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Labor Bias

In the basic affairs of America today, economics "alta in the driver's seat." Consequently, for virtually every dollar in Los Angeles, there are approximately 2,500,000 people struggling to secure it . . .

This brings us to our local civil rights situation, particularly relating to the vital matters of employment and upgrading, and specifically in the field of labor.

California's FEPC law forbids discrimination in employment in the State plus biased practices in upgrading, by either business or labor unions.

This week a number of men are picketing the headquarters of the International Brotherhood of Teamsters Joint Council No. 42 on W. 9th St. We wanted to know why, and, after seeing a significant sign carried by one of the pickets, which read:

"Jimmy Hoffa Demands Negroes on the Jury in Nashville . . . But won't appoint a Negro to a position in Los Angeles," we discovered these grievances:

In the \$5 million Teamsters building itself—where nearly 250 persons are employed, there are only two Negro clerks and three in business agent and similar categories.

Most of those unemployed in the Teamsters Union are Negroes.

The cement industry is virtually lily-white, including workers in many types of public construction, such as the Santa Monica Freeway, being built with public funds through the heart of the Negro district.

Most of the wholesale delivery drivers for the major chain markets are white, despite the fact that Negroes rank among the major buyers of food.

There are only a token number of Negro drivers in the brewery industry, while the wholesale phase of the brewer operation is all white. This is also true in the wholesale portion of the milk industry.

The wholesale lumber industry is all white. This includes contractors who build schools and fire departments, paid for by our tax contributions.

In the trades, Negroes get the lowest-paying jobs, but are systematically excluded from positions or trainee spots in the higher-paying categories like the toolmakers in the machinists union.

As one official said, these are only some of the reasons why that picket line is marching this week down on W. 9th St.

The unions blame industry and industry reverses the charge.

Under the present FEPC law, this state commission is powerless to act against employers when aggrieved individuals file a formal complaint with them pointing out discriminating practices.

However, thousands of workers do not know that there is such a source of help and others are dubious that action will be taken.

In all fairness, the FEPC has done a creditable job with the power given it by law to proceed. But it has its definite and handicapping limitations.

That's why Governor Brown and other fair-minded California leaders are urging that the powers of the FEPC be extended to include the finding of cases of discrimination and the taking of action, without waiting for the filing of complaints.

In cases like these where unions, for example, preach one thing and practice another, we believe dramatic action, like peaceful demonstrations, are necessary to get positive results.

Rank and File Members Protest Bias

Los Angeles Sentinel (1934-); Jun 27 1963; ProQuest Historical Newspapers
pg. A2



HITTING THE BRICKS — Members of Teamsters Rank and File Committee for Equal Job Opportunity picket outside the Teamsters Bldg. at 9th St. and Union Ave. in protest of bias in Teamster Union.

—Washington photo



'WE WANT JOBS' — Richard Morris, a spokesman for Teamsters Rank and File Committee for Equal Job Opportunity, tells a newsman the men are picketing because they want more jobs for Negroes and an end to bias trucking industry.

—Washington photo

'HIT THE BRICKS'

Rank and File Members Protest Bias

"We ask our unions for equal opportunity, equal representation on the job," said James Specerio, member of the Teamsters Rank and File Committee for Equal Job Opportunity.

The committee has posted a picket line in front of the Teamsters Bldg., 9th St. and Union Ave. Approximately 30 men have been keeping a line going up and down, back and forth in front of the building since last Thursday.

The building is the headquarters of Joint Council No. 42, the Teamsters organization which controls labor in the local trucking industry.

Richard Morris, another committee member, said, "We want some good jobs. That's what we are paying our dues for. And we want an end to the discrimination in the trucking industry, an end to the 'sweetheart agreement' between the union and the truckers to keep Negroes out of the good paying jobs."

It was reported that the Joint Council executive board would discuss equal opportu-

UCRC TAKES ACTION

Hit Teamster Bias

Los Angeles Sentinel

15c

Office 1112 E. 43rd St. — AD 2-3261 "Education Will Lead to the Truth" Los Angeles, California 90011

OL XXIX — 52 PAGES — 3 SECTIONS

LOS ANGELES, CALIF., JULY 18, 1963

NO. 28

Union's Inaction Charged

By ROBERT FARRELL

A United Civil Rights Committee negotiating team will meet today (Thursday) with the civil rights committee of Teamsters Joint Council No. 42 to discuss means of eliminating racial discrimination in the union and industries which it serves.

Norman B. Houston, E. J. Franklin and Leonard C. Beavers of the NAACP; Richard Morris, of the Teamsters Rank and File Committee for Equal Job Opportunity, and Joe McKnight, of CORE, will meet with a group of union secretary-treasurers named by council president John Annand.

Direct action has been promised by the UCRC unless definite progress results from the meeting.

The negotiating team will consider urging, among other things, placing Negroes and other minority persons on the Teamster civil rights committee, appointment of Negro organizers, and hiring of Negro clerical employees in union offices.

Houston, chairman of the NAACP employment committee, called the Teamsters "a high-handed bunch. They haven't shown the cooperation of the AFL-CIO Federation of Labor."

"The unions came into existence because of the arbitrary production of employment by unions, like the Teamsters, still set themselves up discriminating and excluding certain parts of the working force, especially Negroes," said Houston.

Bill Williams, field representative of Cong. Augustus Hawkins, will moderate a discussion on "Civil

(Continued on Page A-2)

Union . . .

(Continued from Page 1)

"Rights in Employment" Sunday at 8 p.m. on KTYM radio, 1040 FM and 1460 AM. Norman B. Houston, E. J. Franklin, Richard Morris and John LeFlore will participate.

Morris, president of the rank and filers, called the civil rights committee "an insult to Negro and other minority rank and file Teamsters. The council appointed an all-white committee of union secretary-treasurers who have condoned racial discrimination over the years."

There are no minority persons on the committee because there are reportedly none as secretary-treasurers of unions in the Joint Council. Annand, the council president, was not available for comment.

The rank and filers are getting widespread support from federal, state and municipal sources in their battle against bias.

Congressman Hawkins said "if the Teamsters, the most recent target of the rank and file group here in Los Angeles, is guilty of the charges being brought by the group, the situation should be changed immediately. Special methods should be used to eliminate racial discrimination."

Civil Rights Survey Set by Council

125,000 Members
to Be Contacted
in Teamster Plan

BY HARRY BERNSTEIN
Times Labor Editor

The Southern California Joint Council has launched what it calls an unprecedented survey on the status of civil rights and discrimination among its 125,000 members.

The teamsters' recently-formed Civil Rights Committee will meet Monday with the NAACP-United Civil Rights Committee to review the plan and other activities of the union on the civil rights' issue.

The teamsters was one of the unions charged by the civil rights' groups with, in some instances, perpetuating discriminatory practices against Negroes.

Meetings Stymied

An effort to hold joint meetings between the union and the civil rights' group was stymied recently when the teamsters said they would not discuss the issue as long as Richard Morris was on the civil rights' group committee.

Morris, a Negro, and a teamster, has been heading a union rank and file committee designed to combat discrimination. The union leaders and Morris have been in a long-standing dispute over the issue.

Now, however, the NAACP-UCRC will meet with the union committee and Morris, it was reported, has agreed to not to participate in the session.

Probe Continuing

The AFL-CIO Los Angeles County Federation of Labor, meanwhile, is continuing its investigation of alleged discrimination among some of its affiliates, in cooperation with the NAACP-UCRC.

Paul Blinco, chairman of the Teamsters Union committee, said more than 300 business agents of the 50 locals affiliated with the joint council will survey all companies which have contracts with the union.

"We regret the need for such a survey, because we do not like to have to make an issue of a person's race, creed, color, sex or age," Blinco said.

Honest Study

"But if we are to answer honestly the allegations of discrimination among our locals, we have to know the true picture, and we are hopeful that this survey, drawn up in co-operation with Professor Paul Bullock of UCLA's Institute of Industrial Relations, will give us the most complete, factual picture ever made of the situation."

The questionnaire will be filled out for about 8,000 companies, and will include not only estimates of the number of Negroes, Mexican-Americans, Orientals, women and workers over 45

Please Turn to Pg. 5, Col. 7

CIVIL RIGHTS

Continued from First Page

years old, but also the number of each category in skilled and unskilled jobs, reasons for hiring policies, and potential job openings.

In addition, Blinco said, the teamsters are working with the Los Angeles Board of Education and the Urban League on a program of recruitment, training and job placement aimed at easing the shortage of skilled applicants among Negroes.

The union committee, which also includes C. H. Leonard, of Local 276; John T. Williams, Local 208, and J. L. Vercruse, of Local 595, has regular weekly meetings to hear and investigate complaints of discrimination by individual teamster or job applicants.

The civil rights' groups have alleged that some of the most intransigent "illy-white" locals are teamster affiliates.

Unions leaders generally point out that while it is true some local affiliates are guilty of discrimination, the bulk of the problem must rest with management, since management does the most of the hiring.

One of the central issues in the job discrimination dispute has been whether Negroes should, in effect, be given preferential treatment since they have had discrimination barriers for so many years.

So far, unions have refused to accept this.

Many civil rights' advo-

cates, however, say the real issue is not preferential treatment, but equal treatment, and that demands for special preference are comparable to a first position in collective bargaining, made in hopes of ending up with the real goal of equal treatment.

Blinco said that "while we do not feel preferential treatment as such is possible, we can encourage hiring of all groups, and the need for this is emphasized by many statistics, in addition to the actions of civil rights' groups."

It is "not generally realized, but Negroes today earn only 53% of the average income of white workers compared to 57% in 1957," he said, adding, "obviously, this is not a healthy situation."

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John W. Hill Wins Post In Union

*Los Angeles Sentinel (1934-); Jan 6, 1966; ProQuest Historical Newspapers: Los An
pg. A2*

John W. Hill Wins Post In Union

John W. Hill became the first Negro to be elected to an official office in Local Union #78 when he won the chairmanship of the examining board in the December general election held at 846 S. Union Ave.

Breaking an 63 year record of non-Negro officership in L.U. #78. Hill, a native of Minden, Ala., has been a member of that local since 1953 when he was initiated as a journeyman. He previously was employed as a Navy shipyard 1st class plumber from 1943 to 1949.

Two Will Speak on Civil Rights

*Los Angeles Times (1923-1995); Oct 9, 1963; ProQ
pg. A2*

Two Will Speak on Civil Rights

School board member Mrs. Mary Tinglof and Municipal Judge Joseph Kennedy will discuss "Civil Rights in the Schools" at a forum today at 8 p.m. at 846 S Union Ave.

The forum is sponsored by the Community Services Department of the Los Angeles County Labor Federation, AFL-CIO.

Exhibit 6e. **John T. Williams** Teamster Local 208

LA Sentinel 1959-01-08 Resident Joins Fight for Teamster Post [Hoffa attends meeting at Teamster Hall].

Resident Joins Fight for Teamster Post

In what is shaping up to be a vigorous campaign and strongly contested election, John T. Williams was nominated for the position of secretary-treasurer, to head the 5000 member Teamster Local 208, the largest Teamster local in Southern California.

Williams, a member of the Teamster Contract Proposal committee, Credit Union Founding committee, NAACP and former Democratic Central committee was nominated in a nomination speech by Dave Kamins at a meeting held at the Teamster Union hall, attended by 1000 members, including James R. Hoffa, Teamster International president, who spoke on some of the issues facing the Teamsters.

Williams immediately released a 12-point program, which he stated would be the issues he would present before the membership and which he feels confident the membership would endorse and support.

It included his pledge to give active leadership for the inclusion of an "effective, unequivocal non-discriminatory hiring clause in all Teamster contracts."

Teamsters Elect John T. Williams

Los Angeles Sentinel (1934-); Jan 4, 1962; ProQuest Historical Newspapers: Los Angeles Sentinel pg. A3

Teamsters Elect John T. Williams

After a grueling, three-day election, the 5,000-member Teamster Freight Drivers Local No. 208 elected seven business representatives from a field of 39 candidates, which saw history being made with the election of John T. Williams, first Negro elected to a position in the Teamster union in California.

His activities within the union cover the past seven years, during which time he was elected secretary of the contract proposals committee; official in the Federal Credit union; chairman of the Pension

Study committee, and chairman of the By-Laws committee.

Williams was appointed health and welfare coordinator of the local union's 1/2 million dollar health and welfare program and became the highest ranking Negro teamster official in California until this position was restricted.

He has a legal background having studied law at Pacific Coast university and Southwestern University of Law, a background which projected him a chief counsel during numerous inter-union trials.

Upon being elected business representative, Williams immediately became a potential threat for the position of secretary-treasurer, top office in the local union which comes up for election in November, of this year, a spokesman declared.

The success of Williams' election was attributed to an upsurge of rank-and-file support and a coalition of various factions within the local union.

Residing in Compton with his wife, the former Dorothy Woodson of Chicago, and four children, Williams is also active in community, church and civic affairs and was the leader in the recent Teamster Rank-And-File committee's action which resulted in the Greyhound bus hiring victory.



HISTORY-MAKING—John T. Williams, right, who made history in being first Negro elected to a position in powerful Teamsters union in California, is shown being congratulated by Mike Singer, former Teamster official, when Williams was appointed health and welfare coordinator of local's 1/2 million dollar health and welfare program. Williams was elected business representative for the 5000-member Freight Drivers Local, following three-day election.

Williams Re-elected To Teamster Post

Los Angeles Sentinel (1934-); Dec 24, 1964; ProQuest Historical Newspapers: Los Angeles Sentinel pg. A8



JOHN T. WILLIAMS, center, is being congratulated by some of his key campaign supporters after he was re-elected business representative in Teamsters Local No. 208. Williams received over 50 per cent of the ballots cast, in a field of

19, in the 6000-member freight drivers local. L. to R.; Herman Smith, Manuel "Manny" Magan, E. Joseph Welsh, Williams, Edouard J. Barrett, Tony BrKich, and John Paweliski. — Harry Adams photo.

Williams Re-elected To Teamster Post

John T. Williams, first and only Negro elected business representative in the Teamsters on the west coast, was recently reelected to that post.

Williams captured over 50 per cent of the ballots cast. He defeated 19 candidates in the hotly contested election which took four days

of balloting to decide. Only about 10 per cent of the local's membership is Negro.

During his first term as business representative, Williams won a record number of grievances before the Joint State Committee, as well as the Joint Western Committee in San Francisco. He also won precedent setting cases before the National Labor Relations Board.

Williams first came into prominence in the union when he led an attack against the proposed "right to work" amendment. A former law student, he later was called as chief counsel during numerous union trials and gained widespread recognition as an expert on trade union constitutional questions.

He has served as secretary of the credit union, member of the Contract Proposals Committee, chairman of the By-Laws Committee, director of the local's blood bank and Health and Welfare Coordination for the union. Williams is also editor of the local's news column in the Southern California Teamster and a member of the Joint Council's Civil Rights Committee.

Williams Named First Teamsters Local V. P.

Los Angeles Sentinel (1934-); Dec 30, 1965; ProQuest Historical Newspapers: Los Angeles Sentinel pg. A2

Williams Named First Teamsters Local V. P.

John T. Williams, Teamsters Local No. 208 business representative defeated three opponents by a three to one margin to become the first Negro elected vice-president in the teamsters union on the west coast.

Williams was initiated into the powerful union in 1954 while attending law school and working as a truck driver delivering produce into the produce markets, and has repeatedly advanced into various positions of leadership since that time.

In 1960 he was appointed Health & Welfare Coordinator for the union and in 1961 was elected the first Negro business representative for the teamsters on the west coast. As a business representative, Williams set an all-time record in successfully presenting grievances before the Joint State Committee; the Joint Western Committee in San Francisco, and before the National Labor Relations Board.

In December, 1916, Williams was overwhelmingly re-elected business representative, and subsequently elected vice-president.

In the position of vice-president, he became a member of the Teamsters Joint Council and a delegate to all conventions of the union.

A member of the Teamsters Civil Rights Committee, Williams has also been appointed to the District Attorneys' Advisory Committee on Crime and is a member of the Urban League, the NAACP and the Negro Political Association of California.

Teamsters Local 208 Reelects John Williams

Los Angeles Sentinel (1934-); Dec 12, 1974; ProQuest Historical Newspapers: Los Angeles Sentinel
pg. B12

Teamsters Local 208 Reelects John Williams

Following a hotly contested campaign, John T. Williams led a field of 19 candidates in being re-elected Business Agent in the 6000-member, Teamster Local 208 — the largest freight drivers local in the giant union.

Williams was initiated into the Teamsters in 1952 while attending law school and employed as a freight driver in the Los Angeles produce market.

He was first elected to office in 1960 and became the first black elected Business Representative in the Council's history.

Additional positions held by Williams over the past 20 years, include:

Shop steward at the Union's Hiring Hall.

Coordinator of its anti right-to-work campaign.

Secretary of the credit union.

Chairman of the contract committee, chairman of the by-laws committee, organizer, health & welfare coordinator, editor — Local 208 news column, director of the blood bank, secretary — pension committee, vice-president, member of the joint council civil rights committee, and delegate to the Teamsters international convention.

He was also chief defense counsel during the spectacular Trusteeship Hearing affecting the Local.

Williams was recently nominated for President of Teamsters Joint Council No. 42, a Council which represents over 150,000 members and encompasses 48 Local.

While he was disqualified as being "ineligible" to seek this position, his disqualification is under appeal, and Williams expresses confidence on the result.

A strong advocate for major reform, Williams stresses the need for improved pension and medical benefits, political action, organizing, educational programs, and unity among all workers.

"The welfare of any workers, anywhere, must be the concern of every worker, everywhere — be they auto workers in Detroit, longshoremen on the waterfront, cotton pickers in Mississippi, or grape pickers

in the Coachella Valley," stated Williams.

"Without unity, we will become disemboweled in a cannibalistic orgy as we sacrifice our search for dignity and survival," Williams concluded.

On the subject of his trade union philosophy, Williams stated, "I shall never believe that the labor movement is a

business operated to protect the corporate structure of a few, but rather, it is a vital and dynamic movement which emerged out of the gutters of despair — with a sole commitment to advance the welfare of the multitude."

Williams will be sworn in to commence his 5th term of office on Sunday, December 15, 1974.



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Teamsters Union Helps Progress

Los Angeles Sentinel (1934-); Apr 23, 1964; ProQuest Historical Newspapers: Los Angeles Sentinel
pg. E23



JOHN T. WILLIAMS, active member of Teamsters' Union Local 208, has been one of the main forces in the struggle for economic progress for Negroes in Southern California.

Teamsters Union Helps Progress

Much of the progress of the Negro community has come as a result of the Negroes in the labor movement. And John T. Williams of the Teamsters' Union Local 208 has been representative of these, and has been one of the main forces in the struggle for economic progress of Negroes in Southern California.

John T. Williams is an elected Business Agent of Local 208, one of the largest locals of the Teamsters' Union on the west coast and having over 6,000 members who are local freight drivers. Williams has served as Health and Welfare Director of his local and as a founder and Secretary of the Credit Union. He also serves as editor of the local's news column in the Teamster, and has served on the Contract Negotiation Committee and was chairman of the Pension Committee. Williams also has represented his local before the Teamsters Joint Area Committee and the Joint Western Committee.

Much of the credit for the success in integrating Negro drivers into the trucking industry local may be attributed to Williams' persistent and determined effort to end discrimination in employment wherever he encounters it. The employment of Negro bus drivers by the Greyhound Bus Company was the result of a militant campaign by a Rank and File Teamster Committee under the leadership of Williams.

As a tribute to the quality of his work Williams was appointed by the Teamster Joint Council No. 42, having jurisdiction over all teamster activity in Southern California, to its Civil Rights Committee which is dedicated to the elimination of discrimination in employment in any area covered by the Teamsters' Union. Williams is also a member of the NAACP, CORE, and the "Committee for Representative Government."

Williams is married and he father of five children.

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Labor Movement Theme Heard at Testimonial

Los Angeles Sentinel (1934-); Mar 2, 1978; ProQuest Historical Newspapers: Los Angeles Sentinel pg. C6



WELCOME ADDRESS—Congresswoman Yvonne Burke delivered the welcome address during Williams' testimonial dinner. Williams was retiring after 17 years as an official in the Teamsters Union.

Harry Adams Photo

Labor Movement Theme Heard at Testimonial

"The Labor Movement — 'We Have Only Just Begun'" was the subject of the captivating response of John T. Williams during a testimonial dinner commemorating his retirement as an official in the Teamsters Union.

The affair was held before 500 enthusiastic guests gathered in the Grand Ballroom, the Biltmore Hotel.



SINGER — Barbara Morrison was featured singer with the Johnny Otis Band during Williams' retirement dinner.

Outstanding labor, political and community leaders joined the occasion in extending greetings and presenting awards. They included Congresswoman Yvonne Burke, who delivered the welcome address and Dr. H. H. Brookins who gave the invocation.

Awards were presented by Lt. Gov. Merv Dymally, State

Senator Nate Holden, California Attorney General Evelle Younger, Mrs. Ruth Gage-Colby, United Nations' N.G.O., the East Los Angeles Community Center and the Teamsters Rank-and-File.

Mrs. Sammy Davis Jr., was the special guest for the event. Mrs. Davis, representing SHARE Inc., pointed to the on-going programs and needs of the Exceptional Children's Foundation. Proceeds from the affair were earmarked for the foundation.

Williams' retirement came after 17 years as an elected official in Teamsters Local 208 — the longest tenure of office in the history of the local union. During this time, he was cited by the California Legislature as being "among the most dynamic trade unionists in the labor movement."

In his response, Williams called attention to the historic mission of the labor movement toward advancing every segment of our society; nevertheless, he documented the various areas which remain to be challenged in order to complete this mission. "... We have brought forth benefits for our disabled, medical care for the afflicted, retirement for our elderly, legislation to protect our young and a better way of life for our workers whose tissue built this empire and whose sweat produced our nation's wealth, and yet; notwithstanding all of this, and all we've done — 'We Have Only Just Begun.'"



OFFERING CONGRATULATIONS—Mrs. Sammy Davis, Jr., extends congratulations to John T. Williams during retirement banquet given him recently at the Biltmore Hotel.

Harry Adams Photo

Williams Set for Post

Los Angeles Sentinel (1934-); Jan 25, 1979; ProQuest Historical Newspapers: Los Angeles Sentinel pg. A12

Williams Set for Post



JOHN T. WILLIAMS
... nominated

John T. Williams, retired Teamsters official and national trade union activist, was nominated for Trustee in the 8,000-member Teamsters Retiree Association, during the organization's monthly membership meeting. The association covers retired Teamsters throughout the Southern California area.

Williams was placed in nomination by Charles Brenner, also a retired business agent for Teamsters Local No. 208, the local which Williams served for 17 years in various positions of leadership.

In his nomination address, Brenner referred to Williams

as a man who achieved the highest respect as he served his union and his conscience from a position of trade union integrity.

Upon his acceptance, Williams identified the retired and elderly as constituting a decisive majority in meeting our nation's social and economic crises.

"With over two million retired in our ranks, we face a challenge to move this inactive army into political combat in order to resist the attacks of skyrocketing medical costs, increased taxes, inflation and the need for decent housing.

"These are crucial issues which have a greater impact upon the retired — those who are entrapped with a static income in a rapidly escalating economy," stated Williams.

Anti-Vietnam war demonstration, John T. Williams of the Teamsters Union in Los Angeles. Seattle, January 20, 1973 - Modern Photographers Collection (University of Washington Libraries, Special Collections, Order Number MPH6906)



LATimes 1972-04-20 Display Ad Emergency March for Peace JTWilliams Co-coordinator.

THE BOMBING of HANOI AND THE THREAT of WORLD WAR III

JOIN THE
**EMERGENCY
MARCH for PEACE
SATURDAY, APRIL 22
in LOS ANGELES**

IF WE DON'T ACT NOW, THE WAR WILL KEEP ESCALATING UNTIL WE WILL BE ON THE BRINK OF A WORLD NUCLEAR CONFRONTATION. DON'T WAIT UNTIL IT'S TOO LATE! JOIN THE MARCH FOR PEACE. BRING YOUR FAMILY AND FRIENDS.

LOS ANGELES SCHEDULE:

Assemble: Bronson & Wilshire near Crenshaw 10 A.M. **March:** Wilshire, 11 A.M. **Rally:** MacArthur Park, 1 P.M.

**STOP THE BOMBING NOW! U.S. OUT OF SOUTHEAST ASIA NOW!
IMMEDIATE WITHDRAWAL OF
ALL AMERICAN TROOPS, PLANES, SHIPS & EQUIPMENT**

SPEAKERS:

DR. RAEPH DAVID ABERNATHY,
President, Southern Christian Leadership Conference

ANTHONY RUSSO,
Executive Representative, National Lawyers Guild

CAROLE FERACI,
Executive Director, National Women's Action Party

BERT CORONA,
U.S.A. Communist Party, Los Angeles County, California
Independent Candidate for State Senate

LUKE McKISSACK,
Council for a Sane Society, 1414 1/2 Ave. Santa Monica

SUE XUNITOMI EMBREY,
Executive Director, National Women's Action Party

... AND OTHERS

Clip and mail to: APRIL 22 WEST-NPAC
National Peace Action Coalition
111 N. Vermont Ave., Los Angeles 90004
Telephone 487-3535

- Here is my contribution of \$_____ in support of April 22.
 I want to volunteer. Contact me.
 I'll be a monitor on April 22
(Call (213) 487-3535 immediately for details)
Make checks payable to April 22 West.

Name _____
Address _____
City _____ State _____ Zip _____
Phone _____ Organization _____ School _____

**FUNDS URGENTLY
NEEDED!**

In the interest of an orderly demonstration, we urge that no drugs or alcohol be brought to the affair.

**APRIL 22 WEST-NPAC
NATIONAL PEACE ACTION COALITION**

111 NORTH VERMONT AVENUE, LOS ANGELES, CALIF. 90004, Telephone (213) 487-3535
Co-ordinators: Stephen Coates, Ruth Gage-Cally, Jerry Garcia, James Lafferty, Fred Cooper, Barbara Johnson, John T. Williams

Exhibit 6f. **Richard Morris** Teamsters Local 848

Teamsters Still Stymied in Integration Fight

Efforts Started to End Procedural Row
but Some Proposals Are Held Impossible

BY HARRY BERNSTEIN, Times Labor Editor

Efforts were started late Friday to end a procedural fight which has scuttled talks between integration leaders and the Teamsters Union here.

Representatives of both groups have indicated they hope the fight over personalities can be resolved so they can both work together in what a union leader called "a mutual struggle for full freedom for all Americans."

The union, it is known, has indicated it accepts most of the suggestions made by the NAACP-United Civil Rights Committee, although some proposals are not regarded as possible.

One such unacceptable item is that the Southern California Joint Council of Teamsters hire a Negro international representative, an appointment only the international union can make.

The procedural dispute is

over Richard Morris, chairman of the Teamsters Rank and File Committee for Equal Job Opportunity.

The union representatives refused to meet with the NAACP-UCRC committee Thursday because of the presence of Morris.

Morris has led a series of picket lines around the Teamster building at 9th and Union Sts. protesting alleged discriminatory policies of the union.

The union leaders contend Morris is only seeking now to gain official recognition for himself through the NAACP-UCRC.

The integration group contends the union has no right directly or indirectly to pick members of the NAACP-UCRC committee.

And Morris says he has been one of the earliest fighters for integration as a member of the Teamsters Union, and he can aid in bringing about a settlement.

LASentinel 1963-08-22 Head
UCRC Negotiator, Richard
Morris Resigns.

Richard Morris Resigns as Head UCRC Negotiator

Richard Morris, president of the Teamsters Rank and File Committee for Equal Job Opportunity, has resigned as chairman of the negotiations team of the United Civil Rights employment committee.

He will be replaced by John LeFlore, Teamsters Local 857 dispatcher. LeFlore is also a member of the Rank and File Committee and the UCRC employment committee.

Morris and E. J. Franklin, chairman of the UCRC employment committee, are currently holding preliminary negotiations with members of the liquor industry, where the UCRC feels more Negroes should be employed.

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LASentinel 1963-08-22 Richard
Morris Chair of Teamsters Rank
and File Committee for Equal
Job Opportunity.

Morris on News Conference Aug. 24

Richard Morris, chairman of the Teamsters Rank and File Committee for Equal Job Opportunity will appear Saturday, Aug. 24, from 6:30 to 7 p.m. on "News Conference" on Channel 4 NBC-TV.

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Photo Standalone 7 -- No Title
Los Angeles Sentinel (1934-): Jul 28 1968
pg. A9
ProQuest Historical Newspapers: Los Angeles Sentinel

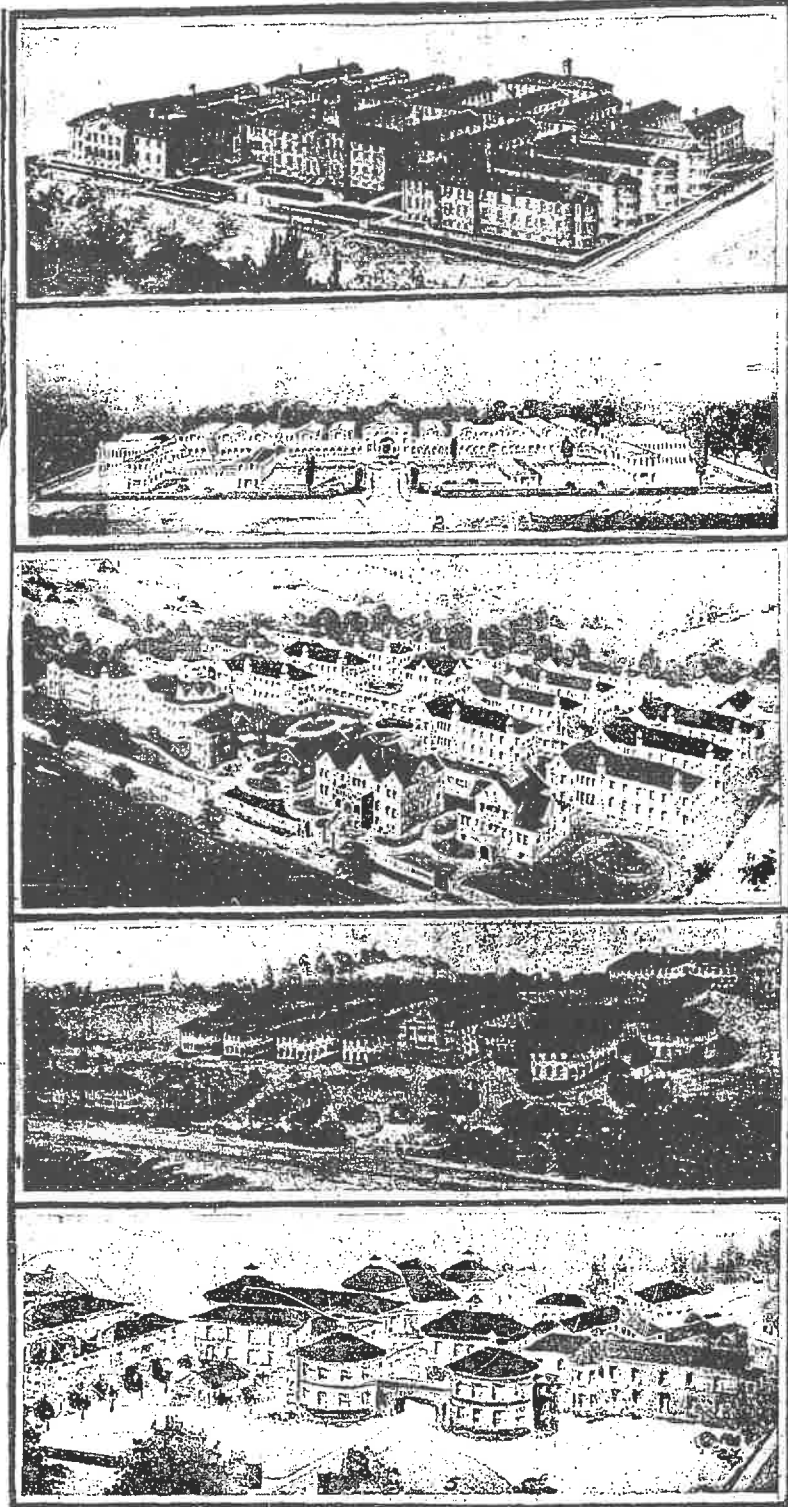


rites held—Funeral services for Richard Morris, Democratic Party activist and former aide to then-Lt. Gov. Mervyn Dymally, were held July 9 at the Church of Jesus Christ. The Rev. Julius Norwood officiated.

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Exhibit 6g. Samuel Tilden Norton Architect 1877-1959

Five Designs for Fine New County Hospital.



LATimes 1904-12-11 Norton Prepared Plans for Mexican Rail Depots.

Architect S. Tilden Norton has prepared plans of one of a series of railroad depots to be built in Mexico for the Pan-American railroad. The proposed station will be of brick construction, 40x95 feet, will be in mission style, and have a plastered exterior. He is also preparing plans for new store fixtures to be installed in the Fay Building on the southeast corner of Third and Hill streets, for S. S. Spier, the milliner. They will be in mahogany.

The Allied Arts Company are pre-

Los Angeles Herald 1905-09-03
Norton Bio p-66.

country.

S. TILDEN NORTON

The large and splendid growth of Los Angeles in all of its phases has naturally attracted many architects and others connected with building interests to this city. But among the number there are a few who have been brought up in our midst and none have been more acceptable for his speciality than S. Tilden Norton of 316 Byrne building. Mr. Norton is a native son and was the youngest man in the profession when he entered upon the field of architecture four years ago, and has taken active and very successful part in building of various descriptions. He has made a speciality of residence work. Mr. Norton has taken a leading part in such work, greatly to the satisfaction of many people and the benefit of the city as a whole. He operates with two employes and his office is always a busy place. He has the designs for many buildings of the character named always on hand and gives his personal supervision to the execution of the work. But he is not confined to this class of work exclusively. He is equally capable of designing the business block or the palatial; he will design buildings of any description of structural work, and among his more important contracts he has just completed the Germain building, a three-story structure in dimensions 245x88 feet, at the corner of Fourth and Los Angeles streets, the building containing 200 rooms and thirteen store rooms and costing about \$100,000. As an architect he is a man of highly artistic accomplishments and has been a resident of this city for thirty years.

The Board of Supervisors is now considering five sets of plans for the new County Hospital buildings. They were submitted by Architects William Wythe and William Moose of San Francisco, and S. Tilden Norton, T. R. Griffith and Hudson & Mansell of this city, in response to the call of the board for competitive bids. The prizes offered were \$500 for the best set of plans, \$200 for the second and \$100 for the third. Each set shows the result of careful work, and each must have cost the architects fully as much as the highest prize offered by the board, perhaps more, but the second and third premiums are in the nature of consolation prizes, and the fact of this having been secured will in itself be an advertisement for the architects which will be of value. The plans in each case are supposed to provide for a system of buildings which together, will cost about

\$200,000, so arranged that they can be put up separately and at such times as the board may direct; and the chances are that the set which receives the first choice of the board will be the one which, in its judgment, is best adapted to the programme of gradual expansion that it has in view. Sketches from the architects' perspectives, showing the systems of buildings as they will appear when finished are given herewith. The system provided by the plans of Mr. Wythe is shown in sketch No. 1. They call for a set of buildings grouped and connected, and arranged to conform to the general outlines of a rectangular figure. That called for by the plans of Mr. Norton is shown in sketch No. 2. Provision is here made for a succession of attractive buildings practically fronting on the same right line. That of Mr. Moose is shown in sketch No. 3. It provides for some decidedly handsome buildings, grouped and arranged along rectangular lines. That of Mr. Griffith is given in the

fourth sketch. In it several of the smaller houses and some of the principal buildings are detached structures. A portion of the others are arranged in the form of a cross, with the remainder skillfully grouped along rectangular lines. The set proposed by Hudson & Mansell is shown in sketch No. 5. It provides for a system that has evidently been very carefully considered. A portion of the outlines of some of the principal buildings are curved, and while the general arrangement of their buildings is along rectangular lines, it is varied in its details in such a way as to admit of some very pleasing effects. Each set will consist of substantial brick structures, and the plans in each case deserve to rank high from an architectural point of view. The probable cost and the convenient capacity for such gradual expansion as the board desires will, as stated, probably be the features that will decide the board in making a choice.

THE SINAI SYNAGOGUE

A modern brick building of pleasing lines and general effect is shown in the completed synagogue for the Congregation Sinai at the northwest corner of Twelfth and Valencia Sts., Los Angeles. The plans are from the offices of S. Tilden Norton, Architect, Byrne Bldg. The design is classic.

Red pressed brick from the plant of the Los Angeles Pressed Brick Co. is used in the walls, the trim being artificial stone made by the California Ornamental Stone Company. The building is 45x110 feet in size and has a seating capacity of 416 in the auditorium and 200 in the balcony. The interior is finished in slash grain Oregon pine with the exception of the altar, which is oak. Opera chairs are used for seating. A large amount of art glass was used, comprising tracery windows symbolical of the faith, and twelve memorial windows.

In the rear of the building are located the Sunday school rooms, fully equipped for one hundred students. The building is heated by two Superior gas furnaces. Galvanized iron was used for cornices and dormers. A Murray Harris pipe organ was installed. The building cost \$30,000.

The following were the contractors: General, Godfred Hansen; plumbing, A. B. Marshall; painting, J. Burstein; electrical work, Gans Bros.; staff work, Watkins Bros.; fixtures, Meyberg Co.; glass, Raphael Co.; seats and school equipment, C. F. Weber & Co.; galvanized iron work, Elmer Brown.



An Excellent Type of Brick Building. Sinai Synagogue, Los Angeles.
S. Tilden Norton, Architect.

General Contractor, Godfred Hansen. Artificial Stone, California Ornamental Stone Co. Brick furnished by Los Angeles Pressed Brick Co.

Southwest_Contractor_and_Manufacturer
1913-10-18 Greek Theater-Norton Wallis.
raised, irams to be used for second use.

GREEK THEATER—Archts. S. Tilden Norton and F. H. Wallis 604 Title Insurance Bldg., will prepare plans and superintend the construction of the proposed Greek theater to be built in Griffith Park by Col. Griffith J. Griffith. Heath & Gove, of Tacoma, Wash., experts on Greek theaters, will be associated with the architects in designing the theater. The seats, which will accommodate about 10,000 persons, and the stage will be constructed of reinforced concrete. The estimated cost is about \$125,000. City Engineer Hamlin has just completed a survey of the site which is in Vermont Canyon at the head of Vermont Ave. The theater will be semi-circular in shape, 400 ft. wide and 200 ft. deep. The stage will be 200x50 ft. and will be finished in marble.

TO BUILD OBSERVATORY AND GREEK THEATER.
Los Angeles Times (1886-1922); May 20, 1914; ProQuest Historical Newspapers: Los Angeles Times
pg. III

Commissioner.

TO BUILD OBSERVATORY AND GREEK THEATER.

THE MAYOR will send the names of Col. Griffith J. Griffith, Maj. John T. Jones and W. C. Musket to the Council today for confirmation as members of a special commission to have full charge of the construction of the proposed \$100,000 Greek theater in Griffith Park and an observatory on Mt. Hollywood from funds to be provided by Griffith.

"Action at last," said Griffith yesterday, when informed of the intended action of the Mayor. "Within a week we can get together and ask for bids.

"It means," he continued, gleefully, "that the theater will be finished by 1915, in time for the greater saengerfest and all the conventions of Exposition year.

"How about the observatory? Well, I like to finish one thing at a time, and there will be time enough to talk about the observatory when the theater is finished. Anyway, there are topographical maps to be made before anything like definite action can be taken on the observatory. But it will all come in due time, for the money is in the bank for both the theater and the observatory."

The theater will not be the largest on the Pacific Coast, but it will be the most perfectly appointed, and, perhaps the truest example of Greek amphitheater on the Coast. Its proposed site is unsurpassed, at the head

of Vermont Canyon and but a short distance from the East Hollywood entrance to Griffith Park.

The plans were drawn by Norton and Wallis, of this city under the general supervision of Frederick Heath, chairman of the Tacoma Park Commission, and the architect of the Stadium in that city. The theater will consist of concentric circles of seats rising against the face of the amphitheater-like hillside. These will face a stage 200 feet in width and 50 feet in depth. Everything will be of concrete, from the stage to the rises against the hillside.

The amphitheater is planned to seat 20,000 persons, but seats for 10,000 only will be provided at first. The scheme is such, however, that additions will not mar the symmetry of the whole. The stage will accommodate 1000 performers. It will face the West, with a 200-foot hill behind, which will effectively cut off the direct sun during the afternoon.

Engineer Hamlin selected the location, which in addition to being one of great natural beauty, is, by virtue of the configuration of the surrounding hills, a place where the acoustics are nearly perfect, an ordinary speaking voice carrying 200 yards with ease.

"The next work on the theater will cost slightly under \$100,000," said Col. Griffith yesterday. "But it will cost perhaps twice that much when finally enlarged to seat 20,000 persons."

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Southwest Builder and Contractor 1915-06-05 Greek Theater Norton Wallis.

GREEK THEATER—The people voted at the election to accept the gift of Col. Griffith J. Griffith of the proposed Greek theater and observatory to be built in Griffith Park on the donor's terms, namely, that the work shall be done under the direction of a special commission instead of the park board. Plans for the Greek theater were prepared several months ago by Archts. S. Tilden Norton and Frederick Wallis, Title Insurance Bldg. The cost is estimated at \$125,000. It is now expected the project will go ahead as soon as preliminary details can be adjusted.

Advancement.

SKYSCRAPER TO GO UP OPPOSITE NEW HOTEL.



Ten-story block for Fifth and Main streets.

This building, on the southeast corner, is to cost four hundred thousand dollars. The project is the result of a ninety-nine-year lease just closed between Viola Rider, owner, and I. H., M. M. and S. Tilden Norton, who will build. S. Tilden Norton and Frederick H. Wallis are drawing the plans.

ONE of the largest real estate transactions of recent months was concluded yesterday when Viola Rider, as owner of the southeast corner of Fifth and Main streets, leased that site for ninety-nine years to I. H. Norton, M. M. Norton and S. Tilden Norton. The contract calls for a given total rental consideration of \$3,500,000 for the entire term. R. A. Rowan & Co. were brokers in the deal.

As the result of the lease, it is announced that a ten-story reinforced concrete hotel building will be started on the corner immediately upon the expiration of several subleases now in force on the property. The longest of these will last until late in 1916, after which no time is to be lost in clearing away the two-story buildings now on the site, which is diagonally opposite the new Rosslyn Hotel building.

Plans for the contemplated hostelry are to be drawn by S. Tilden Norton

architects, sketches having already been prepared, during the time the deal just closed was pending. These preliminary designs show a structure ten stories high above a high basement and containing 300 guest rooms, with about 200 baths. The ground story will be divided into stores, containing also two hotel entrances and a spacious lobby. The exterior of the building will be faced with white terra cotta. The cost of the project is estimated by the architects at approximately \$400,000.

The site of the hotel has a frontage of seventy-four feet on Main street by 135 feet on Fifth. The present owner bought the property from A. C. Bilicke a year and a half ago, paying a reported consideration of \$6000 a foot on Main street. The corner was originally a part of the old Riviera and Magnolia tract, and sold in the eighties for less than the present-day valuation of a single foot. The corner building was erected in 1888 by the Charnock family, Los Angeles

Southwest Contractor and Manufacturer
1914-03-21 MOTION PICTURE PLANT
-Architects, S. Tilden Norton and Frederick Wallis.

MOTION PICTURE PLANT—Archts. S. Tilden Norton and Frederick Wallis, 604 Title Insurance Bldg., will prepare plans for a number of buildings to be erected on a 300-acre tract at the north end of Cahuenga Pass by the Universal Film Company. The construction of the principal buildings will probably be reinforced concrete. The others will be wood construction. The structures will include an administration building, film plant, projecting theater, two stages 200x300 and 200x600 ft., revolving stages, restaurant, carpentry shop, scenic studio, emergency hospital, dressing rooms. There will also be enclosures for animals and a concrete wall will probably be built along the property fronting the road.

B'NAI B'RITH PLANS TEMPLE

Synagogue Costing \$1,000,000 to be Built on Wilshire Boulevard Site

Costing \$1,000,000, construction will start within a few weeks on a new temple for the congregation of B'nai B'rith, which will be erected on the northeast corner of Wilshire and Hobart Boulevards, it was announced during the week by Rabbi Edgar F. Magnin.

The site for the church was purchased three years ago by the congregation and fronts 150 feet along Wilshire and 270 feet north on Hobart.

Plans for the plant are being prepared by A. M. Edelman and S. Tilden Norton, architects designing the edifice, and contracts will be awarded immediately following receipt of bids.

The main structure, planned in French Romanesque architecture, will materialize in the shape of an irregular octagon and will be surmounted by a segmental dome, the top of which will be 130 feet from the ground, equivalent to the height of a fourteen-story building. This building will include an auditorium with a seating capacity of 1800 people. The exterior of the structure will be finished in Indiana limestone.

A four-story and basement addition will be built in the rear of the main structure and will provide space for the Sabbath school department, a gymnasium, banquet-hall, library, class rooms, care-takers' quarters and offices.

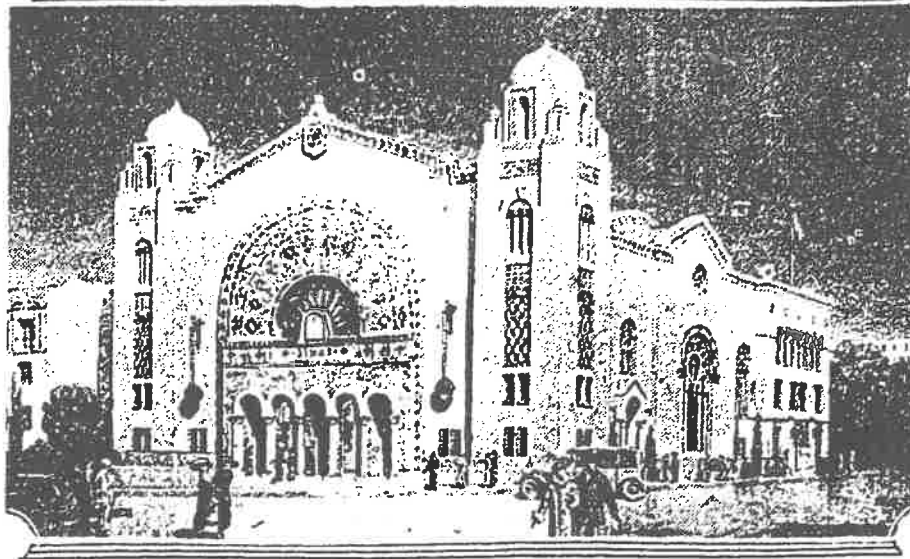
Commenting on the proposed new temple, Rabbi Magnin remarked, "It gives me great pleasure and pride to know that Los Angeles will have an edifice that is to represent the last word in synagogue architecture and the building will be dedicated, as a sermon in stone, to all that is spiritual and beautiful in life."

"We hope that the added facilities for the carrying out of our work will enable us to function more effectively on behalf of the cause we represent, and all that is beneficial to our great city and the nation at large."

Dr. D. W. Edelman is president of the B'nai B'rith congregation; George Mosbacher, vice-president; W. T. Barnett is secretary, and Judge Harry A. Hollzer is treasurer. The board of trustees is composed of the above-mentioned officers and Messrs. Louis M. Cole, Adolph Fleischman, S. G. Marshutz, James W. Hellman, Maroo H. Hellman, Jules Kauffman, Alexander Meyer and S. Tilden Norton.

Plan Religious Edifice for Normandie-Avenue Site

LATimes 1925-04-05 Start Temple on Fourth -Sinai pg.F14.



Designed by Norton & Wallis

START TEMPLE ON FOURTH

Fine Edifice for Sinai Congregation to be Erected at Large Cost; Lay Cornerstone Next Sunday

The laying of the corner-stone of the new temple on the southwest corner of New Hampshire and Fourth street for the Sinai Congregation is to take place next Sunday at 2 p.m. The master of ceremonies will be the president of the congregation, Dr. L. G. Reynolds, while Rev. Dr. Mayer Winkler, rabbi of the congregation, will officiate.

S. Tilden Norton and Frederick H. Wallis are the architects for the new structure, and in an interview Mr. Wallis said that the building will occupy the entire site which is 120 feet on New Hampshire avenue and 150 feet on Fourth street. The Synagogue auditorium will seat 885 on the main floor and 512 on the balcony, making a total seating capacity of 1400. All seats are arranged so as to be in good hearing distance of the speakers. The interior decorative treatment is to be quite ornate but of a studied simplicity which will create a harmonious effect with its vaulted ceiling rising fifty feet above.

One feature of the auditorium

will be a pipe organ, while over the organ console and choir balcony is planned a large memorial mosaic panel twenty-four feet wide in dimension. The pulpit and Ark of the Covenant will be of unusual beautiful design and detail.

Back of the main auditorium on the ground floor will be the assembly room which will seat nearly 500. This room will be provided with a stage to be used for special services, social gatherings and lectures. It is to be provided with a projection room for motion pictures.

In front of the assembly or social room will be a large reception room and daily service room combined, and adjoining will be a ladies room with separate stairway down to rest rooms on the floor below.

The top floor in the rear of the building will have the school rooms having a capacity for 500 scholars which will be housed in twelve rooms. This floor also has space for a library.

The exterior of the temple is to be of simplified Roman detail with features of the Palestine treatment combined. This will lend itself admirably into a setting of color combinations produced from walls of varicolored brick and polychrome terra cotta.

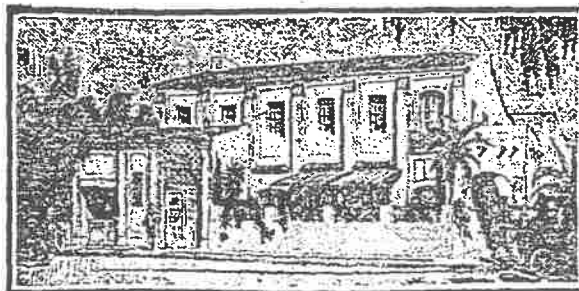
The spiritual leader of Sinai Congregation, Dr. Mayer Winkler, rabbi, who, during his stay in Los Angeles for the last two and a half years has gained for himself a reputation as an orator and educator along religious and educational lines.

The Sinai Congregation was organized in 1906 by a small group of men led by the late Dr. Rabbi Meyers and Messrs. J. L. Johns, David Hirsh, and J. Loventhal. It was three years later when this group bought the corner of Valencia and Twelfth streets for \$2500 and proceeded to raise foundations for the erection of a new synagogue.

The present building committee consists of P. P. Platt, P. H. Haber, Emil Brown, David Gordon, M. Tannenbaum, A. Lutz, Isaac Pacht, legal adviser, E. M. Rosen, secretary. Dr. L. G. Reynolds is president of the congregation.

LATimes 1925-04-26 Council of Jewish Women Clubhouse [214 S Loma Dr. Demolished 1958].

Jewish Women Plan Clubhouse



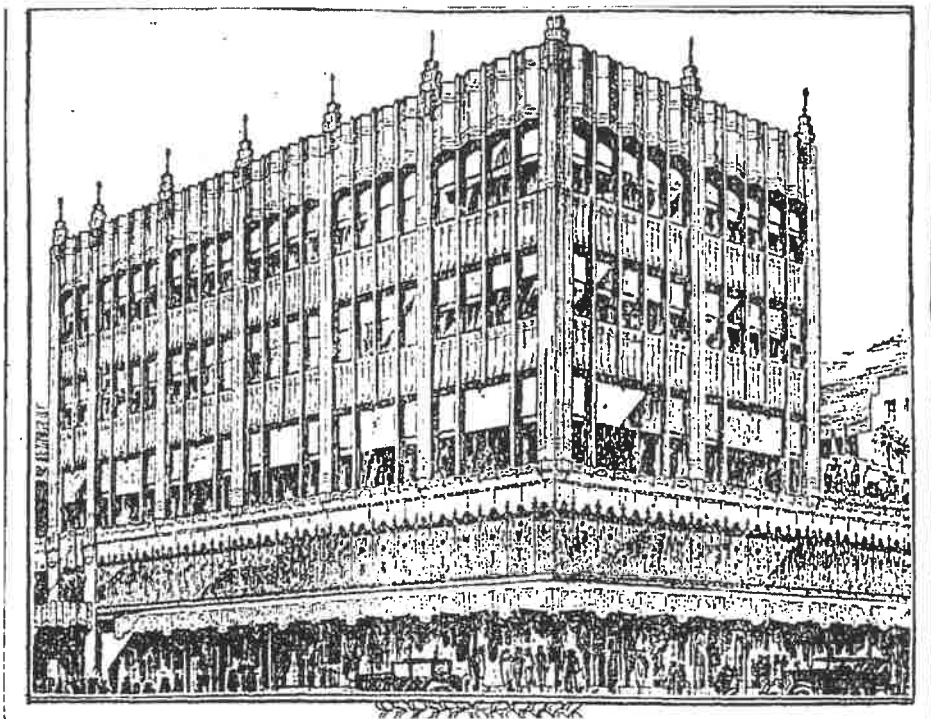
Proposed Building

Plans for the new clubhouse for the Los Angeles section, Council of Jewish Women, have been completed by S. Tilden Norton and Frederick H. Wallis. The structure is to be erected on Loma Drive, near Fourth street, at a cost of \$50,000. An auditorium will seat 1000 persons.

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HOLLYWOOD STORE BUILDING PLANNED

Four-Story Structure Will Rise in Shopping District



New Hollywood Shopping Center

THE Hollywood Shopping Center Building, Hollywood Boulevard and Cherokee avenue, announced last week by Coldwell, Cornwall & Banker, realty brokers, will be completed by September 1, according to present plans.

The structure, which will cost approximately \$200,000, will have a frontage of eighty-two feet on Hollywood Boulevard and a depth of 125 feet on Cherokee avenue. It is being erected for Shane & Regar, eastern investors. S. Tilden Norton and Frederick H. Wallis are the architects.

Plans call for a number of store rooms on the street level with the three upper floors for use as high ceiling office lofts. The realty firm are handling the leases.

Guaranty Group Expansion Uses Another Floor

Practically the entire second floor of the Guaranty Building, Hollywood Boulevard and Ivar street, will be added to the office space of the Guaranty Building and Loan Association when extensive alterations now under way are completed, according to an announcement made yesterday by Secretary Gilbert H. Beesemyer. A private elevator is being installed, which will connect with the basement, first, mezzanine and second floor and provide easy access to the various departments. Rearrangements of offices on the second floor in order to adapt them to the uses of the Guaranty are also under way.

With the occupancy by the Guaranty of the new quarters, Logan & Bryan, brokers, will expand their present headquarters, taking over part of the Ivar-street frontage of the Guaranty Building, which, until now, has been occupied by the association.

City Takes High Rank in Nation for Number of Tall Building

INVESTMENT AGGREGATES TOTAL OF \$180,000,000

Municipality Now Has 165 Units of Ten or More Stories, Giving it Fifth Place in Country

Los Angeles now has 165 buildings of ten or more stories each, representing an aggregate construction cost of approximately \$180,000,000, bringing this city among the first five municipalities of the country in this respect.

Of these, ninety are office buildings, or combined theater and office structures, and the remaining tall buildings include hotels, apartment-houses, lofts, hospitals, churches, municipal and county offices, stores and industrial units.

This was disclosed yesterday in a survey of the city made by the research department of Consolidated Hotels, Inc., which concern operates a chain of 110 hotels and apartment-houses here.

FIRST BUILDING

The first tall building in Los Angeles was the Hibernian, now known as the California Reserve Building, according to the survey. This structure, thirteen stories in height and rising 170 feet above ground level, was erected in 1903, and marked the initial step taken by the city's business and commercial leaders toward creating a sky line here.

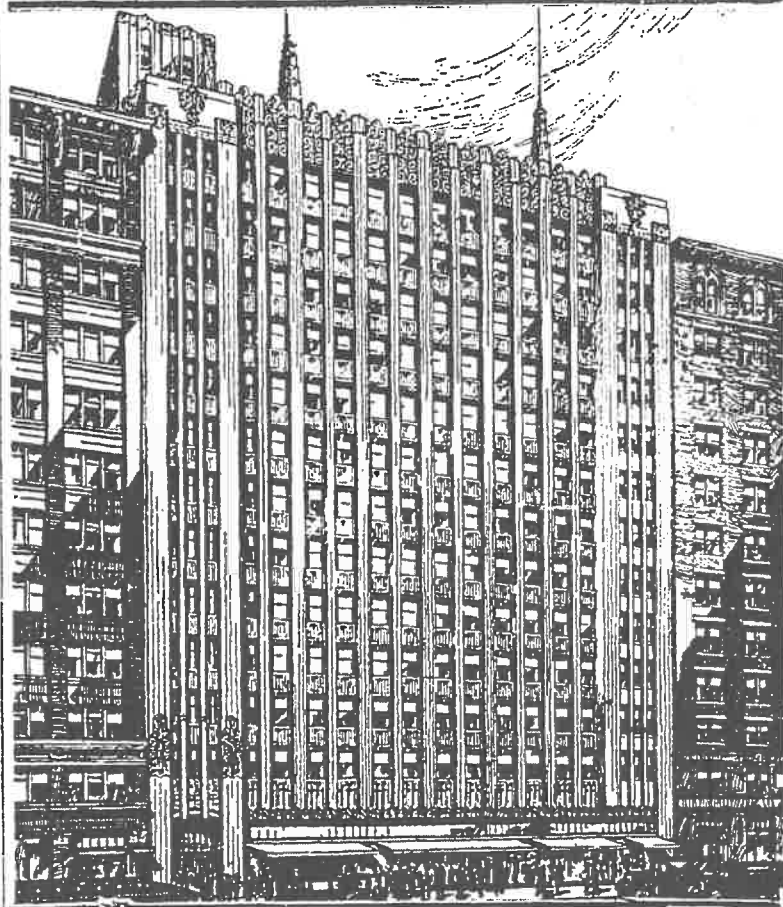
In the intervening twenty-six years, Los Angeles has added tall structure after tall structure until at present this community ranks among the first five cities of the nation in number of buildings over ten stories in height, the Consolidated Hotels survey stated.

"The last few years have been featured chiefly by a trend toward enlargement of existing tall buildings, as shown in the additions to the Union Bank Building, Bank of America Building, Billmore Hotel, Western Pacific Building, California Bank and the proposed new Bank of Hollywood unit," the report continued. "In addition, a marked tendency has been displayed toward housing head offices of a single concern in a large office building here, as witness the Texaco Building, the Standard Oil Building, the Richfield Building and many others. Hotels and apartment-houses also are going to greater heights with special attention being paid to the latter type of structure. It is expected, from all indications at present, that Los Angeles soon will have more than fifty tall apartment buildings, as plans are under way for enough new units of that character to bring the city's total up to that figure."

ADDITIONAL UNITS

Tall buildings under construction or about to be started will increase the number of such structures here to at least 180, with an expenditure for construction alone that will boost the total investment in the skyline of Los Angeles to more than \$200,000,000, according to the survey. Among these new buildings are the Columbia Outfitting Building, the E. Clem Wilson Building, the Dominguez Building, the new Los Angeles Stock Exchange, the Banks-Huntley Building, the California Bank addition, the Western Union Building, the Title Guarantee and Trust Building, the William Fox Office Building, the telephone building annex, the General Hospital and others.

Erection of Fox Building Will Start Tomorrow



HILL STREET PROJECT TO BE STARTED

Limit-Height Structure
Will Involve Expenditure
of \$2,000,000

Construction work will start tomorrow on the William Fox office building, located at 610-620 South Hill street, it was announced yesterday by S. Tilden Norton, architect.

The building will be an office and store building thirteen stories in height with basement and stores on the lower floor and twelve floors of offices, each floor containing sixteen offices. It will be of steel-frame construction, and will have three high-speed elevators.

The front on Hill street will be of modernistic design of polychrome and silver terra cotta. The main entrance lobby will be spacious and finished in marble and Russian bronze metal work. The corridors throughout on the office floors will have marble floors and walls. Running filtered ice water is to be installed throughout office floors.

Stanley S. Anderson, who is interested in several real estate holdings in this city is William Fox's personal representative in this project. The building will be ready for occupancy approximately December 1.

The building will face 125 feet frontage on Hill street and will be 60 feet deep. Plans are in preparation now for a theater and store building 125 feet on Broadway extending through the block 265 feet to join the Hill-street building, making a complete unit costing about \$2,000,000.

First Unit of Structure to Rise

Construction work on the Hill-street portion of the Fox Building, which will extend through to Broadway, where a theater will be erected, is scheduled to begin tomorrow, according to S. Tilden Norton, architect, who prepared the plans.

Southwest_Contractor_and_Manufacturer
1915-10-23 Norton Elected President.

**ARCHITECTS CHAPTER
ANNUAL MEETING**

Mr. S. Tilden Norton was elected president of the Southern California Chapter, American Institute of Architects, at the annual meeting held at the Hollenbeck Cafe last Tuesday evening. Mr. J. E. Allison, who served on the board of directors during the last year, was elected vice president. Both Mr. Norton's and Mr. Allison's elections were made unanimous. Mr. Fernand Parmentier was re-elected secretary and Mr. August Wackerbarth was re-elected treasurer. Mr. A. R. Walker was re-elected acting secretary and the leave of absence granted to Mr. Parmentier was again extended indefinitely. Mr. Robert D. Farquhar was elected a director for three years and Mr. J. J. Backus for two years. Mr. J. J. Blick is the director whose term holds over.

The following delegates to the annual convention of the American Institute of Architects to be held at Washington, D. C., Dec. 2, 3 and 4, were chosen: Messrs. Albert C. Martin, Lyman Farwell, S. Tilden Norton, A. F. Rosenheim and John C. Austin. Alternates will be chosen by the president in case any of the above are unable to attend.

Mr. Edward Stots, of Pittsburg, a director in the Institute, was a guest at the meeting, and gave an interesting talk on some of the accomplishments of the Pennsylvania Chapters.

Reports were made by Mr. Martin, retiring president, Mr. Walker, acting secretary, reviewing the work of the past year, and Mr. Wackerbarth, the treasurer.

Following is the address of the retiring president, Mr. Martin:

Architect and Engineer 1921-02 Ethics comm.

Southern California Chapter, A. I. A.

According to President Edwin Bergstrom's annual report, read at the January meeting, the year 1920 was a most satisfactory one for Southern California Chapter, A. I. A. The chapter will be represented at the Institute convention in Washington next May by Messrs. Bergstrom, Myron Hunt and Octavius Morgan. The president has appointed the following committees to serve during the year:

Institute and Chapter Affairs Committee—Robert H. Orr, chairman; H. M. Patterson, secretary; John P. Krempel, Octavius Morgan and J. T. Zeller.

Ethics and Practice Committee—A. M. Edelman, chairman; S. Tilden Norton, secretary; John Parkinson, O. W. Morgan and Alfred W. Rea.

Education and Publicity Committee—D. C. Allison, chairman; Myron Hunt, secretary; Reginald Johnson, Carleton M. Winslow and W. J. Dodd.

Membership Committee—R. Germain Hubby, chairman; A. F. Rosenheim, secretary; William M. Clarke, Charles F. Plummer and Clarence E. Noerenberg.

Public Service Committee—Henry F. Withey, chairman; Harwood Hewitt, secretary; J. J. Backus, J. E. Allison and Sumner Hunt.

Affiliated Societies and Allied Arts Committee—S. B. Marston, chairman; Elmer Grey, secretary; J. C. Austin, F. Pierpont Davis and Edward C. Taylor.

HEBREWS SET MILLION GOAL

*Jewish Charities Plan for
Campaign in October*

*Funds Are Sought to Add to
Orphanage, Hospital*

*Leaders Named to Conduct
Drive, System Fixed*

One million dollars is the goal sought in the campaign recently launched by the Federation of Jewish Charities for the purpose of carrying out the building expansion program of the Jewish Orphans' Home and the Kasparek Cohn Hospital, and for constructing a Y.M.H.A. and social center in Boyle Heights.

Official leader of the campaign is Henry Louis and the honorary chairman is Marco Hellman, both actively interested in the welfare work of the city.

LABOR IS DIVIDED

The \$1,000,000 appeal proper will be concentrated between the high Jewish holidays, Rosh Hashana and Yom Kippur, the precise dates being from October 1 to 7.

Dr. Boris Bogen, executive secretary of the federation, has inaugurated a systematic program with a complete division of labor.

Dr. D. W. Edelman is chairman of the committee on professions; Rabbi Edgar F. Magnin is chairman of the committee on publicity, and A. Goldwater is chairman of the committee on trades. Each of these major leaders will have a series of captains and teams working under his supervision.

Team captains already designated are: S. Tilden Norton for the technical profession; Dr. David H. Jacobs for the dental profession, and Dr. N. Kavinoky and Dr. M. M. Lazard for the physicians.

ASSISTANTS NAMED

Assisting Dr. Bogen are Dr. Simon Felsler, former European director of child care for the joint distributing committee, and Edward Schlaffer, formerly a member of the American legation at Stockholm and Vienna.

George Mossbacher is president of the Federation of Jewish Charities in Los Angeles, and is taking an active role in the campaign, headquarters of which are in Suite 217 of the Insurance Exchange Building, Ninth and Olive streets.

Jewish Group Installs Chief

**Norton Takes Place
of Pacht as Head of
Palestine Society**

Start of its twenty-fifth year of existence was signalized yesterday by the Nathan Straus Palestine Society of Los Angeles with installation of S. Tilden Norton, prominent in local Jewish philanthropic endeavor for many years, as president, succeeding former Judge Isaac Pacht.

The installation ceremonies, conducted by Marco R. Newmark, past-president of the Federation of Jewish Welfare Organization, featured a luncheon meeting of the society at the Clark.

REVOLVING FUND

Reviewing the history of the organization, the only one of its nature in the world, Norton explained it was established in March, 1914, to create a revolving loan fund to assist Palestinian colonists in purchase of cows and farming implements. The fund now totals \$32,000, and is administered through two Tel-Aviv banking institutions. The maximum loan made is \$250, and a majority of the loans are for purchase of cows.

In relinquishing the presidency, Pacht called attention to the increasing anti-Semitism in Central European nations, and asserted there is a sharper need than ever before for upbuilding of the Holy Land as a Jewish national homeland.

LAUDS FOUNDERS

He paid tribute to the founders of the Nathan Straus Palestine Society for their vision in setting up a means whereby refugees going to Palestine can be helped to become self-supporting in new occupations.

In addition to Norton, other new officers of the society installed at yesterday's luncheon are: Vice-presidents, Judge Benjamin J. Scheinman, Charles Brown and Julian Sieroty; treasurer, H. D. Stack; assistant-treasurer, Edward Stack; financial secretary, Samuel Tierman; recording secretary, Jerome D. Rolston and corresponding secretary, Harry Fram, one of the original founders of the group in 1914.



LEADERS—Rabbi Maxwell Dubin (left), S. Tilden Norton, president of Wilshire Temple (right), and Rabbi Edgar Magnin confer on temple's anniversary program.

Jewish Temple Planning Anniversary Celebration

Ninety-eight years after the first Jewish pioneers arrived in Los Angeles, Wilshire Boulevard Temple this week will mark the 85th anniversary of the organization of its Congregation B'nai B'rith in an adobe building near the Plaza.

Special services will be held at the temple, one of the architectural landmarks of the Southland, at 8 p.m. Friday and 10:30 a.m. Saturday. The Friday service, followed by a reception, will be attended by civic leaders and representatives of Christian churches. Saturday's service will be attended by rabbis of other Southland synagogues. The temple is at Wilshire and Hobart Blvds.

Rabbi Reviews History

Rabbi Edgar F. Magnin, in announcing the commemoration program, reviewed the history of Los Angeles' Jewish community.

In 1850 the census showed six Jewish families residing here. (Now Wilshire Temple alone numbers more than 1500 families and is one of the world's largest Jewish congregations.) Joseph Newmark, a merchant well known for his part in early Los Angeles development, came here in 1854. An ordained rabbi, Newmark organized the Jewish families and conducted Holy Day services. But not until 1862 was the Congregation B'nai B'rith (which means "Sons of the Covenant") chartered as a nonprofit corporation, with Abraham W. Edelman its first regular rabbi.

Built on Fort St.

Led by Rabbi Edelman, the congregation marched in the memorial parade after Lincoln's assassination. At first meetings

in Arcadia Hall, Leck's Hall and the old County Courtroom, the Jews of Los Angeles built their first synagogue, a brick building on Fort St. between Second and Third Sts. in 1873. Later a larger temple was erected at Ninth and Hope Sts.

Wilshire Boulevard Temple, seating 1800 worshippers, was dedicated in 1929. Its dome rises 150 feet above street level. Murals depicting the history of the Jewish people rim the interior.

Mayor Sends Message

Mayor Bowron sent congratulations on behalf of the city to Rabbi Magnin, Associate Rabbi Maxwell H. Dubin and S. Tilden Norton, president of the temple board of trustees. He said, in part:

"Your temple is living proof that Los Angeles is a cosmopolitan city where the people of all races and creeds can join freely in community enterprise. I am confident it will continue to serve as a great moral force, and I offer my sincere good wishes to all your members as they celebrate this important milestone."

Samuel T. Norton, 82, Noted Architect, Dies: Member of Pioneer ...
Los Angeles Times (1923-1995); Feb 17, 1959, ProQuest Historical Newspapers: Los Angeles Times
pg. B7

Samuel T. Norton, 82, Noted Architect, Dies

Member of Pioneer Family, He Designed
Many Outstanding Structures in L.A.

Samuel Tilden Norton, 82, He was a founder and pioneer Los Angeles architect, who designed such buildings as the Fox Building, the Sinai Temple and the Wilshire Blvd. Temple, died yesterday in Cedars of Lebanon Hospital after a long illness.

He was a native of Los Angeles, his mother having been the first Jewish child born here, according to family. He studied architecture both here and in New York before beginning his career here.

He was a long-time member of the American Institute of Architects, and served for many years on the boards of the Jewish Federation, the Friends of the Hebrew University and the Zionist Organization of America.

He was a founder and charter member of the Hillcrest Country Club, past president of the Nathan Strauss Israel Society and the Professional Men's Club, and until recently served as president of Wilshire Blvd. Temple, where he worked with his lifelong friend, Rabbi Edgar F. Magnin, who will officiate at his funeral services.

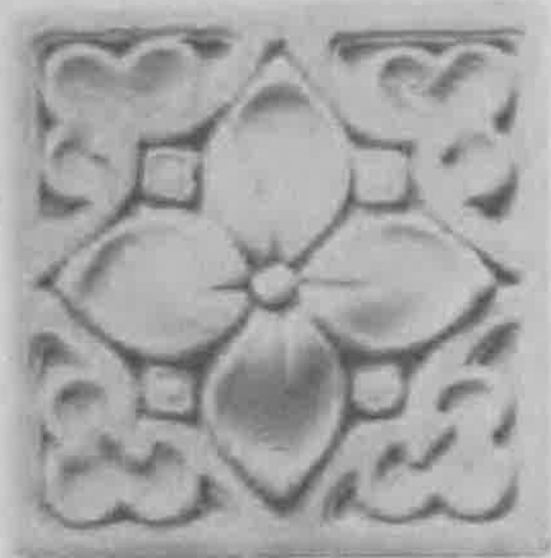
These will be conducted at 11:30 a.m. tomorrow at the Home of Peace Mausoleum, with Malinow & Silverman directing.

Mr. Norton leaves his widow, Esther, of the home address at 66 Fremont Pl.; a daughter, Mrs. Elizabeth Rude; a brother, Albert; a sister, Mrs. Florence Desenberg, and three grandchildren.

Exhibit 6h. **Batchelder-Wilson Co.**
1923 Batchelder Tile Catalog. (Select pages)



Batchelder Tiles



No. 302—6x6.



No. 585—6x6.



No. 440—6x6.



No. 441—6x6.



Page Twenty-eight



No. 17—8x8.



Page Thirty-four

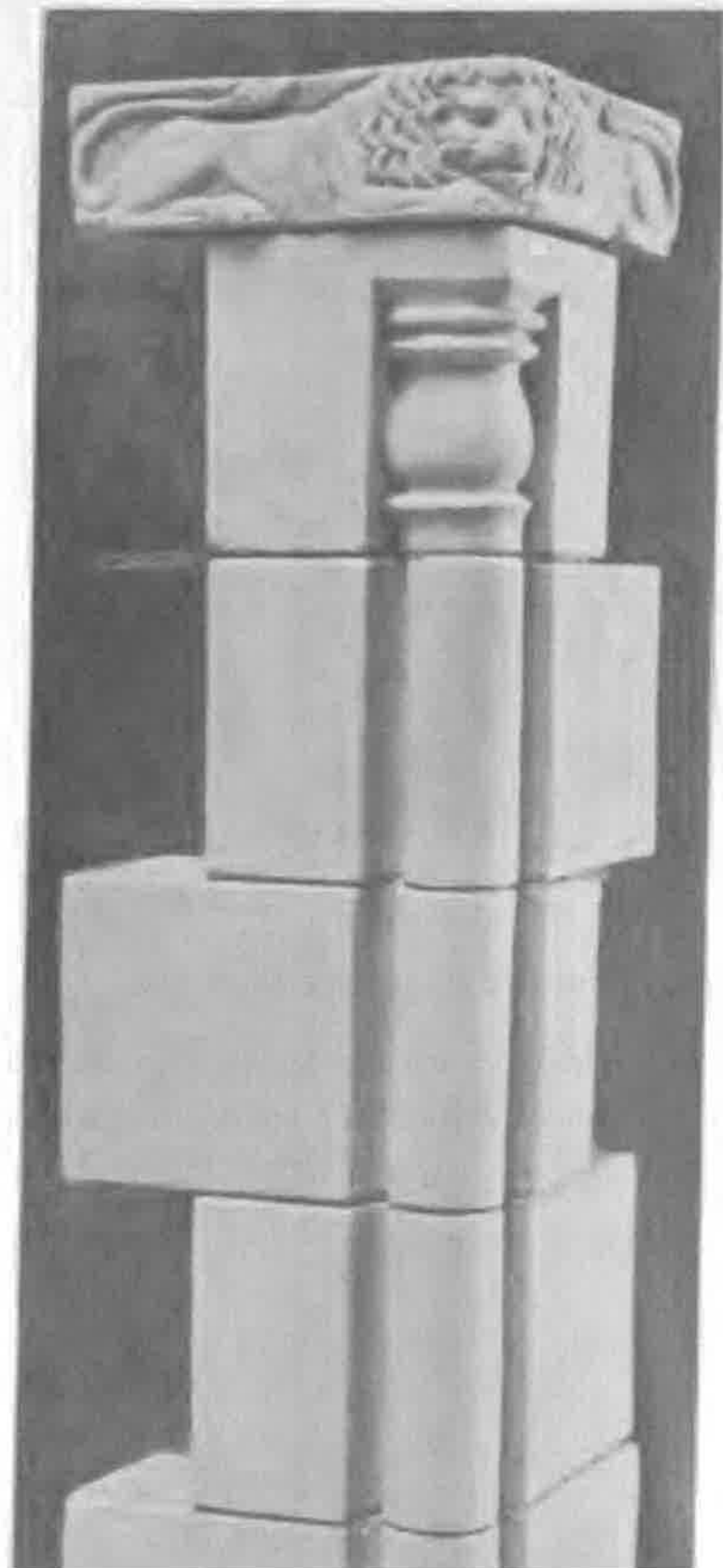


Exhibit 7. Historic Resource Surveys

Exhibit 7a. Intensive Survey; Westlake Recovery Redevelopment Area

Exhibit 7b. SurveyLA Los Angeles Citywide Historic Context Statement;
Context: Jewish History

**Exhibit 7a. Intensive Survey; Westlake Recovery Redevelopment Area;
Theme: Social Clubs and Public Service Organizations**

- e. Materials (original or compatible wall cladding, doors, and windows);
- f. Location; and
- g. Setting (relationship to the community it historically served is preserved).
- o *Integrity Considerations:*
 - ⇒ Interior spaces may have been remodeled over the years due to multiple tenants or uses.

Evaluation Criteria

- *National Register*

- o To be eligible for listing in the National Register under Criterion A, the property should retain all aspects of integrity (a–g) and derive its primary significance from historical importance (i.e., the property is associated with an event or social movement that is significant in local, state, or national history).¹⁷⁶
- o A church property may also be a contributor to a National Register historic district that is associated with broader social context under Criterion A (e.g., community development, suburbanization, or ethnic identity).

- *California Register*

- o To be eligible for listing in the California Register under Criterion 1, the property should retain most aspects of integrity (a–d) and have important historical associations beyond its role within a religious community.
- o A church property may also be a contributor to a California Register historic district that is associated with broader social context under Criterion 1 (e.g., community development, suburbanization, or ethnic identity).

- *Los Angeles Historic Cultural Monument*

- o To be eligible for designation as a Los Angeles Historic Cultural Monument under Criterion 1, the property should retain most aspects of integrity (a–d) be associated with important historical themes within the City of Los Angeles.
- o A church property may also be a contributor to a local historic district that is associated with broader social context under Criterion 1 (e.g., community development, suburbanization, or ethnic identity).

Theme: Social Clubs and Public Service Organizations

In Los Angeles, social clubs and public service organizations proliferated throughout the 20th century. Organizations such as the YWCA, B'nai B'rith, the Benevolent and Protective Order of Elks, and the Fraternal Order of Eagles provided rootless Midwestern and East Coast immigrants with an established network of like-minded individuals. Their charitable activities included civic improvement projects, social services, and public celebrations that enriched the surrounding community. By 1929, Los Angeles boasted more than 300 local chapters from over 50 nationwide fraternal and public service organizations.¹⁷⁷

¹⁷⁶ National Register Criteria Consideration (a). <http://www.nps.gov/history/nr/listing.htm>.

¹⁷⁷ Los Angeles City and County Directory, 1929.

Westlake has been home to several social clubs and public service organizations. In 1912, former Montana Senator William A. Clark established the Mary Andrews Clark Memorial Home on Crown Hill in memory of his mother. The four-story Châteauesque home came under the management of the YWCA in 1913 and served as a home for working women, “where they can live in delight and comfort at a price which every woman can afford.”¹⁷⁸ The YWCA operated the home under strict rules to protect the reputations of their female boarders. Rules included designating limiting male visitors to open sitting rooms, requiring decorous behavior and attire during meals, and no alcohol on the premises.¹⁷⁹ In 1975, the City designated the Mary Andrews Clark Memorial Home Historic Cultural Monument No. 158, and in 1995 the home was listed in the National Register.

Westlake’s lavish scenery and good reputation attracted the Benevolent and Protective Order of Elks (Elks), who in 1926 built Lodge No. 99 on Park View Street, across from Westlake Park. Judge John C. Karel, a member of the Elks’ Grand Lodge, visited the building while it was under construction and stated, “I can say that the Los Angeles Elks are building the finest Elks Home I have ever seen, and I have been all over the United States in this work.” Designed by well-known Art Deco architect Claud Beelman, the 11-story lodge featured a grand ballroom, meeting space, theater, natatorium, a restaurant on the fourth floor, and 160 rooms. The Elks sold the building sometime in the 1970s and it became the Park Plaza Hotel. The City of Los Angeles designated the building a Historic Cultural Monument in 1983 and appeared eligible for the National Register in a 1992 survey.¹⁸⁰ After undergoing a 1999 restoration, the historic Elks Lodge No. 99 is used as rental space for special events.

In 1924, the Independent order of the B’nai B’rith moved into their brand-new building on the northeast corner of Ninth and Union Streets. The three-story building offered ground-floor space for lease and included a large assembly room, library, billiard, and reception rooms, staff and committee offices, meeting space, and women’s quarters.¹⁸¹ Architect S. Tilden Norton designed the building with elaborate exterior brickwork, dramatic arched openings in the upper story with stained glass windows, and a cast concrete cornice bearing a floral motif. The B’nai B’rith occupied the lodge building until the early 1930s and then moved to lodges in Hollywood and Downtown. By 1936, the Fraternal Order of Eagles had taken over the building as a meeting hall for Aerie No. 102. Their office was located a few blocks west at 1822 W. 9th Street (constructed 1924). In 1941, the Teamsters Union purchased the building for the offices of the Teamsters Joint Council, a collective of 25 different units of the union. Teamsters-affiliated unions occupied the building through the 1970s.¹⁸²

Westlake was also home to a chapter of Freemasons. In 1915, the Westlake Masonic Lodge opened their Temple in a new building at the southwest corner of Eighth and Burlington Streets. The two story brick building was designed for leased retail space on the ground floor and lodge facilities on the second floor.¹⁸³ Some of the Masons that belonged to this lodge were also Shriners, a sub-group of Masons dedicated to creating and supporting free children’s hospitals nationwide. One Westlake Shriner, Le Roy Edwards, played the part of Santa Claus for the group’s annual Christmas charity

¹⁷⁸ *Los Angeles Times*, “Makes Great Gift to Young Women” 11/18/1910; National Register Nomination for the Mary Andrews Clark Memorial Home, 1995.

¹⁷⁹ Capaldi, Michael “Traditional Y.W.C.A. Residence Still Perseveres Today”, in *Los Angeles Times*, 8/4/1982.

¹⁸⁰ Los Angeles Historic Cultural Monuments List; California Office of Historic Preservation Historic Resource Inventory.

¹⁸¹ Sanborn Maps, 1933-49; *Los Angeles Times*, “B’nai B’rith to Erect Building,” 4/1/1923.

¹⁸² City Directories 1973.

¹⁸³ *Los Angeles Times* “New Temple of Masons Opened” 3/19/1915; “Mason’s Home Pleases Many” 3/18/1915.

event, during which 4,000 needy children from all races and creeds and their families received Christmas gifts and food.¹⁸⁴ The West Lake Masonic Lodge occupied the building for most of the 20th century, from 1915 until after 1973.¹⁸⁵

Period of Significance

1912–1945

Area of Significance

Community Institutional Development (A/1/1)

Property Types

Social Clubhouses and Public Service Organization Buildings

Eligibility Standards

Social Clubhouses and public service organization buildings are dispersed within the survey area, with no area of particular concentration. Many of the social clubs and public service organization buildings are also eligible for designation under Criterion C/3/3 for their architecture. Two examples, the Mary Andrews Clark Memorial Home and the Elks Lodge No. 99 are designated Historic Cultural Monuments.

In order to be considered eligible under Criterion A/1/1, a property must:

- Be constructed between 1912 and 1945;
- Retain the required level of integrity;
- Have a significant association with a social or public service organization during the period of significance; or
- Have an interior configuration that was designed to serve the organization’s stated mission or facilitate the club’s meetings and rituals.
 - *Integrity requirements:*
 - a. Design (original plan, window and door openings should be intact).
 - b. Association (property should be recognizable to its period of significance).
 - c. Feeling (historical “sense of place” should be present).
 - d. Workmanship (decorative elements are intact).
 - e. Materials (original or compatible wall cladding, doors, and windows).
 - f. Location.
 - g. Setting.
 - *Integrity Considerations:*

¹⁸⁴ *Los Angeles Times* “Shriners Play Santa Role” 12/23.1930.

¹⁸⁵ Los Angeles City Directories, 1929, 1956, 1965, 1973, 1987.

- ⇒ Storefronts on the ground floor may have been altered.
- ⇒ Interior spaces may have been remodeled over the years to suit multiple tenants, but the overall configuration of interior spaces should be intact, particularly if they convey the social group's use of the building.

Evaluation Criteria

- *National Register*
 - To be eligible for listing in the National Register under Criterion A, the property should retain all aspects of integrity (a–g) and have significant ties to a social, fraternal, or public service organization. If a property is eligible for the National Register, then it is also eligible for the California Register and for designation as an HCM. The applicable status codes would be 3S, 3CS, and 5S3.
 - There are no intact concentrations of this resource in Westlake, but this property may also be considered a contributor to a streetcar commercial historic district if it also meets the eligibility requirements for that theme.
- *California Register*
 - To be eligible for listing in the California Register under Criterion 1, the property should retain most aspects of integrity (a–d) and have significant ties to a social, fraternal, or public service organization. If a property is eligible for the California Register, it is also eligible for designation as an HCM. The applicable status codes would be 3CS and 5S3.
 - There are no intact concentrations of this resource in Westlake, but this property may also be considered a contributor to a streetcar commercial historic district if it also meets the eligibility requirements for that theme.
- *Los Angeles Historic Cultural Monument*
 - To be eligible for designation as a Los Angeles Historic Cultural Monument under Criterion 1, the property should retain most aspects of integrity (a–d) and have significant ties to a social, fraternal, or public service organization. If a property is eligible exclusively for designation as an HCM, the applicable status code would be 5S3.
 - There are no intact concentrations of this resource in Westlake, but this property may also be considered a contributor to a streetcar commercial historic district if it also meets the eligibility requirements for that theme.

Theme: Public and Private Health & Medicine 1923–1955

By 1925, the booming population in Los Angeles had outstripped the capacity of local hospitals, and in response several hospitals around the City expanded their facilities. According to one article in the *Los Angeles Times*, twelve new hospital buildings collectively worth \$20 million were under construction in 1925 as the medical community strove to meet the needs of a projected population of 1.5 million people.¹⁸⁶ Among the expansions were improvements to two major hospitals located north and east of the Westlake area: St. Vincent's Hospital (now St. Vincent's Medical Center) and the Good Samaritan Hospital.

¹⁸⁶ *Los Angeles Times*, "Hospital Program Underway will Cost Huge Sum," 4/12/1925.

Table D: Properties Given a 3CS Status Code

Resource Address	Date Constructed	APN	Property Type
732 Columbia Avenue	1904	5143012020	Residence
737 Columbia Avenue	1900	5142022010	Residence
738 S Union Avenue	1908	5142023012	Apartment
744 Beacon Avenue	1925	5142016016	Apartment
746 S Westlake Avenue	1885	5142003008	Boarding House
749 Columbia Avenue	1900	5142021003	Residence
801 S Union Avenue	1912	5142017001	Apartment
807 S Westlake Avenue	1923	5141020008	Apartment
821 Green Avenue	1926	5142018011	Apartment
823 S Bonnie Brae Street	1913	5142004016	Apartment
846 S Union Avenue	1924	5142018007	Mixed Use Commercial
912 S Westlake Avenue	1899	5136008003	Residence
913 Valencia Street	1916	5137004002	Garage
914 S Alvarado Street	1913	5136007002	Apartment
915 S Carondelet Street	1914	5136001005	Apartment
958 S Grand View Street	1912	5136005018	Residence

Historic Districts. One historic district appeared eligible for the California Register. The district represents a single development, called Belmont Square, located at 200–240 Columbia Avenue and 200–252 Columbia Place in the northeast corner of the survey area. Together, the 37 parcels represent a unique multifamily development reminiscent of the row houses found in New York City. Subsequent alterations have made the overall integrity of the property less than what would be required to be eligible for the National Register, but Belmont Square retains sufficient integrity to convey its unique design and historical association with streetcar multifamily development.

City of Los Angeles Historic Cultural Monuments (CHR Status Code 5S)

In addition to the 8 HCMS, which are also determined eligible for the California and National Registers, 9 other properties are designated LA HCMs in the survey area (Table E).

Table E: Properties Designated as LA HCMs

Resource Address	Date Constructed	APN	Resource Name
1610 W 7 th Street	1924	5142016001	Young’s Market, Andrews Hardware Co.
2424 Wilshire Boulevard	1924	5141004003	Park Wilshire
2501 Wilshire Boulevard	1932	5141006007	La Fonda Restaurant Building
2512 W 3 rd Street	1927	5155032022	Mother Trust Superet Center
2516 W 3 rd Street	1924	5155032024	Mother Trust Superet Center
403 S Bonnie Brae Street	1898	5154027007	Grier-Musser House

Exhibit 7b. SurveyLA Los Angeles
Citywide Historic Context Statement;
Context: Jewish History

mainstream American society.¹³⁷ Concentrations of synagogues in these Mediterranean, Spanish Colonial, and Exotic Revival styles are located in the South Los Angeles, West Adams, and Mid-Wilshire neighborhoods where Jewish people settled from the 1920s through World War II.



*The second home of Sinai Temple opened in 1926
(American Jewish University)*

When commissioning the design of a new synagogue, congregations often looked for an architect within the Jewish community. The preeminent synagogue architects of Los Angeles were Abram M. Edelman and Samuel Tilden Norton. Edelman was born in Los Angeles just a year after his father, Abram W. Edelman, became the rabbi for Congregation B'nai B'rith. Edelman's education came from having worked as an apprentice for various architects in San Francisco before returning to Los Angeles to establish his own practice in the 1880s. He designed synagogues for

Congregation B'nai B'rith (1896), Congregation Beth Israel (1902, demolished), and Congregation Talmud Torah (1923).¹³⁸ Also a Los Angeles native, Norton trained as an architect in New York. He returned to Los Angeles in 1902 and founded his own architecture firm. Some of his most prominent works were for Jewish congregations and groups, including Sinai Temple #1 (1909), Concordia Club (1909, demolished), B'nai B'rith Lodge (1923), Jewish Orphans Home of Southern California (1925, demolished), Sinai Temple #2 (1926), Young Men's Hebrew Association (1925, demolished), Temple Israel (1927, demolished), and clubhouse for the Council of Jewish Women (1928, demolished). Along with Edelman, he was also one of three architects responsible for the design of the Wilshire Boulevard Temple (1929).

During the 1920s, many synagogues had schools for educating children, but as Max Vorspan and Lloyd Gartner explain "they were quite uncoordinated, lacking pedagogic or curricular standards... [with] no support...from Jewish communal sources, where Jewish education was still regarded as a solely parental and synagogal interest, or as the child of ideological groups."¹³⁹ This would change with the creation of the Bureau of Jewish Education in 1936, now the Builders of Jewish Education. The Bureau's founding "was intrinsically and financially important, for it demonstrated the recognition of education as a

¹³⁷ Stolzman and Stolzman, 45-46.

¹³⁸ *Wrestling with the Angels*, 91.

¹³⁹ Vorspan and Gartner, *History of the Jews of Los Angeles*, 170.

SurveyLA Citywide Historic Context Statement

Context: Jewish History

service groups responded by broadening their scope to focus on international issues, such as fighting anti-Semitism in the United States and abroad. In 1937, three organizations focused on fighting anti-Semitism united as the Los Angeles Jewish Community Council.¹⁷⁰ The leaders of this group were mostly lawyers.

Through the 1920s, most public service and social welfare organizations operated from small, single room offices usually in existing commercial blocks in downtown Los Angeles near what is now Little Tokyo. The Hebrew Benevolent Society and The Ladies' Hebrew Benevolent Society were located in an office in the Ducommun Block, at the corner of Main and Commercial Streets (demolished) in the 1870s. In the 1910s, they met at the Hellman Building (400 S. Main Street), then moved to 142 S. Broadway in the 1920s (demolished). Some clubs had social components and constructed places for members to gather and socialize. B'nai B'rith constructed a Lodge Hall in 1903 for members at 521 W. Pico Boulevard (demolished).¹⁷¹ In the 1920s, several organizations were located in downtown offices at 242 N. Bunker Hill Avenue (demolished) and the fourth floor of 333 W. 2nd Street (demolished).¹⁷² In the 1930s, several Jewish charitable organizations were located at 610 Temple Street (demolished) and 742 S. Hill Street (demolished). Fundraising activities often took place in private homes or larger ballrooms throughout the city.



610 Temple Street, location of the Federation of Jewish Welfare Organizations and several other Jewish charities during the 1930s (Los Angeles Public Library)

¹⁷⁰ The three groups were established in 1934. They included the United Jewish Community, United Jewish Welfare Fund, and the United Community Committee.

¹⁷¹ "B'nai B'rith's New Home," *Los Angeles Times*, December 11, 1903. Although this building is gone, their second building still stands at 846 S. Union Avenue.

¹⁷² 1926 Los Angeles City Directory, Benevolent and Social Bodies, 111.

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disinterested in separate Jewish organizations, having grown up in multiethnic neighborhoods like Boyle Heights that encouraged their involvement in social groups, clubs, and organizations beyond those offered by the Jewish community.²⁰⁰ With the creation of the State of Israel in 1948, Zionist organizations continued their charitable missions to support Jewish nationalism. Generally, Jewish social clubs decreased in membership and importance during the postwar era. Many labor organizations and *folkshuln* merged into the Jewish Community Centers as the anti-communist fervor of the Cold War era stigmatized the leftist groups. The need for separate, culturally Jewish organizations dissipated as synagogues and religious organizations assumed a larger role in organized social life and the continuation of Jewish identity during the postwar era.

The following tables describe designated and known resources associated with the various social organizations related to the Jewish community of Los Angeles. Eligibility Standards address a range of private institutional property types.

Designated Resources

Resource Name	Location	Comments
Masonic Temple	416 N. Main Street	Listed in the National Register and designated LAHCM #64.

Potential Resources

Resource Name	Location	Comments
Arbeter Ring Workmen's Circle	814 S. Main Street	Meeting place for the Workmen's Circle before the construction of Vladeck Center.
Arbeter Ring Workmen's Circle	1525 S. Robertson Boulevard	Home of the Workmen's Circle since 1958.
Bakers Union Local 453 Headquarters	1956 E. 1st Street	Demolished. Research indicates that this building was the Hollenbeck Masonic Temple. Thus, the union must have met here, but did not necessarily own or occupy the entire building.
B'nai B'rith Lodge	846 S. Union Avenue	Independent Order of B'nai B'rith Lodge organized in 1899, building constructed in 1923, S. Tilden Norton, Architect.

²⁰⁰ Luce, "Socialism, Radicalism, and the Jewish Labor Movement in Los Angeles."