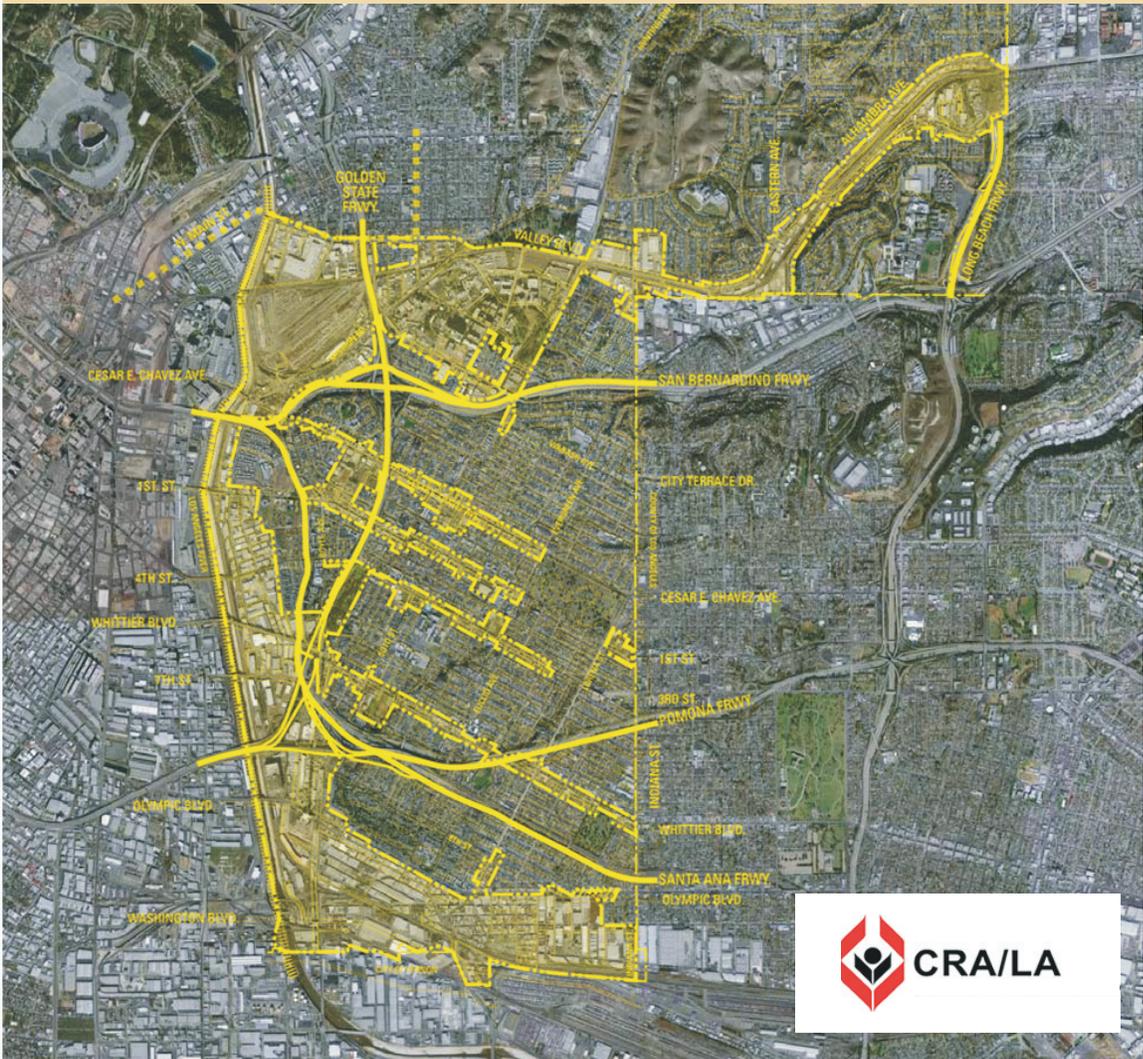




# INTENSIVE HISTORIC RESOURCES SURVEY ADELANTE EASTSIDE REDEVELOPMENT AREA LOS ANGELES, CALIFORNIA



July 2008





# INTENSIVE HISTORIC RESOURCES SURVEY ADELANTE EASTSIDE REDEVELOPMENT AREA LOS ANGELES, CALIFORNIA



PREPARED FOR:

COMMUNITY REDEVELOPMENT AGENCY  
CITY OF LOS ANGELES  
354 SOUTH SPRING STREET, SUITE 700  
LOS ANGELES, CALIFORNIA 90013

SUBMITTED BY:

PCR SERVICES CORPORATION  
233 WILSHIRE BOULEVARD, SUITE 130  
SANTA MONICA, CALIFORNIA 90401



July 2008



**INTENSIVE HISTORIC RESOURCES SURVEY  
ADELANTE EASTSIDE REDEVELOPMENT AREA  
  
LOS ANGELES, CALIFORNIA**

Prepared for

Community Redevelopment Agency  
City of Los Angeles  
354 South Spring Street, Suite 700  
Los Angeles, California 90013

Prepared by

PCR Services Corporation  
233 Wilshire Boulevard, Suite 130  
Santa Monica, California 90401

October 2008



---

## TABLE OF CONTENTS

---

	<u>Page</u>
<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>1. INTRODUCTION.....</b>	<b>3</b>
Introduction.....	3
Methodology.....	5
Previously Recorded Resources.....	8
<b>2. REGULATORY SETTING .....</b>	<b>11</b>
Environmental Setting .....	11
<b>3. HISTORIC CONTEXT.....</b>	<b>21</b>
Introduction.....	21
Introductory Historical Overview .....	22
Historic Context Statement.....	27
<b>4. SURVEY RESULTS AND CONCLUSION .....</b>	<b>98</b>
Results of Historic Resources Evaluations .....	98
Districts.....	100
<b>5. REFERENCE SOURCES .....</b>	<b>106</b>
<b>APPENDICES.....</b>	<b>111</b>
Appendix A – Professional Qualificaions	
Appendix B – Inventory of Surveyed Resources by Theme	
Appendix C – Identified Resources by Address	
Appendix D – District Maps	

---

## LIST OF FIGURES

---

	<u>Page</u>
Figure 1	Location and Boundaries of the Adelante Eastside Redevelopment Area .....4
Figure 2	Study Area .....6
Figure 3	Historic Resources Evaluation Results (CHR Status Codes 1-5) .....99

---

## LIST OF TABLES

---

	<u>Page</u>
Table 1 Archival Records Search Results.....	9



---

## EXECUTIVE SUMMARY

---

The purpose of this survey is to identify and evaluate historic properties within the Adelante Eastside Redevelopment Project Area and to provide the Community Redevelopment Agency with recommendations regarding the eligibility of these resources for listing in the National Register of Historic Places, California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register. Based upon a rigorous application of the SurveyLA multiple-property evaluation methodology, this survey serves as a comprehensive inventory of historic resources within the Adelante Eastside Redevelopment Project Area, to help guide future planning and development of the area with regard to the consideration and treatment of historic resources.

The project is a comprehensive, intensive-level survey for the Adelante Eastside Redevelopment Area which involves the identification, evaluation, and documentation of all potentially eligible historical resources located within the redevelopment area. The Project encompasses approximately 2,200 acres and includes approximately 2,800 parcels of land in the Boyle Heights community. The area is made up of a mix of low- to moderate-density urban uses, including residential, commercial and industrial resources dating from the 1880s through the 1950s, as well as some later infill development. Commercial development is concentrated along the major east-west streets, avenues and boulevards, while industrial uses are generally concentrated adjacent to the Los Angeles River and on the southern portion of the Project Area. Residential architecture, including single-family dwellings as well as mixed-use commercial/residential buildings, exists along the commercial corridors and in some scattered locations within the industrial areas.

Field survey methods consisted of an initial windshield reconnaissance followed by a comprehensive intensive survey of the redevelopment area. The initial windshield survey of the entire survey area was completed in August 2007 and included locating potential individual historic resources as well as concentrations or groups of resources that appeared to be eligible as potential districts. An intensive field survey of all buildings within the survey area, including previously recorded resources as well as all unevaluated properties containing improvements constructed prior to 1962, was conducted between September and November 2007. Historic properties with sufficient architectural integrity to be recorded and evaluated along the commercial corridors were identified photographed, studied in the field, mapped, and notes were taken. Likewise, potential historic properties in the industrial districts were photographed, notes were taken, and data was entered directly into a mobile tablet computer utilizing an electronic survey form. The survey data collected in the field was then analyzed and the results of these analyses were entered into the inventory database.

A thorough archival records search was conducted at the South Central Coastal Information Center at California State University, Fullerton, as well as the Community Redevelopment Agency and the OHR. The archival records review included all pertinent available previous surveys reports and DPR forms on file at these repositories, as appropriate. Historical background research was conducted to obtain information on the local trends and patterns of history, important events, significant persons, architects and builders, and the overall architectural development associated with the study area. Focused, property-specific research was conducted to obtain information necessary for evaluating the significance of surveyed resources. An historic context was created to identify and document significant themes based on the economic, cultural, architectural, social, and technological/industrial history of the area. Research included but was not limited to an extensive review of Sanborn Fire Insurance maps, historic-period issues of the *Los Angeles Times*, published sources on local history including books, journal articles, theses and dissertations, and historic photographs.

The historic resources survey involved the visual examination of a total of 1,670 pre-1962 parcels during the windshield reconnaissance and intensive surveys. There were a total of 47 previously known historic resources present in the study area. Of these resources, 46 appear to remain eligible historical resources. A total of 153 parcels in the study area were identified as eligible historic properties either individually or as contributors in a historic district. A total of 131 properties were identified as individually eligible and 22 properties were identified solely as contributors to an historic district. Resources identified included two industrial districts (Hostetter and 500-600 South Anderson) one medical and institutional district (County/USC Medical Center), and one commercial district (Cesar E. Chavez).

---

## 1. INTRODUCTION

---

### INTRODUCTION

#### Statement of Purpose

The purpose of this survey is to identify and evaluate historic properties within the Adelante Eastside Redevelopment Project Area and to provide the Community Redevelopment Agency with recommendations regarding the eligibility of these resources for listing in the National Register of Historic Places, California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register. Based upon a rigorous application of the Survey LA multiple-property evaluation methodology, this survey serves as a comprehensive inventory of historic resources within the Adelante Eastside Redevelopment Project Area, to help guide future planning and development of the area with regard to the consideration and treatment of historic resources.

#### Project Description

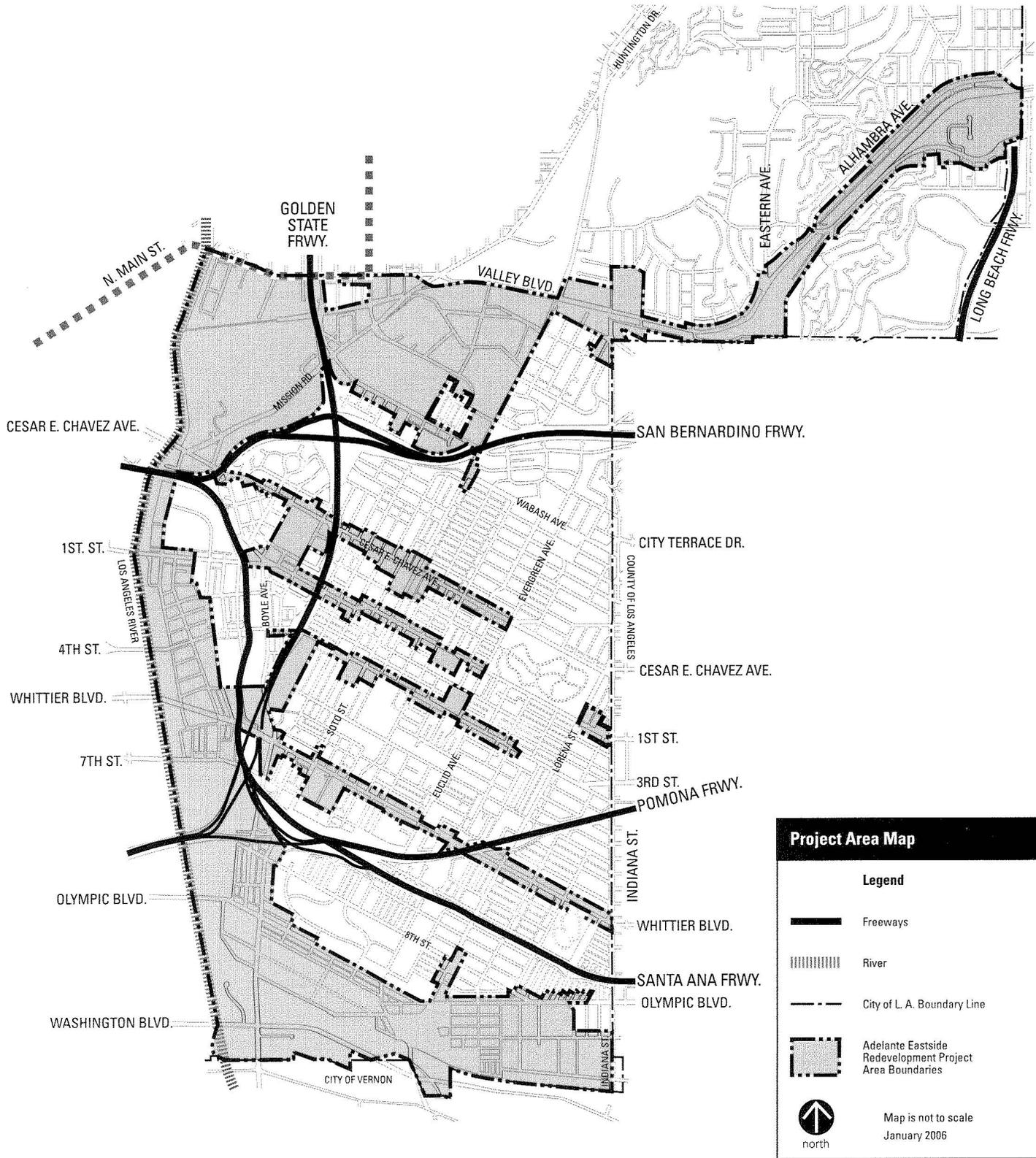
The project is a comprehensive, intensive-level survey for the Adelante Eastside Redevelopment Area which involves the identification, evaluation, and documentation of all potentially eligible historical resources located within the redevelopment area. The redevelopment area encompasses approximately 2,200 acres and includes approximately 2,800 parcels of land in the Boyle Heights community are shown on Figure 1 on page 4. The area is made up of a mix of low- to moderate-density urban uses, including residential, commercial and industrial resources dating from the 1880s through the 1950s, as well as some later infill development. Commercial development is concentrated along the major east-west streets, avenues and boulevards, while industrial uses are generally concentrated adjacent to the Los Angeles River and on the southern portion of the Project Area. Residential architecture, including single-family dwellings as well as mixed-use commercial/residential buildings, exists along the commercial corridors and in some scattered locations within the industrial areas.

#### Description of Study Area

The study area is situated in the East Los Angeles community known as Boyle Heights on the east bank of the Los Angeles River. It is built upon the bluffs for which the district is named and the muddy flats below them. Its northern boundaries are Mission Boulevard, Marengo Street and the San Bernardino Freeway. Its eastern and southern limits reach the city boundaries at Indiana Street and 25<sup>th</sup> Streets respectively, and the Los Angeles River forms the

# Adelante Eastside Redevelopment Project

Community Redevelopment Agency  
City of Los Angeles



**Project Area Map**

**Legend**

-  Freeways
-  River
-  City of L. A. Boundary Line
-  Adelante Eastside Redevelopment Project Area Boundaries

 north

Map is not to scale  
January 2006

western boundary. The two communities of Lincoln Heights and El Sereno lie to its north; the Los Angeles Downtown and Civic Center areas are to its west. City Terrace, Belvedere and East Los Angeles lie to its east and Vernon is to its south.<sup>1</sup> Major thoroughfares include Whittier Boulevard, Cesar E. Chavez Avenue, and State, Soto, Lorena, 1<sup>st</sup> and 4<sup>th</sup> Streets.

Boyle Heights has a flat landscape with minor changes in elevation. Elevation changes range from a low point of 175 feet in the southern Industrial section, to 325 feet just south of Evergreen Cemetery, to a high point of 475 feet at the City boundary in the northeast section. The western and southern edges of Boyle Heights are characterized by flat terrain. Two major ravines formed by natural drainage channels exist just west of Loreno Street and east of Mott Street. A gently rolling terrain from these ravines becomes more prominent in the northeasterly direction as it approaches the City Terrace District. The construction of four major freeways has significantly altered the layout of Boyle Heights.<sup>2</sup>

The Project encompasses approximately 2,200 acres and includes approximately 2,800 parcels of land in the Boyle Heights community. The area is made up of a mix of low- to moderate-density urban uses, including residential, commercial and industrial resources dating from the 1880s through the 1950s, as well as some later infill development. Commercial development is concentrated along the major east-west streets, avenues and boulevards, while industrial uses are generally concentrated adjacent to the Los Angeles River and on the southern portion of the Project Area. Residential architecture, including single-family dwellings as well as mixed-use commercial/residential buildings, exists along the commercial corridors and in some scattered locations within the industrial areas.

## **METHODOLOGY**

### **Field Survey and Recordation Methods**

Field survey methods consisted of an initial windshield reconnaissance followed by a comprehensive intensive survey of the redevelopment area. The initial windshield survey of the entire survey area was completed in August 2007 and included locating potential individual historic resources as well as concentrations or groups of resources that appeared to be eligible as potential districts. An intensive field survey of all buildings within the survey area, including previously recorded resources as well as all unevaluated properties containing improvements constructed prior to 1962, was conducted between September 2007 and November 2007. The parcels and area surveyed (Study Area) are shown on Figure 2 on page 6. Historic properties with sufficient architectural integrity to be recorded and evaluated along the commercial

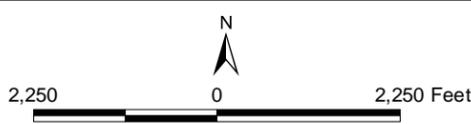
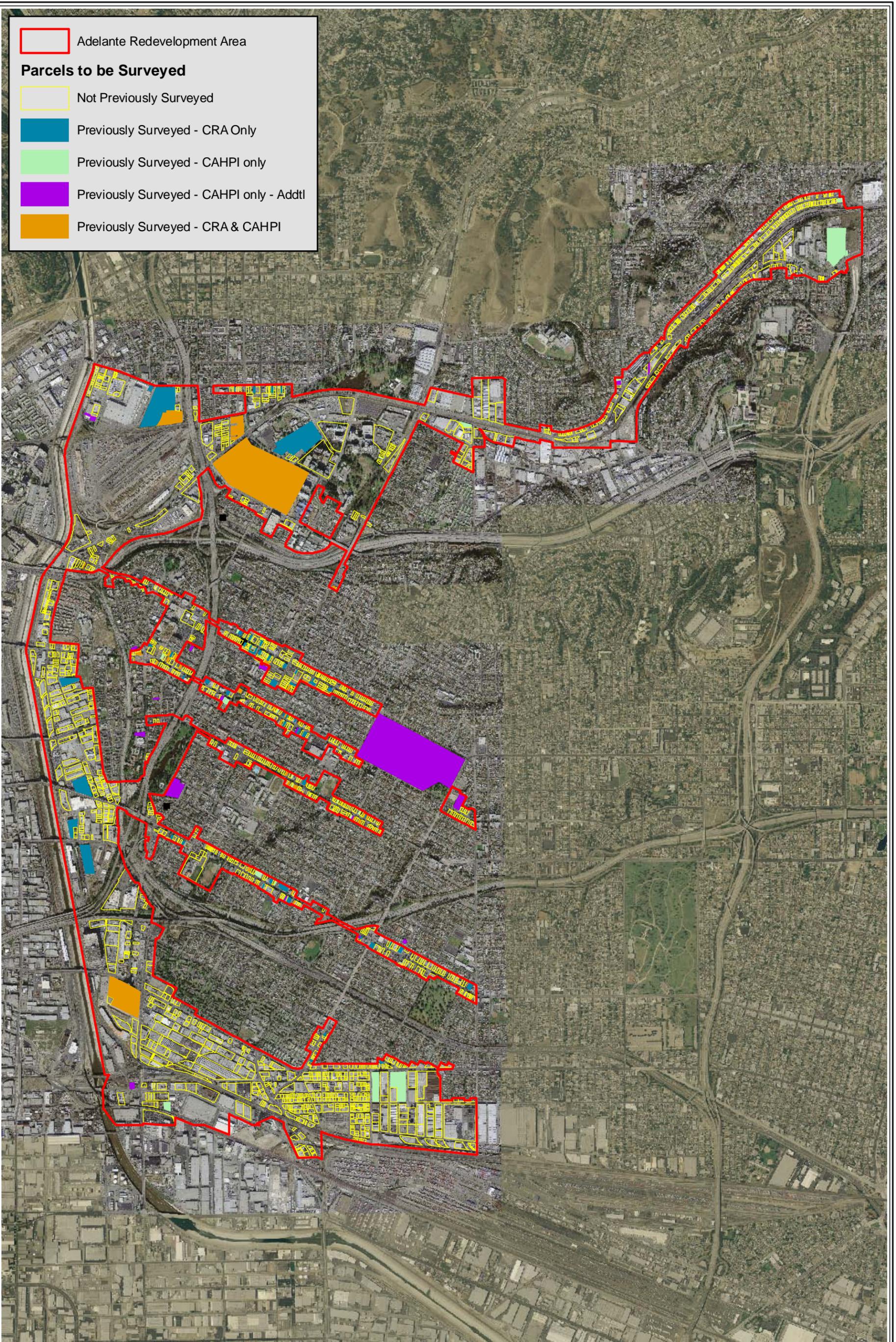
---

<sup>1</sup> *Boyle Heights Community Plan Background Report. Prepared by Los Angeles Department of Power.*

<sup>2</sup> *Ibid.*



 Adelante Redevelopment Area  
**Parcels to be Surveyed**  
 Not Previously Surveyed  
 Previously Surveyed - CRA Only  
 Previously Surveyed - CAHPI only  
 Previously Surveyed - CAHPI only - Addtl  
 Previously Surveyed - CRA & CAHPI



Source: NAIP, 2005; USGS DOQQ, 2004; PCR Services Corporation, 2008.

Figure 2  
 Adelante Survey  
 Surveyed Properties



corridors were identified photographed, studied in the field, mapped, and notes were taken. Likewise, potential historic properties in the industrial districts were photographed, notes were taken, and data was entered directly into a mobile tablet computer utilizing an electronic survey form. The electronic survey form was used to populate the historic resources inventory database created for the purposes of this project to record and analyze the survey data. The survey data collected in the field was then analyzed and the results of these analyses were entered into the inventory database. The inventory database was developed by PCR as a tool to document and analyze historic resources survey data. The data fields match those on the Department of Recreation and Parks (DPR) 523 forms, as requested by the Los Angeles Office of Historic Resources (OHR). Once the data entry was completed, the draft and final inventory reports and DPR forms were generated and printed from the database.

### **Research Methods**

A thorough archival records search was conducted at the South Central Coastal Information Center at California State University, Fullerton, as well as the Community Redevelopment Agency and the OHR. The archival records review included all pertinent available previous surveys reports and DPR forms on file at these repositories, as appropriate. Historical background research was conducted to obtain information on the local trends and patterns of history, important events, significant persons, architects and builders, and the overall architectural development associated with the study area. Focused, property-specific research was conducted to obtain information necessary for evaluating the significance of surveyed resources. The Community Redevelopment Agency assisted in the tract map and building permit research. In conjunction with the site-specific research, PCR completed background research necessary for the development of a thematic historic context statement for the study area. The historic context identifies and documents significant themes based on the economic, cultural, architectural, social, and technological/industrial history of the area. Research included but was not limited to an extensive review of Sanborn Fire Insurance maps, historic-period issues of the *Los Angeles Times*, published sources on local history including books, journal articles, theses and dissertations, and historic photographs.

### **Evaluation Methods**

The survey follows the multiple-property evaluation methodology now being employed by the citywide SurveyLA, Los Angeles Historic Resource Survey project (LAHRS), in accordance with the standards and guidelines set form by the National Park Service (NPS) and the Office of Historic Preservation (OHP), including the *Secretary of the Interior's Standards for Preservation Planning*; National Register Bulletin 24: *Guidelines for Local Surveys: A Basis for Preservation Planning*; National Register Bulletin 16: *How to Complete the National Register Registration Form*; National Register Bulletin 16B: *How to Complete the National*

---

*Register Multiple Property Documentation Form*, and the OHP's *Instructions for Recording Historical Resources*.

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

## **PREVIOUSLY RECORDED RESOURCES**

### **Previous Surveys Conducted in the Vicinity of the Study Area**

This survey is intended to supplement and consolidate the work of previous surveys conducted within the Adelante survey area. The following list of surveys were reviewed by PCR: *Architectural/ Historical Survey Community Redevelopment Agency, Boyle Heights 1 Survey, 1980; Los Angeles Bureau of Engineering Survey, 1982; Architectural/Historical Survey Expanded Portion of the Boyle Heights 1 Revitalization Area, 1985; Caltrans Historic Bridge Survey, 1987; Los Angeles Department of Planning Survey, Lincoln Heights Neighborhood Survey 1989; Historic Resources Group Historic Context Statement: The Northeast Los Angeles Subregional Planning Area of the City of Los Angeles, revised, July 9, 1990; Metro Rail Red Line East Extension, Section 106 Eligibility Survey, conducted by Myra L. Frank & Associates Incorporated, 1992; and the Metro Rail Red Line Eastern Extension: Historical and Archaeological Evaluation of Seven Stations prepared by Greenwood and Associates, 1994.* Pertinent information from the previous surveys was used to inform the current project and was incorporated into the survey report, as appropriate.

### **Previously Recorded Properties in the Survey Area**

PCR also conducted an archival records search at the CHRIS-SCCIC to review and identify all previously recorded resources located within the study area. The records search also included a review of the property records on file at the OHR and the CRA. As a result of this data review, there were a total of 47 previously recorded properties identified within the study area. The results of the archival records search are provided in the Table 1 below.

**Table 1**  
**Archival Records Search Results**

<b>Address</b>	<b>Significance</b>
1835 East 1 <sup>st</sup> Street	2S2
2124-2130 East 1 <sup>st</sup> Street	2S2
2415 East 1 <sup>st</sup> Street	2S2
2507 East 1 <sup>st</sup> Street	2S2
2631 East 1 <sup>st</sup> Street	2S2
4 <sup>th</sup> Street & Lorena (4 <sup>th</sup> Street Bridge)	LAHCM 265
650 South Avenue 21	2S2
101 North Boyle Avenue	2D2
247 North Breed Street	1S; 2S2; LAHCM 359
1030 East Cesar E Chavez Avenue	LAHCM 102
2006 East Cesar E Chavez Avenue	LAHCM 590
2018 East Cesar E Chavez Avenue	LAHCM 590
2024 East Cesar E Chavez Avenue	LAHCM 590
2031 East Cesar E Chavez Avenue	LAHCM 590
2100 East Cesar E Chavez Avenue	LAHCM 590
2101 East Cesar E Chavez Avenue	LAHCM 590
2104 East Cesar E Chavez Avenue	LAHCM 590
2107 East Cesar E Chavez Avenue	LAHCM 590
2116 East Cesar E Chavez Avenue	LAHCM 590
2120 East Cesar E Chavez Avenue	LAHCM 590
2137 East Cesar E Chavez Avenue	LAHCM 590
2138 East Cesar E Chavez Avenue	LAHCM 590
2202 East Cesar E Chavez Avenue	LAHCM 590
2209 East Cesar E Chavez Avenue	LAHCM 590
2215 East Cesar E Chavez Avenue	LAHCM 590
2218 East Cesar E Chavez Avenue	LAHCM 590
2222 East Cesar E Chavez Avenue	LAHCM 590
2226 East Cesar E Chavez Avenue	LAHCM 590
2228 East Cesar E Chavez Avenue	LAHCM 590
2306 East Cesar E Chavez Avenue	LAHCM 590
2315 East Cesar E Chavez Avenue	LAHCM 590

**Table 1 (Continued)****Archival Records Search Results**

<b>Address</b>	<b>Significance</b>
2330 East Cesar E Chavez Avenue	LAHCM 590
2421 East Cesar E Chavez Avenue	LAHCM 590
2455 East Cesar E Chavez Avenue	LAHCM 590
2459 East Cesar E Chavez Avenue	LAHCM 590
2501 East Cesar E Chavez Avenue	LAHCM 590
2600 East Cesar E Chavez Avenue	LAHCM 590
2612 East Cesar E Chavez Avenue	LAHCM 590
2626 East Cesar E Chavez Avenue	LAHCM 590
310 North Chicago Street	LAHCM 590
737 Lamar Street	LAHCM42
1914 Michigan Avenue	LAHCM 2459
2423 Michigan Avenue	2S2
2650 East Olympic Boulevard	1S; 2S2; LAHCM788
1814 Pennsylvania Avenue	2S2
1200 North State Street	2B
2935 Whittier Boulevard	5S2

---

## 2. REGULATORY SETTING

---

### ENVIRONMENTAL SETTING

#### Regulatory Framework

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

Potentially eligible resources identified in the Study Area were evaluated against the federal, state and local criteria, and specific status codes were applied in accordance with the criteria outlined below. Potential districts comprised exclusively of resources representing an identified property type have to meet the same eligibility criteria for an individual property. Both contributing and noncontributing resources must be identified, and boundaries determined. Isolated examples of these resources may also contribute to other potential districts that encompass a broader range of themes, property types, or periods of significance.

#### Federal Level

##### National Register of Historic Places

The National Register of Historic Places (National Register) was established by the National Historic Preservation Act of 1966, as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”<sup>3</sup> The National Register recognizes properties that are significant at the national, state and/or local levels.

---

<sup>3</sup> 36 Code of Federal Regulations (CFR) Section 60.2.

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

- A. It is associated with events that have made a significant contribution to the broad patterns of our history;
- B. It is associated with the lives of persons significant in our past;
- C. It embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. It yields, or may be likely to yield, information important in prehistory or history.<sup>4</sup>

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

As defined by National Register Criteria Consideration G: Properties that have Achieved Significance within the Past Fifty Years, a property achieving significance within the past fifty years is eligible only if it is of exceptional importance, or if it is an integral part of a district that is eligible for listing in the National Register.<sup>5</sup> Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places.<sup>6</sup> In addition to meeting the Criteria for Evaluation, a property must have integrity. "Integrity is the ability of a property to convey its significance."<sup>7</sup> According to National Register Bulletin 15 (NRB), the National Register recognizes seven

<sup>4</sup> "Guidelines for Completing National Register Forms," *National Register Bulletin 16*, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the National Register of Historic Places.

<sup>5</sup> *National Register Bulletin: Guidelines for Evaluating and Nominating Properties that have Achieved Significance Within the Past Fifty Years*, U.S. Department of the Interior, National Park Service, 1979, revised 1990, 1996, 1998.

<sup>6</sup> *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, U. S. Department of the Interior, National Park Service, National Register, History and Education.

<sup>7</sup> *National Register Bulletin 15*, p. 44.

aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance.<sup>8</sup> The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association.

In assessing a property's integrity, the National Register criteria recognize that properties change over time, therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.<sup>9</sup>

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

#### ***NRHP (3S)***

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

1. Demonstrates significant historical association with applicable theme(s).
2. Retains enough integrity to convey its significant historical associations.
3. Is in the top 25% of the eligible resources that represent this property type.
4. Warrants a CHR Status code of 3S.

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

1. Demonstrates significant historical association with a significant person important in the national history.
2. Retains enough integrity to convey its significant historical associations.
3. Is in the top 25% of the eligible resources that represent this property type.
4. Warrants a CHR Status code of 3S.

---

<sup>8</sup> *Ibid.*

<sup>9</sup> "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. . . . Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." *Ibid.*, 15, p. 46.

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

1. Is a highly distinctive, distinguished example of a style, building type, or method of construction, or is an important example of the work of a nationally influential master architect, designer or builder, significant historical association with applicable theme(s).
2. Retains enough integrity to convey its significant architectural associations.
3. Is in the top 25% of the eligible resources that represent this property type.
4. Warrants a CHR Status code of 3S.

***NRHP (3D) District Contributor***

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

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

***NRHP (3B) Individually Eligible and District Contributor***

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

6. Meets NRHP individual and district contributor criteria.
7. Warrants a CHR Status code of 3B.

**State Level**

The Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the Public Resources Code (PRC) and maintains the California Historic Resources Inventory and the California Register of Historical Resources. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions. Also implemented at the state level,

CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register of Historical Resources was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”<sup>10</sup> The criteria for eligibility for the California Register are based upon National Register criteria.<sup>11</sup> Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.<sup>12</sup>

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

- California properties listed on the National Register of Historic Places and those formally Determined Eligible for the National Register of Historic Places;
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.<sup>13</sup>

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

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.<sup>14</sup>

<sup>10</sup> *California Public Resources Code, Section 5024.1(a).*

<sup>11</sup> *California Public Resources Code Section 5024.1(b).*

<sup>12</sup> *California Public Resources Code Section 5024.1(d).*

<sup>13</sup> *Ibid.*

<sup>14</sup> *California Public Resources Code Section 5024.1(e).*

---

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

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

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.<sup>15</sup>

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.<sup>16</sup>

Under CEQA, a “project that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment.”<sup>17</sup> This statutory standard involves a two-part inquiry. The first involves a determination of whether the project involves a historic resource. If so, then the second part involves determining whether the project may involve a “substantial adverse change in the significance” of the resource. To address these issues, guidelines that implement the 1992 statutory amendments relating to historical resources were adopted on October 26, 1998 with the addition of State CEQA Guideline Section 15064.5. The State CEQA Guidelines 15064.5 provide that for the purposes of CEQA compliance, the term “historical resources” shall include the following:<sup>18</sup>

- A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register.

---

<sup>15</sup> *California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).*

<sup>16</sup> *Ibid.*

<sup>17</sup> *California Public Resources Code, Section 21084.1.*

<sup>18</sup> *State CEQA Guidelines, 14 CCR Section 15064.5(a).*

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

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

***CRHR (3CS)***

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

***CRHR Association***

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

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

***CRHR Individual***

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

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

***CRHR Architecture***

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

***CRHR (3CD) District Contributor***

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

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

***CRHR (3CB) Individually Eligible and District Contributor***

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

1. Meets CRHR individual and district contributor criteria.
2. Warrants a CHR Status code of 3CB.

### **Local Level – City of Los Angeles**

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

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

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

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

##### ***LA (5S3)***

*To be eligible under a local designation, the property:*

##### ***LAHCM***

1. Retains required aspects of integrity.
2. The property retains original architectural treatment.

3. Is in the top 25% of the eligible resources that represent this property type.
4. Warrants a CHR status code of 5S3.

***LA (5D3) District Contributor***

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

1. Is located within the boundary of a district that meets HPOZ criteria
2. Meets one or more of the three HPOZ criteria, as follows:
3. 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.
4. Owing to its unique location or singular physical characteristics, [it] represents an established feature or the neighborhood, community, or city.
5. Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.
6. Retains required aspects of integrity.
7. Warrants a CHR status code of 5D3.

***LA (5B) Individually Eligible and District Contributor***

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

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

---

### 3. HISTORIC CONTEXT

---

#### INTRODUCTION

The historic context developed below is based upon the Multiple Property Submission (MPS) approach in National Register Bulletin 16B,<sup>19</sup> which organizes the themes, trends and patterns of history shared by significant properties into historic contexts and defines property types that represent those historic contexts. In addition, the organization of this historic context is derived from the Draft Historic Context Statement Outline<sup>20</sup> developed for SurveyLA, prepared by Jones & Stokes (October 16, 2007), which was provided by the Office of Historic Resources to the Community Redevelopment Agency for the purposes of the Adelante Eastside Redevelopment Area historic resources survey project.

The historic context consists of brief narratives and a timeline that identifies and discusses the major influences and factors that have shaped the development, social fabric, design and character of the built environment of the Adelante Eastside Redevelopment Area, within the larger context of the City of Los Angeles. Following the SurveyLA format, brief narratives are provided for each context and related theme associated with the historic resources identified in the Adelante Eastside Redevelopment Area, followed by a description of the associated property types and the eligibility standards for the inventoried resources. The historic context focuses on the historical themes associated with existing resources identified in the Adelante Eastside Redevelopment Area. However, to understand the history and development of Boyle Heights within the larger context of Los Angeles, brief introductory narratives are provided for themes associated with the early history of the area, as appropriate. The historic context is organized to link directly to the larger SurveyLA Historic Context Statement, and is consistent with the SurveyLA historic context narrative and database format. To represent the structure and organization of the SurveyLA Historic Context Statement, the chapter headings below refer directly to the corresponding chapter headings in the SurveyLA Historic Context Statement. The context headings pertinent to the history of the Adelante Eastside Redevelopment Area are taken directly from the Historic Context Statement Outline, and are organized chronologically. The themes developed below address the local history and resources within the Adelante Eastside Redevelopment Area only. The themes are not intended to be a definitive history of the area, and are developed only if they are important and if significant

---

<sup>19</sup> *National Register Bulletin 16, Part B: How to Complete the National Register Multiple Property Documentation Form (U.S. Department of the Interior, National Park Service, Cultural Resources, 1991, revised 1999), Sections E and F, pages 11-18.*

<sup>20</sup> *Jones & Stokes, et al., "Historic Context Statement Outline," prepared for SurveyLA: Los Angeles Historic Resources Survey, Working Final Draft, Version 5, October 16, 2007.*

associated property types associated with these themes still exist within the redevelopment area. The thematic context statements are followed by a description of the existing property types or historical subject followed by the eligibility standards and eligibility criteria for those properties associated with each theme.

As an introduction to the overall history and development of the study area, the following Historical Overview is presented below which provides a chronological narrative outline of the key patterns and trends of history in Boyle Heights.

## **INTRODUCTORY HISTORICAL OVERVIEW**

The Boyle Heights neighborhood of Los Angeles sits on the east side of the Los Angeles River immediately east of downtown. The area is named after Andrew Aloysius Boyle, who purchased the land encompassing present-day Boyle Heights in 1858 and retained ownership until 1871. The entire area was pasture and farmland during the decades of Boyle's ownership, and remained so until his son-in-law, William H. Workman, began the area's initial development in 1875.

Workman was an avid civic booster, serving as treasurer and mayor of Los Angeles for several terms and energetically supporting creation of the city's public library and first high school. Though initially a printer and part-owner of a saddle and harness shop, he became one of Southern California's early land speculators when he subdivided the Boyle Heights area into tracts of thirty-five acres each and began construction of the infrastructure needed for residential and industrial expansion. His improvements included laying new streets, organizing the first horse-drawn public transportation line connecting the area with downtown, expanding water supplies, and enlarging the neighborhood with additional land purchases along the east bank of the river.

Workman's endeavors proved significant in making Boyle Heights one of the earliest residential suburbs of Los Angeles; by the early 1880s it had become home to between three-hundred and four-hundred families. The population continued to grow through the remainder of the decade, being formed primarily of wealthy and middle-class whites and a large Mexican population comprised of both of recent immigrants as well as Californios whose families had lived in California prior to its annexation by the U.S. in 1848. Boyle Heights marks as well the first surge of suburban growth in Los Angeles. The prototype of development that arose here – the subdivision of large tracts of land into residential lots by small groups of speculators – became the defining pattern of residential development in Southern California.

Beginning in the early 20th century, the population of Boyle Heights began diversifying as large numbers of Eastern European Jews, Russians, Hispanics, Japanese, and African-Americans moved into the area. Historian Wendy Elliott-Scheinberg pointed out that “a review

of federal census records for 1880 through 1920 and school yearbooks for 1923-1939, provides an overview of this ethnically mixed community, showing conclusively that every block, street, and school contained a culturally diverse blend.” By 1940, for example, the Jewish population of Boyle Heights totaled about 35,000; the Mexican population stood at about 15,000; the Japanese population approximately 5,000; along with smaller numbers of African-Americans and Russian immigrants.

The Jewish population became the largest minority group in Boyle Heights and the primary developer of the commercial streets that were closely related to the adjacent residential neighborhoods. They founded numerous cultural and commercial institutions including synagogues and small businesses focused on Jewish culture and customs.

The Russian Molokans were the first Eastern European immigrants to populate Boyle Heights. The Molokans were Christian pacifists from the Trans-Caucasus region of Russia and Armenia. They began settling in California in 1905 with the outbreak of the Russo-Japanese War that year, fleeing their homeland because their religious beliefs forbade them from consenting to forced military conscription. The Molokans settled in a section of Boyle Heights known as the “flats,” which sat directly on the east bank of the Los Angeles River. The flats were densely populated, yet thanks to a city ordinance requiring properties to be at least thirty-percent open, the area maintained its appeal as a haven of comfortable single-family residences. The Molokans built churches, homes, and specialty markets selling food that complied with their religious dietary laws. The Molokans largely were working class, but by the end of the 1910s many already had purchased their own homes.

Another prominent group of Eastern European immigrants were Russian Jews. They settled primarily in the vicinity of Brooklyn Avenue and the City Terrace-Wabash area. They, too, were largely working class, with many finding employment in the garment industry and other manufactories in the industrial areas downtown. Many joined unions and became labor leaders. They, as did members of other ethnic groups in Boyle Heights, lived with their families in apartments and duplexes until they could afford to purchase a single-family house. The primary commercial area serving the Jewish community was along First Street and Brooklyn Avenue (now Cesar Chavez Avenue.) The growth of Russian immigration helped push the Jewish population of Boyle Heights to as high as fifty-thousand by the end of the 1940s.

Early twentieth-century Boyle Heights also had a significant Japanese population. Japanese in California traditionally had worked as laborers for the railroads and in agriculture, while many of the women from Japan were “picture brides” who arrived in California through arranged marriages. The largest Japanese neighborhood in Los Angeles was Sho-Tokyo, the area of present-day “Little Tokyo” downtown. Because Boyle Heights was immediately across the river from Sho-Tokyo, many Japanese-Americans chose to settle there, primarily near First Street and Soto Avenue where they established a variety of culturally significant institutions

including Christian, Buddhist, and Shinto places of worship, food markets, and a hospital. Despite its vitality, however, the Japanese population of Boyle Heights fell dramatically when the United States government commenced with forced detentions of ethnic Japanese during World War II.

Mexican-Americans have resided in Boyle Heights continuously since at least the early 1880s, as mentioned previously. It appears that at least some of the early Mexican-American residents of Boyle Heights were displaced from “Sonoratown,” an area downtown near the original pueblo, when it was being redeveloped, and were generally native-born. Yet, by the 1920s, many Mexican-Americans in Boyle Heights were Mexican immigrants who only recently had moved to the United States to look for work and who helped make the Mexican immigrant population the largest in Los Angeles. Unlike many other immigrant groups, however, Mexican-Americans tended to live throughout Boyle Heights rather than forming a distinct neighborhood.

African-Americans began living in Boyle Heights during the 1880s. They, similar to the Mexican-American population, lived spread throughout the district and not in any one particular neighborhood. African-American religious life in Boyle Heights, however, was distinctly centered at two houses of worship: the Mount Carmel Missionary Baptist Church, and the Second Baptist African Church at 2932 Pennsylvania Avenue. Socio-economically, African-American families in Boyle Heights were mostly working-class, although some had attained a high degree of economic and political influence by the opening of the 20th century.

The general character of Boyle Heights, however, owes as much to industrial development as it does to its residential and small-business commercial neighborhoods. The 1921 Sanborn maps, for example, show that all of the residences on the east side of North Myers Street between Aliso and East First Streets that were extant in 1894 had been replaced with spur tracks and other facilities for the Los Angeles & Salt Lake Railroad and its customers. Indeed, railroads played a crucial role in weaving the urban fabric of Boyle Heights, lending the area distinctive qualities still in evidence today.

The history of the Boyle Heights neighborhood is intimately tied with the history of the railroads in the region. Residential growth as well as small-business and commercial development received an early boost, for example, from the Los Angeles Cable Railway. In 1889, the railway invested \$1,000,000 to extend its lines as far as First and Chicago Streets. Only afterward that the stretch of First Street between Boyle Avenue and Chicago Street became viable as the first commercial district east of downtown. In 1895, the Los Angeles Railway Company, known as the “LARY,” was created from the consolidation of several independent rail lines including the Los Angeles Cable Railway, which had ceased operating in 1893. The LARY (which railroad magnate Henry E. Huntington purchased in 1898) was the first electric streetcar to connect downtown Los Angeles with Boyle Heights. In 1901, Huntington and Isaias W. Hellman created the Pacific Electric Railway Company (known popularly as the “red car”)

which also connected Boyle Heights with downtown. By then, there were four LARy trains and three red cars crossing the Los Angeles River between the two areas. Although First Street was the earliest commercial corridor in the Boyle Heights subdivision, Brooklyn Avenue (today Cesar Chavez Avenue), Fourth Street, and Stephenson Avenue (modern-day Whittier Avenue) all underwent commercial development as a direct result of the railways.

Union Pacific developed its properties along the east side of the Los Angeles River by extending some existing streets, paving new roads, and building spur tracks to connect its newly subdivided parcels. For instance, in the 1920s and 1930s, as the value of land steadily increased, Union Pacific (which had absorbed the LA&SL Railroad in 1921) removed a majority of its maintenance facilities, warehouses, roundhouse, and other buildings on its properties between Macy Street and Hollenbeck Avenue. Replacing these newly cleared railroad facilities were continuations of South Mission Road to Stephenson Avenue, and East Third, Fifth, and Sixth Streets to South Mission Road; the renaming of South Rio Street to South Anderson Street as it was extended to East Seventh Street; the creation of Boyd and Artemus Streets; and construction of the soaring Whittier Boulevard viaduct that crossed the area just north of Stephenson Avenue. All the while, Union Pacific created a major incentive for attracting business to this industrial district by virtue of its spur tracks interlaced among the streets, providing industries with easy access to a national freight rail network. With all of this available industrial land and an integral transportation infrastructure, industrial buildings quickly sprouted. The character of these industrial areas today remains largely a function of the redevelopment of Union Pacific's former railroad facilities during the 1920s. Characteristics associated with Union Pacific development include the width of the streets, their grid-like arrangement incorporating railroad rights-of-way, the size of the parcels and placement of spur tracks along the rear of each of them, the corresponding footprint and height of the buildings erected, and the lack of street trees or other landscaping.

The industrial and commercial development of Boyle Heights reached its apex with the development of what came to be known as the Hostetter Industrial District. Sanborn maps and other sources pre-dating the mid-1920s describe a large swath of unimproved land south of Hollenbeck Avenue and east of the Ninth Street (today Olympic Boulevard) Viaduct to approximately Lorena Street. This was the site of the 370-acre Hostetter Tract, which became the Hostetter Industrial District in 1927. Los Angeles Times articles from the 1910s and 1920s describe David Herbert Hostetter (1860-1924) as the second-generation proprietor of Hostetter & Company of Pittsburgh, Pennsylvania. Founded in 1853, the company produced Hostetter's Stomach Bitters, one of America's most popular patent medicines in the latter half of the 19<sup>th</sup> and early 20<sup>th</sup> centuries. Hostetter began wintering in Pasadena around 1900, building a large residence in 1903 on a prominent site along Pasadena's exclusive Orange Grove Avenue. Hostetter accumulated substantial land holdings in Boyle Heights over the course of the following twenty years. The Hostetter Tract was the largest of his Boyle Heights properties. Following Hostetter's death in 1924, his estate soon began advertising the availability of

developable land in a newly subdivided tract christened the Hostetter Industrial District, describing it as “one of the great industrial and residential construction projects of the West.” Advertisements further boasted that the property was “the actual gateway to all the vast industrial district of the East Side, and the ‘Hub of East Los Angeles.’”

By the early decades of the 20<sup>th</sup> century, architects and master builders from centers in the Eastern and Midwestern U.S. had begun moving to Los Angeles to work with local developers as the city grew. These building professionals brought with them their awareness of current architectural trends; their presence transformed the built environment of Los Angeles, bringing the city in line with the larger, national architectural culture. Many of the factories and warehouses erected in the Hostetter Industrial District were designed with distinctive facades reflecting the Art Deco, Streamline Moderne, Spanish Colonial Revival, and Late Moderne architectural styles among others. Choosing stylistic distinctiveness over a simply utilitarian approach was somewhat unusual in American architecture, in which function generally dictated exterior design. This high level of architectural quality remains a defining characteristic of the built environment in Boyle Heights today.

The first important businesses established in the new Hostetter Industrial District was the Sears Roebuck Company, which in 1927 planned a mail-order warehouse and retail store of striking proportions and impressive height for its newly-purchased 8½-acre site. Sears’ twelve-story Art Deco style building, which was completed in 1928 and served as the retail giant’s first outlet in the western U.S., became a beacon for industrial businesses seeking East Side locations and helped spur rapid improvements on the Hostetter Industrial District’s subdivided parcels, a process that continued even with the onset of the Great Depression. The Sears complex, with its eye-catching Art Deco styling, remains a prominent landmark today.

The decades after the Second World War, however, brought nationwide demographic and economic changes, to which Boyle Heights was hardly immune. Railroads became less crucial to the nation’s industrial activity with the rise of the trucking industry, which gained prominence when the Interstate Highway System was launched in the 1950s. Hence, locating factories and warehouses in districts with spur track access became increasingly less important. At the same time, many pre-war industrial districts had become highly congested urban areas that were less convenient for truck access, unlike newly-built factories and warehouses on the outskirts of cities and in suburbs. Demographically, many Jewish families migrated away from Boyle Heights beginning in the late 1940’s, while at the same time many more Mexican-American families moved into the area. This led to the replacement of the Jewish population with Mexican-Americans as the largest ethnic group in the area, a characteristic still distinguishing the neighborhood today. Indeed, among the once-large number of commercial enterprises that catered to the local Jewish population, only Phillips Music Store and Zellman Clothiers remained in Boyle Heights through the 1990s, even though their owners now lived outside the

neighborhood and their businesses had changed to meet the buying needs of the mostly non-Jewish community.

Yet the later story of Boyle Heights is hardly one of decline. While not unexpectedly very few of the original enterprises in its industrial districts survived the post-war changes, many of these buildings remain occupied. One may cite, for example, the 1928 Sears complex, the retail center of which remains in business, or the quarter-mile long former Montgomery Ward warehouse, which was subdivided into numerous smaller spaces used for garment manufacturing. The Los Angeles County Hospital, the origins of which date to 1858, underwent almost continuous expansion during the post-war era.

Another important development in recent Boyle Heights history is the growth and sophistication in mural painting among the youth of Boyle Heights. Mural painting in Boyle Heights developed as a medium for working-class Mexican-American youth to construct territory over place by creating large-scale paintings on public surfaces that expressed their interpretation of the urban condition. Many of the concepts and themes of the paintings explored political, religious, and social history, while others expressed aspects of everyday life of Mexican-Americans living in Boyle Heights. East Los Streetscapers, a mural-painting collective, was formed in the early 1970s by Wayne Alaniz Healy and David Rivas Botello. The East Los Streetscapers painted many important murals in Boyle Heights and the surrounding areas. The painting “El Corrido de Boyle Heights,” which depicts local Boyle Heights residents, was painted on the side of the the two-story Rosen Block and Lodge at 2330 Cesar Chavez Avenue.

Boyle Heights retains important outstanding individual examples and groupings of industrial and residential buildings that reflect important economic and social chapters of Los Angeles’ growth and history. Socially, it demonstrates the continuing vitality of the city’s people, while serving as an architectural testament to the quality and flexibility of the areas’ early 20<sup>th</sup> century industrial buildings, whose viability continues to serve the needs of the 21<sup>st</sup> century.

## **HISTORIC CONTEXT STATEMENT**

### **Organization for Historic Context Statement**

This historic context incorporates the thematic listing organizational strategy currently being developed in the Historic Context Statement Outline for SurveyLA. The outline is organized along an historical timeline with themes associated with specific periods of Los Angeles history. In order for a property to be eligible for historic designation, it must be associated with one or more of the established themes. Each theme has one or more property type or historical subject that individual properties are associated with. Each property type or historical subject has one set of Eligibility Standards that explains the characteristics necessary for designation under that

property type or historical subject. Each property type or historical subject has one set of Eligibility Criteria that establishes which federal, state, and local criteria a property would be eligible under for that theme. In cases where multiple property types or historical subjects under one theme share the same Eligibility Criteria, the criteria are listed once at the end of the theme chapter.

## **I. Cosmopolitan Contender, 1850-1912**

### **Context: Early Suburbanization, 1873-1912**

#### **Theme: Land Use and Site Development**

Andrew Aloysius Boyle, an Irish Immigrant, purchased the land encompassing the contemporary Boyle Heights in 1858 from Jose Rubio.<sup>21</sup> Boyle, who owned the land until 1871, was the first American to move to the east side of the Los Angeles River. Boyle constructed a brick house on the east side of the river overlooking what is now Boyle Avenue. George Hansen surveyed and completed the “Map of the 35 Acre Lots of the Los Angeles City Lands,” in 1868. It charted the town’s undeveloped land lying east of the Los Angeles River including Boyle Heights.<sup>22</sup> Hansen’s map documented structures on improved lots, unimproved lots, and agricultural land. Hansen also completed a census of the area that recorded the population. The 1868 map showed only five streets with a few scattered homes. The remoteness of Boyle Heights was expressed by the 1872 Los Angeles city directory which had an historical account of Los Angeles that noted “nearly all buildings and inhabitants of the city are upon the west side of the river.”<sup>23</sup> Commercial orange groves such as the Sunny Slope Farm owned by winemaker and horse breeder Leonard J. Rose were planted in Boyle Heights.<sup>24</sup> William Wolfskill purchased 178.44 acres in Boyle Heights in the 1870s and also planted his acreage with orange trees. Thus, through the early 1870s, Boyle Heights remained largely pasture and farmland.

In 1875, Boyle Heights was subdivided into thirty-five acre tracts by Boyle’s son-in-law, William H. Workman. Born in Missouri, Workman came to California in 1854. Workman had many occupations including working as a printer and as a part-owner of a saddle and harness shop. He supported the first public library and high school, helped found the Los Angeles branch of the Chamber of Commerce, and served as both the treasurer and mayor of the City of Los Angeles for several terms. During the late 1870s, Workman was influential in building the infrastructure needed to open Boyle Heights to residential development including the building of

<sup>21</sup> Kim Sojin and Emily Anderson. *Los Angeles’s Boyle Heights*, (Arcadia, 2005), page no. 11.

<sup>22</sup> Scheinberg, Wendy E, *Boyle Heights: Jewish Ambiance in a multicultural neighborhood*. PhD Dissertation, page no. 35.

<sup>23</sup> Guinn, J.M, *The First Los Angeles City and County Directory, 1872*.

<sup>24</sup> Mc Groarty, *History of Los Angeles County*, page no. 186.

the Cummings Street extension in Boyle Heights, organizing the first single-horse car line from downtown to Pleasant Avenue, and the construction of new streets in Boyle Heights. In 1876, Workman paid the City of Los Angeles to extend water access to his new subdivision. Workman was responsible for enlarging the total area of Boyle Heights by purchasing the flat lands on the east bank of the Los Angeles River, which he planted with fruit trees and vines. The western Boyle Heights subdivisions created by Workman were the Brooklyn, Crescent View, and Mount Pleasant Tracts, and east Boyle Heights was divided into the Mathews and Fickett Tracts.<sup>25</sup> From 1882-1886 there was a land boom in Boyle Heights. By 1884, settlement increased and development continued to expand rapidly during the real estate boom of the 1880s. In 1889, the real estate boom ended and the development of Boyle Heights slowed. However, topographic maps from 1896 and 1900 show the street plat of Boyle Heights had grown as far east as Indiana Street, which was the eastern border for the City of Los Angeles. Therefore, between the late 1870s and 1900, Boyle Heights was significantly populated and the street grid extended to the eastern edge of the city. Boyle Heights represented the first wave of conventional suburban development in Los Angeles.<sup>26</sup> The pattern of development that occurred in Boyle Heights, involving the subdividing of acreage into residential lots by small groups of land speculators, is representative of the most common pattern of residential development seen in Los Angeles and the larger Southern California region.

### City Beautiful Influences, Boulevards and Residential Parks, 1890s-1920s



Plate 1. Hollenbeck Park, Circa Early 20<sup>th</sup> century

Although the City of Los Angeles is well-known for having fewer public open spaces than many other large cities in the United States, turn-of-the-century Los Angeles did have several large residential parks designed with walkways, lakes, and planted landscapes. Early parks included the 3,500-acre Griffith Park, Westlake Park, Eastlake Park, Echo Park, Exposition Park, and Hollenbeck Park. Hollenbeck Park is an excellent representative example of an early-Los Angeles recreational landscape in Boyle Heights. Hollenbeck Park, which is located on 4<sup>th</sup> Street and is one of Los Angeles' first parks, was established in 1892 from land donated by John E. Hollenbeck and William Workman.

Originally Hollenbeck Park included a masonry boat house and a round wooden bandstand.<sup>27</sup> The 21-acre park appears to have been influenced by the City Beautiful Movement with its central man-made lake, carefully landscaped paths, and its symmetrical rows of tall trees.

<sup>25</sup> *Rasson, Judith, Metro Rail Red Line Eastern Extension: Historical and Archaeological Evaluation of Seven Stations. Prepared for Cordoba Corporation, Los Angeles, 1994, 27.*

<sup>26</sup> *The Northeast Los Angeles Sub regional Planning Area, Prepared by Historical Resources Group, prepared for The Los Angeles Conservancy.*

<sup>27</sup> *Ibid, page 11.*

During the 1950s, the Golden State Freeway was constructed along the edge of the park. Hazard Park, a representative example of another residential park in Boyle Heights adjacent to the Los Angeles County Medical Center, was also donated to the city in the late 19<sup>th</sup> century. The 25-acre Hazard Park was originally used as a water reservoir (*zanjas*) for Boyle Heights agriculture and managed by the municipal water district. The city of Los Angeles converted the land into Hazard Park during the early 20<sup>th</sup> century. The park has one of the city's only fresh water wetlands.

City Beautiful influenced boulevards and parks within the survey area dating from 1890s-1920s are significant for their association with the architectural and landscape styles and culture of late 19<sup>th</sup>/early 20<sup>th</sup> century landscape design. They represent the influence of the City Beautiful movement on the architects, designers, and builders working in the survey area at the turn of the century. Furthermore, they signify the presence of their associated adjacent residential development.

### **Eligibility Standards**

Few examples of this type are extant in the survey area. Any example of this type is eligible within this theme if it retains enough integrity to represent its historic use and design. More specifically, a property is eligible within this theme if it demonstrates significant design characteristics of the City Beautiful Movement, was located in an early subdivision, was historically used as a park, was constructed between the 1890s and the 1920s, retains required character defining features and required aspects of integrity. The property must have integrity of location, design (original circulation paths, original plantings, and original spaces), workmanship, and feeling.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed, and new additions might have been constructed) and materials (some original materials could be altered or removed). As noted, acceptable alterations include the addition of new compatible landscape features, and some features might have been altered or removed.

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural and/or landscape merit.

### **Eligibility Criteria**

Properties would be eligible under this type for their landscape design if they are associated with the period of significance and are notable and intact examples of their

type, or style, or method of construction. Landscapes eligible for the National Register need to have their integrity intact. Properties associated with this type may be eligible for the National Register under Criterion C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic landscape features. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

### **Theme: House and Yard**

Between 1873 and 1912, Boyle Heights was subdivided into one of Los Angeles's first suburbs. The development of Boyle Heights was initiated by land subdivision, followed by road grading, and finally by the introduction of the streetcar which connected Boyle Heights to downtown Los Angeles from routes along Brooklyn Avenue, 1<sup>st</sup> Street, 4<sup>th</sup> Street, Whittier Avenue, and other thoroughfares. The residences of the early subdivisions were stylistically similar to other early Los Angeles subdivisions. Examples of architectural styles from this period associated with existing residential architecture include Queen Anne, Eastlake, Italianate, shotgun cottage, American Foursquare, and Craftsman.

### **Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912**



Plate 2. 1030 Cesar Chavez Avenue, 1890

Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1<sup>st</sup> Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway"

which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1<sup>st</sup> Street and Chicago Streets in Boyle Heights.

Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19<sup>th</sup> century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.

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

### **Eligibility Standards**

Few residential examples from this period are extant in the survey area. Any residential example from this period is eligible within this theme if it retains enough integrity to represent its significance architecturally. More specifically, a property is eligible within this theme if it demonstrates significant single-family residential characteristics associated with the railroad, horsecar, or cable car suburbs, was located along a former railroad, horsecar, or cable car route, was historically used as a single-family residence, was constructed before 1913, demonstrates a lack of designed automobile accommodation, retains required character defining features, and retains required aspects of integrity. The property must have integrity of location (original street orientation), design, workmanship, and feeling.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials (some original materials, particularly windows, porch steps, and exterior surface if original is under new, could be altered or removed), and association (original use may have changed). As noted, acceptable alterations include the replacement of original wood framed windows with aluminum or vinyl frames but within original openings, new porch steps, and a new exterior surface if the original is underneath.

Residential examples from this period that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

### **Eligibility Criteria**

Properties would be eligible under this theme for their architectural merit and historical associations if they are associated with the period of significance, are notable

and intact examples of their type, or style, or method of construction, and are associated with the development of the railcar in Boyle Heights. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion A and C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

**Context: Commercial Development; Downtown and Environs, 1870-1912**

**Theme: Commercial Development Related to Street Railway Transportation, 1887-1912**

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

Los Angeles came of age with the perfection of the streetcar and electric Interurban. The city's population grew from 11,183 at the beginning of the streetcar era to 576,673 in 1920. At the peak the Los Angeles Railway alone operated some 83 route miles of line just inside the city limits. By the 1920s private automobiles and transit company owned passenger buses were seriously eating into street railway ridership and profits.

Although the early horsecar that ran along 1<sup>st</sup> Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1<sup>st</sup> Street and Chicago Streets in Boyle Heights. After the railroad was constructed, the section of 1<sup>st</sup> Street between Boyle Avenue and Chicago

Street was transformed into the first commercial district east of downtown Los Angeles.<sup>28</sup> Although the cable railway ceased operation in 1893, the rail line helped initiate suburban development in Boyle Heights. In 1895, the Los Angeles Railway Company (LARy) was created from the consolidation of several independent rail lines, including the tracks from Workman's cable railway, and was purchased by Henry Huntington in 1898. The LARy was the first electric streetcar to connect downtown Los Angeles with Boyle Heights. In 1901, Henry E. Huntington and Isaias W. Hellman created the Pacific Electric Railway Company (PE) known as the "red car," which also connected downtown Los Angeles to Boyle Heights.<sup>29</sup> Thus, by 1900, there were four LARy trains and three red cars that crossed the Los Angeles River connecting Downtown to Boyle Heights.

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



Plate 3. 2501 Cesar Chaves Avenue, 1912

The streetcar connected Boyle Heights to downtown Los Angeles from routes along Cesar Chavez Avenue, 1<sup>st</sup> Street, 4<sup>th</sup> Street, Whittier Avenue, and other thoroughfares. Although 1<sup>st</sup> Street was the primary commercial corridor during the early years of the Boyle Heights subdivision, Brooklyn (Cesar Chavez) Avenue, 4<sup>th</sup> Street, and Stephenson (Whittier) Avenue also had commercial development during 1887-1912 as a result of the railway.<sup>30</sup> Most of the commercial buildings constructed in Boyle Heights during this period were two-story with the ground floor functioning as commercial space while the second story was residential. The Cummings Block (Boyle Hotel) located on the corner of 1<sup>st</sup> Street and Boyle Street served as the commercial center of the Boyle Heights subdivision in the 1880s.

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

<sup>28</sup> *Rasson, Judith, Metro Rail Red Line Eastern Extension: Historical and Archaeological Evaluation of Seven Stations. Prepared for Cordoba Corporation, Los Angeles, 1994, 17.*

<sup>29</sup> *Scheinberg, Wendy E, Boyle Heights: Jewish Ambiance in a multicultural neighborhood. PhD Dissertation. 66.*

<sup>30</sup> *Ibid, 66-67.*

---

## Eligibility Standards

Few examples of this type are extant in the survey area. Any example of this type is eligible within this theme if it retains enough integrity to represent its significance architecturally. More specifically, a property is eligible within this theme if it demonstrates significant commercial use oriented to streetcar or interurban service, was located along a former street railway, was historically used as a commercial space, was constructed before 1913, demonstrates a lack of designed automobile accommodation, retains required character defining features, and retains required aspects of integrity. The property must have integrity of location (original street orientation), design, workmanship, and feeling.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials (some original materials, particularly windows, ground floor storefronts, and exterior surface if original is under new, could be altered or removed), and association (original use may have changed). As noted, acceptable alterations include the replacement of original wood framed windows with aluminum or vinyl frames but within original openings, new storefront apertures, and a new exterior surface if the original is underneath.

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

## Eligibility Criteria

Properties would be eligible under this theme for their architectural merit and historical associations if they are associated with the period of significance, are notable and intact examples of their type, or style, or method of construction, and are associated with the development of the railcar in Boyle Heights. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion A and C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

---

## **Context: Industrial Beginnings, 1850-1912**

### **Theme: Industrial Transformation in Mid-American Period, 1850-1884**

Areas adjacent to the Los Angeles River and important transportation routes such as the Los Angeles and San Pedro Railroad in Wilmington (1869), and the Southern Pacific Line (1876) are primarily associated with the period of industrial transformation.

#### **Agriculture and Early Industrial Development in Boyle Heights**

Initial industries of Northeast Los Angeles were varied although each area shared a common agricultural past. Grazing land, wheat fields, fruit orchards, flower farms and vineyards were all found in different portions of the area and remained until the transportation system facilitated the real estate boom that followed. Barns were the predominant building type associated with the agricultural industry in Northeast Los Angeles; however, none appear to have survived in Boyle Heights. Typically constructed of wood frame with board and batten or clapboard siding, barns were simple one-story, gable-roofed structures with a hayloft window and large wood doors.<sup>31</sup> With a few notable exceptions, industries other than agriculture are associated with property types that were as equally utilitarian as the barn. Distilleries, breweries, and wineries were historically located in Boyle Heights and Lincoln Heights. Large warehouses of wood, brick, or metal were located near the freight railroad lines and rail spurs that ran near the industrial buildings, providing access to important transportation routes necessary for the shipment of good and products. Perhaps the last remaining example from this period is the former fruit-packing warehouse located at 250 North Myers Street adjacent to the Los Angeles River.

Agricultural and early industrial properties within the survey area dating from 1850-1884 are significant for their association with the early agriculture industry in Los Angeles County. They represent the agricultural heritage of Los Angeles, during its foundational period. Furthermore, they are important sites of early Los Angeles labor history.

#### **Eligibility Standards**

Few examples of this type are extant in the survey area. As a result, any example of this type is eligible within this theme if it retains enough integrity to represent its significance architecturally. More specifically, a property is eligible within this theme if it demonstrates an association with the agricultural industry, was historically used as a warehouse, fruit packing facility, or for industrial purposes, was constructed before 1913, retains required character defining features, and retains required aspects of integrity. The

---

<sup>31</sup> *Ibid.*

property must have integrity of location (original railroad track orientation), design, workmanship, and feeling.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials (some original materials, particularly windows, entrances, and exterior surfaces may have been altered), and association (original use may have changed).

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

### **Eligibility Criteria**

Properties would be eligible under this theme for their architectural merit and historical associations if they are associated with the period of significance, are notable and intact examples of their type, or style, or method of construction, and are associated with agriculture and early industrial development in Boyle Heights. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion A and C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

### **Theme: Transportation – Railroad Competition Fosters Goods Movement, 1885-1912**

Freight and passenger transport by rail began with the Southern Pacific line from Los Angeles to the city of San Fernando in 1874. Two years later, the Southern Pacific main line was completed, linking Los Angeles to San Francisco and to cities in the Eastern United States. It also ran south from Los Angeles through Watts and Compton to Wilmington, and east from Los Angeles through Alhambra, San Gabriel, Puente, Pomona, and Colton before heading toward Yuma. It was this branch of the Southern Pacific that ran east from the Los Angeles River through Boyle Heights. Another Southern Pacific Line headed southeast from Watts through Norwalk and Buena Park to Santa Ana. The line of the Santa Fe Railroad, which connected Los Angeles to the East through the San Gabriel Valley, reached the Highland Park area in 1885.

In direct competition with the railroads, the Pacific Electric connected 42 incorporated cities within a 35-mile radius of Los Angeles. The Pacific Electric Railway's "Big Red Cars," as they were popularly known, were the preferred means of transportation in the region. At its peak in 1926, the company operated 1,164 miles of track throughout the Los Angeles area, including tracks throughout the Boyle Heights area in the vicinity of the district's burgeoning industrial areas east of the Los Angeles River. The Los Angeles Railway and the Pacific Electric systems eventually spread to every corner of the Los Angeles area, dramatically increasing property values as they decreased travel time, making it feasible for downtown workers and industrial laborers to commute from outlying communities and subdivisions to the center city.

The development of Northeast Los Angeles was heavily dependent on evolving transportation systems for the delivery of raw materials and the moving of finished goods.<sup>32</sup> This was particularly true of the areas adjacent to the Los Angeles River where transcontinental railroads, including the Southern Pacific Railroad and the Atchison, Topeka & Santa Fe Railway, laid their tracks. Initially, roads connected suppliers with manufacturers and their customers. The Los Angeles region's first major roads connected the pueblo to the two outlying missions: one at San Gabriel to the east and one at San Fernando to the northwest. Mission Road (portions of which are now known as Valley Boulevard) ran east between Lincoln Heights and Boyle Heights to San Gabriel. San Fernando Road ran north along the Los Angeles River to San Fernando. As the outlying communities developed, roads extended to connect them to downtown Los Angeles and surrounding cities. In Northeast Los Angeles, including Boyle Heights, major roads and road improvements not only connected individual communities, but they spurred residential, commercial, and industrial development, contributing to the economic growth of the entire region. These roads were later chosen as the routes of the major railroads such as the Southern Pacific along San Fernando Road and Valley Boulevard.

The Los Angeles Terminal Railroad began service in the Boyle Heights district in 1890 and ran twenty-four trains a day between Los Angeles and Pasadena. The San Pedro, Los Angeles and Salt Lake Railroad Company were formed in 1901 for the purpose of constructing a rail line between Los Angeles and Salt Lake City (the name was shortened to the Los Angeles and Salt Lake Railroad, or LA&SL, in 1916). The line formally opened in 1905 and extended north from Los Angeles through Las Vegas and on to Salt Lake City. Scores of railroad workshops, sheds, transportation and freight facilities including a large roundhouse and locomotive repair structure in the LA&SL railroad yard at East 4th Street, filled much of the industrial area bordering the Los Angeles River in Boyle Heights by the early 1920s. Of particular note, the large two-story building located at 516 South Anderson Street that was erected in 1917 as a locomotive repair facility still retains the arrowhead logo of the "Salt Lake

---

<sup>32</sup> *Portions of this section were paraphrased and adapted from the "Historic Context Statement: The Northeast Los Angeles Subregional Planning Area of the City of Los Angeles," prepared by Historic Resources Group for The Los Angeles Conservancy (as revised July 9, 1990).*

Route” on its east elevation. In addition, this appears to be perhaps the sole remaining example of its type in Boyle Heights.

Located on the west side of the Los Angeles River near downtown, the Los Angeles and San Pedro Railroad (LA&SP) was incorporated in 1868 to build the first railroad in Southern California connecting the port of Wilmington and the City of Los Angeles. As part of the arrangement to bring the transcontinental Southern Pacific (SP) Railroad to Los Angeles, substantial subsidies and the stock of the LA&SP Railroad were given to the SP. In 1874, the LA&SP Railroad was consolidated with the Southern Pacific becoming the SP’s Harbor Division. Later, the Los Angeles Terminal Railroad merged with the Los Angeles & Salt Lake Railroad before being absorbed by the Union Pacific in 1921. In the 1990s, Union Pacific acquired the enormous Southern Pacific Railroad Company, thus becoming the main competitor to the Santa Fe Railroad Company in transporting goods to and from Southern California.

Railroad properties erected prior to 1913 within the survey area are significant for their association with the early industrial uses of the railroad in Los Angeles. The railroad properties are important for their association with transportation technology and for the industrial growth of early Los Angeles. Furthermore, they are important sites of early Los Angeles labor history.

### **Industrial Development in Boyle Heights, Industrial and Agricultural Buildings after the 1880s boom**



Plate 4. 650 South Avenue 21, 1903

Within the greater Boyle Heights area the 1894 Sanborn maps indicate that industrial development near the east side of the Los Angeles River was sparse with much of the land subdivided for residential use. Two notable exceptions were the Charles Stern & Sons Model Winery and Distillery located at Mission Road and Macy Street, and, on the opposite (south) side of Macy Street, the Southern California Packing Company (packers of fruits and vegetables). Building types formerly associated with the Charles Stern Winery included fermenting house, wine cellar, coopers shop, brandy cellar, and warehouse. In addition to packing facilities adjacent to the railroad platforms there were once large warehouse buildings facing North Anderson Street (this portion later renamed Mission Road). The Los Angeles Terminal Railroad’s passenger and freight depots were situated further south at East 1<sup>st</sup> and South Myers Streets. There is one example of an industrial property in the survey area constructed prior to 1912 in Boyle Heights with enough historical significance and architectural integrity to be eligible as an historic resource. The resource, the Edison Electric Company power plant, is located at 650 South Avenue 21 and was constructed in 1903. Its rarity as a property

type and its remarkably high level of integrity make it an especially significant resource in the area.

Industrial properties erected in Boyle Heights after the 1880s boom are significant for their association with early industrial development in Los Angeles. These properties represent the growth of Los Angeles from a regional city to a nationally important center of industry. Furthermore, they are important sites of early Los Angeles labor history.

### **Eligibility Standards**

Few examples of industrial properties erected prior to 1913 are extant in the survey area. As a result, any example of this type is eligible within this theme if it retains enough integrity to represent its significance architecturally. More specifically, a property is eligible within this theme if it demonstrates an association with industry or agriculture, was constructed before 1913, retains required character defining features, and retains required aspects of integrity. The property must have integrity of location (original railroad track orientation), design, workmanship, and feeling.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials (some original materials, particularly windows, entrances, and exterior surfaces may have been altered), and association (original use may have changed).

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

### **Eligibility Criteria**

Properties would be eligible under this theme for their architectural merit and historical associations if they are associated with the period of significance, are notable and intact examples of their type, or style, or method of construction, and are associated with industry or agriculture within the area from Macy Street (Cesar Chavez Avenue) to East First Street west of Mission Road/Anderson Street. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion A and C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as

a City of Los Angeles Historic Cultural Monument under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

**Context: Government and Private Institutional Development (Public and Private Health & Medicine)**

**Theme: Los Angeles Climate as Healing Agent, 1887-1910**

The first Los Angeles County Hospital<sup>33</sup> opened under the auspices of the Daughters of Charity in 1858 in a rented adobe. Two years later the hospital moved to a brick building on Naud Street near North Main Street where it remained until 1878, when the first County-owned hospital was erected on the grounds of a large parcel deeded to the city by Dr. John Strother Griffin, the County Hospital's first physician. Located on Mission Road, the site remains the home of the western portion of the current hospital complex. Between 1878 and 1897, there was a steady influx of people into Southern California thanks to the completion of the railroads and, particularly to "health seekers," the lure of the climate. The increased population brought about a corresponding increase in patients at the County Hospital, and a few wards were added to the existing one- and two-story complex of wooden buildings. However, the hospital was hampered in its development during part of this period because of an economic depression.

**Hospitals, Clinics, Sanitariums, Mental Institutions, Nursing Homes**



Plate 5. 1200 North State Street

Population continued to increase even after the surge of "health seekers" had slowed. Between 1897 and 1912, all of the old, ramshackle, wooden buildings were replaced by a group of brick buildings. In 1904, two medical buildings, a contagious disease building, and a power building were completed. In 1907, a contract was let for a brick morgue, a new nurses' home, and a kitchen building. Two years later, the architectural firm of Hudson and Munsell were commissioned to design an administration building (now the L.A. County Coroner's Office Administration Building).

<sup>33</sup> Portions of this section were paraphrased and adapted from *The History of the Los Angeles County Hospital (1878-1968)* and *the Los Angeles County-University of Southern California Medical Center (1968-1978)*, by Helen Eastman Martin, M.D. published in 1979.

In the following few years, a six-story surgical building and the hospital's psychopathic wards were completed along with a separate ward to house leprosy patients. In 1911, a gatekeeper's lodge on Mission Road was erected; however, period photographs depict a smaller Mission Revival style building that does not resemble the current gatehouse (now the Cares Thrift Store), which appears to date from the 1920s. All of the above buildings have since been demolished, except for the Administration Building and Gatehouse, both of which are resources.

Hospitals, clinics, sanitariums, mental institutions, and nursing homes constructed between 1897 and 1912 within the survey area are significant for their association with the early health industry in Los Angeles. The program and architecture of the medical buildings represent the idea of Los Angeles as a region for good health and healing. Furthermore, these properties helped provide the medical infrastructure for the growth of Los Angeles.

### **Eligibility Standards**

Few examples from this period are extant in the survey area. As a result, any example from this period is eligible within this theme if it retains enough integrity to represent its significance architecturally. More specifically, a property is eligible within this theme if it demonstrates significant medical use, was historically associated with the Los Angeles County Hospital system, was constructed before 1910, retains required character defining features, and retains required aspects of integrity. The property must have integrity of location (original street orientation), design, workmanship, and feeling.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials (some original materials, particularly windows, entrances, and exterior surfaces could have been altered), and association (original use may have changed).

Examples from this period that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

### **Eligibility Criteria**

Properties would be eligible under this theme for their architectural merit and historical associations if they were erected within the period of significance, are notable and intact examples of their type, or style, or method of construction, and are associated with public or private health and medicine in Boyle Heights. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion A and C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural

Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

### **Context: Architecture, Engineering and Designed Landscapes, 1850-1912**

#### **Theme: Late 19<sup>th</sup>/Early 20<sup>th</sup> Century Residential Architecture, 1885-1910, Single Family Residences**

Late 19<sup>th</sup>/early 20<sup>th</sup> century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. Residential Buildings in the late 19<sup>th</sup>/early 20<sup>th</sup> century in Los Angeles had European, American East Coast and Mid-West origins. The most popular styles of the time included, Eastlake/Stick, Queen Anne, French Second Empire, Chateausque, Shingle, Richardsonian Romanesque, Classical Revival, Colonial Revival, and American Foursquare. While the styles from this period in Los Angeles were largely based on European, American East Coast and Mid-West origins, they characterize Los Angeles' first dense neighborhood pattern of development. Los Angeles residential neighborhoods developed during the late 19<sup>th</sup>/early 20<sup>th</sup> century were largely within an approximately two-mile radius from the downtown.

The late 19<sup>th</sup>/early 20<sup>th</sup> century residential architecture of Boyle Heights reflects national trends in architectural styles of the period. During its transition from a remote western town to a small city, architects and master builders from the East Coast and Midwest moved to Los Angeles to work with developers as the city grew. These building professionals brought with them their awareness of current architectural trends which transformed the built environment of Los Angeles to resemble the national architectural culture. Boyle Heights still retains a significant number of important late 19<sup>th</sup>/early 20<sup>th</sup> century examples of residential architecture. Examples of architectural styles from the late 19<sup>th</sup>/early 20<sup>th</sup> century residential architecture of Boyle Heights include Eastlake, Queen Anne, and Romanesque Revival.

#### **Eastlake Style**



Plate 8. 2516 1<sup>st</sup> Street, 1890

The Eastlake style dates from the 1870s and 1880s. Examples of the Eastlake styles in Los Angeles date from approximately 1880 to 1904. The Eastlake style grew out of the Queen Anne Revival movement. The Queen Anne Revival movement is one of the late 19<sup>th</sup> century British architectural movements that

originated as part of a rejection of the styles of Georgian Architecture. The Eastlake style was not widely popular in California, and there are only a few examples of it still around. In most instances, the elements of this mode were mixed with other styles, especially with the Queen Anne. The Eastlake buildings tend to have elaborate cladding and geometrical decoration, especially curved brackets. Eastlake style can be found mixed with Queen Anne Revival, Italianate, Classical Revival, and Folk Victorian styles. Character-defining features of the Eastlake style include one or two stories, exposed structural and faux structural members (posts, dentils, bracing, brackets, and struts), diagonal or vertical wood siding, ornamentation at the gable ends, and thin vertical bays on the primary elevation.

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

### Queen Anne Style



Plate 9. 1814 Pennsylvania Avenue, 1897

Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19<sup>th</sup> century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition the primary elevation of a Queen Anne

usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

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

include one to two stories in height, asymmetrical primary elevation with a covered front porch, a front gable roof with multi-level eaves or hipped roof with a front gable over a rounded single-story bay on the primary elevation, a setback entrance under a covered porch supported with spindlework detailing, and tall narrow windows.

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

### **Eligibility Standards**

Few examples of this sub-theme are extant in the survey area. Any example of this sub-theme is eligible within this theme if it retains enough integrity to represent its style architecturally. More specifically, a property is eligible within this theme if it was designed in an architectural style popular for residences built in Los Angeles during the late 19<sup>th</sup>/early 20<sup>th</sup> century, historically used as a residence, constructed before 1905, and retains key character defining features and required aspects of integrity. The property must have integrity of location (original street orientation), design (original asymmetrical primary elevation, original window openings, and original cladding), workmanship, and feeling.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials (some original materials, particularly windows, porch steps, and exterior surface if original is under new, could be altered or removed), and association (original use may have changed). As noted, acceptable alterations include the replacement of original wood framed windows with aluminum or vinyl frames but within original openings, new porch steps, and a new exterior surface if the original is underneath.

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit.

### **Eligibility Criteria**

Properties would be eligible under this theme for their architectural merit if they are associated with the period of significance and are notable and intact examples of their type, or style, or method of construction. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion C if the property retains all aspects of integrity,

demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

### **Theme: Commercial Architecture and Technological Developments in Construction**

The commercial architecture of Boyle Heights from the late 19<sup>th</sup>/early 20<sup>th</sup> centuries reflects national architectural trends. Architectural styles for commercial buildings include Italianate, Classical Revival, Romanesque Revival, and Renaissance Revival. The classical proportions and ornate exterior detailing were meant to convey success, stability, and sophistication. The commercial architecture from this period in Boyle Heights is typical to many areas of Los Angeles.

#### **Renaissance Revival**



Plate 10. 2209 Cesar Chavez Avenue, 1927

The period revival styles grew in popularity just after World War I, and were patterned after buildings of earlier stylistic periods. The Italian Renaissance Revival style was a common architectural style for public and commercial buildings throughout Southern California. Renaissance Revival commercial buildings were characterized by their Palladian style arched apertures, hipped roof, and wide eaves with brackets. The highly ornate Renaissance Revival buildings were usually designed by architects or master builders. The Italian Renaissance Revival style is an important architectural movement associated with the identity of Southern California as Mediterranean. Closely associated with the Spanish Colonial Revival style, the Italian Renaissance Revival style is a derivative of renaissance-era Italian domestic architecture that differs from Spanish-inspired designs in several identifiable ways. Character-defining features of the Renaissance Revival style include a symmetrical façade, low-pitched hipped roof typically covered by ceramic tiles, deep overhanging boxed eaves with decorative carved brackets, stucco sheathing, upper-story windows smaller and less elaborate than windows below, extensive use of arches for first story entries and windows, and entrances accented by classical columns or pilasters.

Renaissance Revival commercial buildings within the survey area dating from 1885-1910 are significant for their association with the period revival architectural styles and culture of early 20<sup>th</sup> century commercial architecture. They represent the influence of period revival architecture on the architects, designers, and builders working in the survey area during the early 20<sup>th</sup> century. Furthermore, they represent the identity and values of the occupants.

### Eligibility Standards for Renaissance Revival

Some examples of the Renaissance Revival are extant in the survey area. Good representative examples of this type are eligible within this theme if they retain enough integrity to represent their style architecturally. More specifically, a property is eligible within this theme if it was designed in the Renaissance Revival style during the early 20<sup>th</sup> century, historically used as a commercial building, constructed before 1910, and retains key character defining features and required aspects of integrity. The property must have integrity of location (original street orientation), design (original asymmetrical primary elevation, original window openings, and original cladding), workmanship, and feeling.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials (some original materials, particularly windows, and storefronts, could be altered or removed), and association (original use may have changed). As noted, acceptable alterations include the replacement of original windows with aluminum or vinyl frames but within original openings, and new storefronts.

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit.

### Romanesque Revival



Plate 11. 101 Boyle Avenue, 1889

The Romanesque Revival style originated in Chicago in the office of architect Henry Hobson Richardson. Richardson studied at the Ecole des Beaux Arts in Paris and his studies in the Beaux Arts style influenced his architecture. The Romanesque Revival style incorporated architectural elements from Spanish, Italian, and southern French Romanesque architecture. This style is characterized by building materials of large, rock-faced masonry, and wide arches. The style was often used for public and commercial buildings, although there were some Romanesque Revival residences. During the late 19<sup>th</sup> century, several Romanesque

buildings were constructed in Los Angeles, with few remaining today. The primary character-defining features of the style are two or three stories, rounded arches over the primary entrance, covered entranceway and porch, squared stone masonry, and asymmetrical elevations.

Romanesque Revival commercial buildings within the survey area dating from 1885-1910 are significant for their association with the architectural styles and culture of late 19<sup>th</sup>/early 20<sup>th</sup> century commercial architecture. They represent the influence of the Romanesque style of architecture on the architects, designers, and builders working in the survey area at the end of the 19<sup>th</sup> century. Furthermore, they represent the identity and values of the occupants.

### **Eligibility Standards for Romanesque Revival**

Few examples of this type are extant in the survey area. Any example of this type is eligible within this theme if it retains enough integrity to represent its style architecturally. More specifically, a property is eligible within this theme if it was designed in the Romanesque Revival style during the late 19<sup>th</sup> century, was historically used as a commercial building, constructed in the late 19<sup>th</sup> century, and retains key character defining features and required aspects of integrity. The property must have integrity of location (original street orientation), design (original asymmetrical primary elevation, original window openings, and original cladding), workmanship, and feeling.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials (some original materials, particularly windows, and storefronts, could be altered or removed), and association (original use may have changed). As noted, acceptable alterations include the replacement of original windows with aluminum or vinyl frames but within original openings, and new storefronts.

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit.

### **Eligibility Criteria for Renaissance and Romanesque Revival**

Properties would be eligible under this property type for their architectural merit if they are associated with the period of significance and are notable and intact examples of their type, or style, or method of construction. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this property type may be eligible for the National Register under Criterion C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if

they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

### **Theme: Arts and Crafts Movement: 1895-1918, Single-Family Residences**

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

The late 19<sup>th</sup>/early 20<sup>th</sup> century residential architecture of Boyle Heights reflects national architectural trends. Intended to reconnect architecture to the crafting of natural materials, the primary material associated with the Arts and Crafts Movement was wood, with many residences having elaborately crated wood framing, interior paneling, and built-in furniture. Other materials commonly used were brick and stone. Architectural styles associated with existing resources representative of the Arts and Crafts Movement in Boyle Heights include American Foursquare and Craftsman.

#### **American Foursquare**



Plate 12. 2626 1<sup>st</sup> Street, 1905

The American Foursquare style, like other Arts and Crafts influenced architecture, developed as a less decorative housing alternative to the Victorian styles popular in the late 19<sup>th</sup> century. The American Foursquare residences were constructed with wood or brick exteriors and could be ordered through house catalogs including Sears and Aladdin. Like the Craftsman, American Foursquares were constructed through the 1930s. Character-defining features of the

American Foursquare include one to two stories, square plan, hipped roof with a center dormer, a covered front porch and entranceway supported with boxed columns or colonettes, and wood or brick exterior surfaces. There are several extant American Foursquare residences in the survey area.

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

### Eligibility Standards

Extant examples of this type in the survey area are rare. Properties are eligible within this theme if they retain enough integrity to represent their style architecturally. A property is eligible within this property type if it was designed in the American Foursquare architectural style popular for residences built in Los Angeles during the early 20<sup>th</sup> century, historically used as a residence, constructed before 1930, and retains key character defining features and required aspects of integrity. Specifically, the property must have integrity of location (original street orientation), design (original square plan, original window openings, and original cladding), workmanship, and feeling.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials (some original materials, particularly windows, porch steps, and exterior surface if original is under new, could be altered or removed), and association (original use may have changed). As noted, acceptable alterations include the replacement of original wood framed windows with aluminum or vinyl frames but within original openings, new porch steps, and a new exterior surface if the original surface is beneath the new.

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit.

### Craftsman



Plate 13. 756 Boyle Avenue, 1909

The American Craftsman Movement, which advocated hand craftsmanship, was a derivative of the late 19<sup>th</sup> century Arts and Crafts movement in England. The architecture of the American Craftsman style was defined by its use of natural materials, hand craftsmanship, and multilevel eaves. The Craftsman style single-family residence was a once ubiquitous style found throughout the United States. However, because of their wide covered front porches, which

functioned as an outdoor room, there were many more constructed in warmer climate regions of the country.

The Craftsman style single-family residence was an important house type constructed in Los Angeles during the first two decades of the 20<sup>th</sup> century. The style was adaptable across socioeconomic categories and included both large highly crafted homes for the affluent class, and small Craftsman Cottages for the working class. The Craftsman dwelling and the smaller Craftsman Cottage were common within the survey area.

Character-defining features of the Craftsman single-family residence include one or two stories, covered front porch supported by boxed columns above a porch wall, low-pitched gable roofs often with multilevel eaves and exposed rafter tails, entrance set back on covered porch, wide eaves and decorative brackets, natural materials including wood, stone, and clinker brick, clapboard or shingle siding, and craftsman style windows and doors. In contrast to earlier styles, the Craftsman could be built by either an unskilled craftsman using plans from books or with kits fully cut and shipped from mail order houses such as Pacific Ready-Cut Homes, or by master builders who used the architectural vocabulary of the Craftsman style to create complex and highly detailed residential architecture.

Craftsman single-family residences within the survey area dating from 1905-1930 are significant for their association with the architectural styles and culture of early 20<sup>th</sup> century residential architecture. They represent the influence of the Arts and Crafts Movement on the architects, designers, and builders working in the survey area during the first few decades of the 20<sup>th</sup> century. Furthermore, they represent the identity and values of the occupants.

### **Eligibility Standards**

Extant examples of this type in the survey area are relatively common. Properties are eligible within this theme if they are of exceptional design and integrity. A property is eligible within this property type if it was designed in the Craftsman architectural style popular for residences built in Los Angeles during the early 20<sup>th</sup> century, historically used as a residence, constructed before 1930, and retains key character defining features and required aspects of integrity.

Specifically, the property must have integrity of location (original street orientation), design (original covered front porch supported by boxed columns, original window openings, and original cladding), workmanship, and feeling.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials (some original materials, particularly windows, porch steps, and exterior surface if original is under new, could be

altered or removed), and association (original use may have changed). As noted, acceptable alterations include the replacement of original wood framed windows with aluminum or vinyl frames but within original openings, new porch steps, and a new exterior surface if the original surface is beneath the new.

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit.

### **Eligibility Criteria**

Properties would be eligible under this theme for their architectural merit if they are associated with the period of significance and are notable and intact examples of their type, or style, or method of construction. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

### **Theme: Early Revival of Colonial Styles: The Search for Identity, 1890s-1912, Single-Family Residences, Multi-Family Residences, Institutional, Commercial and Industrial**

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

## Mission Revival



Plate 14. 2605 1<sup>st</sup> Street, 1895

Mission Revival style was conceived in Southern California as a regional style that was romantically reminiscent of the Mission era in California. It began with the late 19<sup>th</sup> century revival of the mission and rancho histories, and the Anglo romanticizing of the region's Spanish past. Architect Arthur B. Benton in Riverside, California, and architects associated with the California Landmarks Club, a group founded by Charles Lummis to save the California Missions, created an architecture that memorialized the mythic Spanish past. The style gained national exposure and interest after the Santa Fe and Southern Pacific railroads adopted the Mission Revival Style for their stations. The Mission Revival style began in the 1890s and lasted through the 1920s. Character-defining features of the Mission Revival style include one or two stories, Mission-shaped dormer, wide open eaves, red-clay tile roof, covered arcade, and s stucco exterior surface.

Mission Revival commercial buildings within the survey area dating from 1890-1935 are significant for their association with the architectural styles and culture of late 19<sup>th</sup>/early 20<sup>th</sup> century architecture. They represent the influence of Mission Revival architecture on the architects, designers, and builders working in the survey area from the 1890s-1930s. Furthermore, they represent the identity and values of the occupants.

### Eligibility Standards

Few examples of this type are extant in the survey area. Any example of this type is eligible within this theme if it retains enough integrity to represent its style architecturally. A property is eligible within this theme if it was designed in a colonial revival style, built in Los Angeles between the 1890s and 1912, and retains key character defining features and required aspects of integrity. Specifically, the property must have integrity of location (original street orientation), design (original decorative features, original window openings, and original cladding), workmanship, and feeling. However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials and association (original use may have changed).

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit.

## Eligibility Criteria

Properties would be eligible under this theme for their architectural merit if they are associated with the period of significance and are notable and intact examples of their type, or style, or method of construction. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

## II. Modern Times, 1913-1945

### Context: Residential Development, 1913-1945

### Theme: Ethnic/Cultural and Gender Diversity

Beginning in the early 20<sup>th</sup> century, Boyle Heights began to diversify as significant amounts of Eastern European Jews, Russians, Hispanics, Japanese, and African-Americans moved into the area. The Jews were the largest minority population in Boyle Heights and were the primary developers of the commercial streets in Boyle Heights which were closely related to the adjacent residential neighborhoods. The Jewish immigrants constructed cultural institutions including synagogues, and numerous small businesses focused on Jewish culture and customs. Yet, according to historian Wendy Elliott-Scheinberg, “A review of federal census records for 1880 through 1920 and school yearbooks for 1923-1939, provides an overview of this ethnically mixed community, showing conclusively that every block, street, and school contained a culturally diverse blend.”<sup>34</sup> By 1940, the Jewish population of Boyle Heights totaled about 35,000, the Mexican population was about 15,000, and Japanese population approximately 5,000, with smaller numbers of African Americans and Russians.<sup>35</sup> The Russians were “Molokans” who came to Boyle Heights in the early 20<sup>th</sup> century. The Molokans were a Christian religious sect who had fled persecution in Russia, and who populated the “flats,” which is the area between the Los Angeles River and the bottom of the hill that rises up to Boyle Avenue.

<sup>34</sup> Scheinberg, Wendy E, *Boyle Heights: Jewish Ambiance in a multicultural neighborhood*. PhD Dissertation.

<sup>35</sup> George J. Sanchez, “Whats Good for Boyle Heights is Good for the Jews:” *Creating Multiracialism on the Eastside during the 1950s*, *American Quarterly* 56:3 (2001), 633.

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



Plate 15. 247 Breed Street, 1923

During the early 20<sup>th</sup> century, Boyle Heights witnessed a growth of Eastern European immigration. Many of these immigrants were Russian Jews who often had come from other cities such as New York, Cleveland, St. Louis, or Pittsburgh before making their way to Boyle Heights, although many had immigrated directly, largely settling in the vicinity of Brooklyn Avenue and the City Terrace-Wabash area. The Jews of Boyle Heights were largely working class, with many being employed in the garment industry and other industries located in the industrial areas of downtown. Many joined unions and became labor leaders. They lived with their families in apartments and duplexes until they could afford to purchase a single-family house.<sup>36</sup> The primary commercial area for the Jewish community was along Cesar Chavez Avenue (Brooklyn Avenue) and 1<sup>st</sup> Street. By the end of the 1940s, there were approximately 50,000 Jews living in Boyle Heights.<sup>37</sup>

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

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

<sup>36</sup> *Synagogue: Symbol of the Past in Boyle Heights. Los Angeles Times. October 18, 1984.*

<sup>37</sup> *Scheinberg, Wendy E, Boyle Heights: Jewish Ambiance in a multicultural neighborhood. PhD Dissertation, 11.*

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



Plate 16. 2926 E 1<sup>st</sup> Street, 1937

Early 20<sup>th</sup> century Boyle Heights also had a significant Japanese population. Many Japanese in California worked as laborers for the railroads and in agriculture. Many women immigrants from Japan were “picture brides” who came to California through arranged marriages. The primary neighborhood for Japanese immigrants was “Sho-Tokyo,” the area of present-day “Little Tokyo” in downtown Los Angeles. Because Boyle Heights was just across the Los Angeles River from “Sho-Tokyo,” many Japanese-Americans settled in Boyle Heights. Most Boyle Heights Japanese-Americans lived near 1<sup>st</sup> Street and Soto Avenue. The Japanese population of Boyle Heights fell dramatically after the forced detention of ethnic Japanese along the West Coast during World War II. Property Types: Commercial, Institutional and Religious Buildings Associated with Japanese-American Culture in Boyle Heights.

There are several extant commercial buildings along the commercial streets of Boyle Heights historically connected to the local Japanese-American culture. These buildings include Kenny’s Sporting Goods at 2421 Cesar Chavez, which was an important Japanese-American owned business; Los Angeles Japanese Hospital at 101 Fickett Street constructed in 1930, which served as the primary hospital for Japanese-Americans; Shinto Temple at 2926 1<sup>st</sup> Street constructed in 1937, which was an important spiritual center for Japanese-Americans; and Sokagakkai of America headquarters at 2100 1<sup>st</sup> Street, which was the Los Angeles headquarters of the Japanese lay Buddhist organization.

Properties connected to the Japanese-American residents of Boyle Heights from 1913-1945 are significant for their association with Japanese-American history in Los Angeles. Commercial and religious spaces in Boyle Heights that were once or still used by Japanese-Americans served as sites of Japanese-American identity and culture. Furthermore, Japanese-American sites including Kenny’s Sporting Goods and the Los Angeles Japanese Hospital were important in struggle for civil rights for Japanese-Americans.

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



Plate 17. 2724 Cesar Chavez Avenue, 1913

Mexican-Americans have resided in Boyle Heights consistently, beginning in the 1880s. The Mexican Americans who lived in early 20<sup>th</sup> century Boyle Heights were both *Californios* whose families had lived in California before the state became part of the United States, and later immigrants from Mexico. It appears that some of the early Mexican-American residents of Boyle Heights were displaced from “Sonoratown,” which was the area around the pueblo in downtown, when the area was being re-developed.<sup>38</sup> Mexican Americans tended to live not in any one specific neighborhood of Boyle Heights.

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

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

### Eligibility Standards

Few examples from this theme are extant in the survey area. Any example of a cultural site from this period is eligible within this theme if it retains enough integrity to represent its significance architecturally. More specifically, a property is eligible within this theme if it was once or still is a significant cultural space associated with the Jewish, Japanese-American, or Mexican-American history of Boyle Heights, was historically used as a cultural space, was constructed between 1913 and 1945, retains required character defining features that connect the space to the culture it represents, and retains required aspects of integrity. The property must have integrity of location (original street orientation), design, workmanship, and feeling.

<sup>38</sup> Scheinberg, Wendy E, *Boyle Heights: Jewish Ambiance in a multicultural neighborhood. PhD Dissertation, 117.*

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials, and association (original use may have changed). Examples from this theme that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

### **Eligibility Criteria**

Properties would be eligible under this theme for their historical associations if they are associated with the cultural history of Boyle Heights. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion A if the property retains all aspects of integrity, design, materials, workmanship, and feeling, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 1, the property must retain its design, materials, workmanship, and feeling and possess its character-defining features associated with the historic cultural space. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 1, the property must retain its design, materials, workmanship, and feeling, and possess its character-defining features associated with the historic cultural space.

### **Context: Commercial Development in the Early 20<sup>th</sup> Century, 1913-1945**

#### **Theme: Commercial Development Related to Street Railway Transportation, 1913-1934**

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

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



Plate 18. 2138 Cesar Chavez Avenue, 1923

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1<sup>st</sup> Street, 4<sup>th</sup> Street, and Whittier Avenue (Stephenson Avenue).<sup>39</sup> These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.<sup>40</sup>

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

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

### Eligibility Standards

A substantial number of buildings associated with this property type are extant in the survey area, good examples of which are eligible within this theme if they retain enough integrity to represent their architectural significance. More specifically, a property is eligible within this theme if it demonstrates significant commercial, mixed-use, or multi-family residential use oriented to streetcar or interurban service, was located along a former street railway, was historically used as a commercial space, was constructed between 1914 and 1934, demonstrates a lack of designed automobile accommodation,

<sup>39</sup> *Rasson, Judith, Metro Rail Red Line Eastern Extension: Historical and Archaeological Evaluation of Seven Stations. Prepared for Cordoba Corporation, Los Angeles, CA, page 14.*

<sup>40</sup> *Ibid, page 37.*

retains required character defining features and required aspects of integrity. The property must have integrity of location (original street orientation), design, workmanship, and feeling.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials (some original materials, particularly windows and ground floor storefronts could be altered or removed), and association (original use may have changed). As noted, acceptable alterations include the replacement of original wood framed windows with aluminum or vinyl frames but within original openings and new storefront apertures.

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

### **Eligibility Criteria**

Properties would be eligible under this theme for their architectural merit and historical associations if they are associated with the period of significance, are notable and intact examples of their type, or style, or method of construction, and are associated with the development of the railcar in Boyle Heights. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion A and C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

### **Context: Entertainment Industry, 1913-1945**

### **Theme: Popular and Social Culture-The Movie and Entertainment Capital**

In 1910, the Biography Company, headed by director D. W. Griffith, was established in Los Angeles. Griffith shot scenes for *In Old California* in the nearby Hollywood Hills and Cahuenga Pass making it the first dramatic film shot in Hollywood proper. On October 7, 1911, Nestor Film Company arrived from New Jersey and set up the first motion picture studio in the

Hollywood area in the former Blondeau Tavern on the northeast corner of Sunset Boulevard and Gower Street.<sup>41</sup> Between 1911 and 1920, at least fifteen companies were making movies in the area. Successful companies expanded from their original makeshift structures to large studio complexes. RKO Pictures Corporation, Paramount Pictures Corporation, Samuel Goldwyn Studios, Columbia Pictures Corporation, Warner Brothers, and 20th century-Fox all constructed studio complexes in Hollywood during the 1920s. Hollywood quickly became the world's center for movie production. In most neighborhoods in Los Angeles both old vaudeville theatres were renovated and new motion picture theatres were constructed to support the burgeoning motion picture industry.

### Motion Picture Theatres



Plate 19. 2310 Whittier Boulevard

There were once many neighborhood theatres constructed in Boyle Heights between 1913 and 1945 including the National, Brooklyn, Wabash, Joy, Meralta, and the Monterey theatres. Only the Meralta Theater (heavily altered) and the Monterey Theater are extant. The neighborhood theatres in Boyle Heights were single screen theatres and served as important community centers in the neighborhoods throughout

Boyle Heights. The Mission Revival Monterey Theatre designed by Lyle Barcume and built by Floyd R. Fisher, is located at 2310 Whittier Boulevard. The Monterey Theatre played English language movies until 1965, after which it ran Spanish language films exclusively.

Motion picture theatres located within the survey area dating from 1913-1945 are significant for their association to the individual neighborhoods within Boyle Heights. The motion picture theatres were important sites of leisure and recreation in the neighborhoods of Boyle Heights and served as social centers for the community. Furthermore, the motion picture theatres of Boyle Heights are significant at the national and state level for their association with motion picture architecture.

### Eligibility Standards

Few examples of this property type are extant in the survey area. Any example of this type from the period of significance is eligible within this theme if it retains enough integrity to represent its significance architecturally. More specifically, a property is eligible within this theme if it was designed as a Motion Picture Theatre with characteristics common to theatres built in Los Angeles, was historically used as a theatre, was constructed between 1913 and 1945, demonstrates a lack of designed automobile

<sup>41</sup> *Ibid.*

accommodation, retains required character defining features and required aspects of integrity. The property must have integrity of location (original street orientation), design, workmanship, and feeling.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials (some original materials, particularly windows and ground floor storefronts could be altered or removed), and association (original use may have changed). As noted, acceptable alterations include the replacement of original wood framed windows with aluminum or vinyl frames but within original openings and new storefront apertures.

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

### **Eligibility Criteria**

Properties would be eligible under this theme for their architectural merit and historical associations if they are associated with the period of significance, are notable and intact examples of their type, or style, or method of construction, and are associated with the development of the railcar in Boyle Heights. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion A and C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

### **Context: Industrial Growth, 1913-1945**

### **Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945**

By 1921, Sanborn maps reveal that while the Southern California Packing Company still remained at its Macy Street (Cesar E. Chavez Avenue) and Mission Road location, the Model Winery had become the Agricultural Chemical Company (fertilizer grinding and storage). In fact, by the 1920s, due to the increasing value of industrial property, all of the wineries that once

were situated within the vicinity of downtown Los Angeles had vanished from the area with the exception of the San Antonio Winery that continues to operate at its 737 Lamar Street location.

The 1921 Sanborn maps also show that all of the residences that were extant in 1894 on the east side of North Myers Street between Aliso and East 1<sup>st</sup> Streets had been replaced with spur tracks and other facilities for the LA&SL Railroad and its customers. By this time the area consisted of businesses such as the Lounsberry & Harris Lumber Yard and the Broadway Department Store's freight storage warehouse. South of East 1<sup>st</sup> Street to Stephenson Avenue, LA&SL Railroad spur tracks led to the Ogden Packing & Provision Company at 101 South Anderson Street, the Western Reinforced Concrete Pipe Company at 1611 East 6<sup>th</sup> Street, hardware manufacturer Philip Sinegram Company at 613-615 South Utah Street, the Citizens Independent Ice & Cold Storage Company at 660-674 South Rio Street, Clark Turner Auto Piston Manufacturing at 680-688 South Rio Street, and the enormous Patten & Davies Lumber Company at South Utah, Stephenson, and South Anderson (now Myers Street). With the building boom of the 1920s, lumber companies became especially important to supporting the region's growth and appeared throughout the Los Angeles area. Equally important were the region's brick and tile-making factories, one of the largest of which was the Simons Brick Company located on Hollenbeck Avenue (now East 8<sup>th</sup> Street) at South Boyle Avenue. None of these properties remains extant.

Supporting all of this increased industrial activity, the LA&SL Railroad had, by 1921, constructed an extensive, multi-acre complex of freight houses and freight yards, locomotive and freight car repair sheds, coach paint shops, supply warehouses, and a particularly large Round House and turntable all situated along the east side of the Los Angeles River just north of East 4<sup>th</sup> Street. It appears that the LA&SL Railroad chose this portion of their landholdings to erect these vast facilities as the locus of its freight and passenger operations due to its strategic location near downtown Los Angeles. Of the LA&SL buildings erected prior to 1921 within the study area, it appears that only the sprawling freight house located at 250 North Myers Street and the large locomotive repair facility at 516 South Anderson Street remain extant.

As it would with its extensive landholdings in the southeast portion of Boyle Heights near Vernon, Union Pacific developed its properties by paving new roads, extending existing roads, and by laying spur tracks to its newly subdivided parcels. For instance, in the 1920s and 1930s, as the value of land along the Los Angeles River continued to increase, the Union Pacific Railroad (having absorbed the LA&SL Railroad in 1921) removed a majority of its maintenance facilities, warehouses, Round House, and other buildings on its property between Macy Street and Hollenbeck Avenue. Replacing these newly cleared railroad facilities were continuations of South Mission Road to Stephenson Avenue, and East 3<sup>rd</sup>, 5<sup>th</sup>, and 6<sup>th</sup> Streets to South Mission Road; the renaming of South Rio Street as South Anderson Street as it was extended to East 7<sup>th</sup> Street; the creation of Boyd and Artemus Streets; and the erection of the soaring Whittier Boulevard viaduct that crossed the area just north of Stephenson Avenue. At this time, a major

incentive for attracting businesses to this industrial district was Union Pacific's spur tracks that were interlaced among all of the area's streets and paralleled the rear sides of its subdivided parcels providing easy access to a national rail freight transportation network.

With all of this available industrial land (including the huge vacated parcel where the Patten & Davies Lumber Company had previously been located and numerous unimproved parcels near East 7<sup>th</sup> Street) dozens of industrial buildings quickly sprouted in the district. Today, the character of these industrial areas is largely a function of the development of Union Pacific's former railroad facilities in the 1920s. The elements that lend character to the properties associated with the Union Pacific development in the area include: the width of the streets, their grid-like arrangement and railroad rights-of-way, the placement of spur tracks to the rear of each parcel, the size of parcels and the corresponding footprint and height of the buildings erected, and the lack of street trees or other landscaping.

### Warehouses and Manufacturing Facilities



Plate 20. 516 South Anderson, 1917

Among the new buildings erected following the subdivision of Union Pacific's landholdings in the area were the mammoth Los Angeles Furniture Mart at 2155 East 7<sup>th</sup> Street (now used for light manufacturing), the expansive Grace Brothers Brewery complex with buildings on both sides of South Rio Street (651-685 and 658-678), the John W. Koehl Company (door and sash manufacturing) at 652-664 South Myers Street, Philip Senegram & Company (baled rag producers) at 611-625 South

Anderson Street (extant), a sugar warehouse at 571 South Anderson Street (extant), Market Wholesale Warehouse Grocery Company at 1600 East 6<sup>th</sup> Street (extant), Western Transportation Company at East 5<sup>th</sup> Street between South Anderson & South Mission Road, and West Coast Bags Inc. at 1427 East 4<sup>th</sup> Street (extant). Additional businesses included a paper company, window shade and linoleum warehouse, egg candling and butter cutting packing and cold storage, industrial chemicals manufacturing, creamer products distributing, pipe manufacturing, and others.

An important surviving representative example of a contiguous grouping of one-story industrial buildings of brick masonry construction erected in the area in the late 1920s is located at 667-687 South Clarence Street. Situated just south of the new Whittier Boulevard viaduct, building permits reveal that all of these attached buildings, which share common walls, were owned and designed by the architectural firm of Norton & Wallis with the Central Building Company serving as contractor. A key factor in the initial development of these properties was the Union Pacific Railroad's spur track that ran along the rear parcel lines of these buildings allowing for convenient freight transportation.

The 1950 Sanborn maps reveal that a furniture warehouse occupied the former Market Wholesale Grocery Company's facilities. The East 7<sup>th</sup> Street portion of the former Simons Brick Company property had become a "trailer camp" by 1950, while the southeast portion now contained the Grant Lumber Company, the California Barrel Company (box and crate manufacturers), furniture manufacturers, and telephone directory manufacturers. Between East 8<sup>th</sup> Street and East Olympic Boulevard west of South Boyle Avenue could now be found the S.A. Bruner Marble and Tile Company, the American Mineral Company (ceramic clay manufacturing), the Griffith Company (contractors yard), and small industrial operations including plastics manufacturing, machine shops, and a chemical laboratory.

Warehouses and manufacturing buildings constructed in Boyle Heights between 1913-1945 are significant for their association with the industrial development of Los Angeles. These properties represent Los Angeles as a nationally important center of industry. Furthermore, they are important sites of Los Angeles labor history.

### **Eligibility Standards**

A fair number of industrial properties erected between 1913 and 1945 are extant in the survey area. Good examples of these property types are eligible within this theme if they retain enough integrity to represent their significance architecturally. More specifically, a property is eligible within this theme if it demonstrates an association with industry, is located within the area from Macy Street (Cesar E. Chavez Avenue) to Hollenbeck Avenue (East 8th Street) west of South Clarence Street, is located along a former railroad main line or spur tracks, was constructed between 1913 and 1945, retains required character defining features, and retains required aspects of integrity. The property must have integrity of location (original railroad track orientation), design, workmanship, and feeling.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials (some original materials, particularly windows and entrances may have been altered within original openings), and association (original use may have changed).

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

### **Transportation Improvements and Industrial Growth in Boyle Heights; East 7<sup>th</sup> to East 9<sup>th</sup> Streets (now East Olympic Boulevard) west of South Boyle Avenue**

The earliest Sanborn maps available covering the industrial areas south of East 7<sup>th</sup> Street to Los Angeles' border with the City of Vernon are dated 1928. These maps show that the Union Pacific Railroad's main line in Boyle Heights ran south – parallel to the Los Angeles River – until reaching East Pico Boulevard where the tracks turned abruptly east, running down the center of the thoroughfare towards East Los Angeles. Here, near the northern border of Vernon, the Santa Fe Railroad's main line crossed the Los Angeles River from downtown Los Angeles as it paralleled the Union Pacific's East Pico Boulevard tracks only 250 yards to the south. In competing for business, the Santa Fe and Union Pacific railroads both had numerous spur tracks accessing industrial properties located throughout Vernon's central manufacturing district. In addition, the Union Pacific's San Pedro branch line ran south through the center of "Exclusively Industrial" Vernon, increasing its competitiveness with industrial customers there.<sup>42</sup>

Some of the businesses located adjacent to the Union Pacific's Los Angeles River spur tracks between East 7<sup>th</sup> and East 9<sup>th</sup> Streets (East Olympic Boulevard) in 1928 included the Market Wholesale Grocery Company storage facility at East 7<sup>th</sup> Street, the California Walnut Growers Association & Vegetable Packers facility, and the S. A. Burner Marble & Tile Company. A bit further east on a very large parcel with frontage along Hollenbeck (now East 8<sup>th</sup> Street) and South Boyle Avenues were the huge kilns and massive drying racks of the Simons Brick Company. None of these properties remain extant. In addition, there do not appear to be any resources in this area remaining from the period prior to 1945.

#### **Eligibility Standards**

A large number of industrial properties erected between 1913 and 1945 are extant in the survey area. Good examples of these property types are eligible within this theme if they retain enough integrity to represent their significance architecturally. More specifically, a property is eligible within this theme if it demonstrates an association with industry, is located within the area from East 7<sup>th</sup> to East 9<sup>th</sup> Streets (now East Olympic Boulevard) west of South Boyle Avenue, is located along a former railroad main line or spur tracks, was constructed between 1913 and 1945, retains required character defining features, and retains required aspects of integrity. The property must have integrity of location (original railroad track orientation), design, workmanship, and feeling.

<sup>42</sup> Vernon's motto "Exclusively Industrial," which it still utilizes, reaches back to the city's founding in 1905.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials (some original materials, particularly windows and entrances may have been altered within original openings), and association (original use may have changed).

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

### **Transportation Improvements and Industrial Growth in Boyle Heights; The Hostetter Industrial District – East 9<sup>th</sup> Street (now East Olympic Boulevard) south to East Pico Boulevard and west of Lorena Street**

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

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

The largest of Hostetter's Boyle Heights properties was the huge parcel of land located in the southern portion of the district known as the Hostetter Tract. Following Hostetter's death in 1924, his estate immediately advertised the availability of developable land in a newly subdivided tract christened the Hostetter Industrial District that would be "one of the great industrial and residential construction projects of the West," and that was "surprisingly close in only 25 average city blocks from 9<sup>th</sup> and Broadway."<sup>43</sup> Advertisements boasted that the property was "the actual gateway to all the vast industrial district of the East Side, and the 'Hub of East Los Angeles.'"<sup>44</sup>

One of the first important businesses to establish itself in the new Hostetter Industrial District was the Sears Roebuck Company in 1927, which planned for its newly purchased

<sup>43</sup> *Los Angeles Times*, "Display Ad 105 – No Title," May 11, 1924, p.D4.

<sup>44</sup> *Ibid.*

8½-acre site a mail-order house and retail store of immense proportions and impressive height. Sears' 12-story Art Deco style building, when completed in 1928, became a beacon for industrial businesses seeking East Side locations, leading to the rapid improvement of the Hostetter Industrial District's subdivided parcels despite the dawning of the Great Depression. In emphasizing the significance of the Hostetter Industrial District as an industrial location, a 1931 *Los Angeles Times* article announcing the construction of the Crown Willamette Paper Company's west coast factory stated "...the Hostetter district was chosen as the location for the new plant because of its convenience for distribution to the citrus and deciduous growers and its easy accessibility to the downtown wholesale district."<sup>45</sup>

Initially, the Frank Meline Company was put in charge of promoting, selling, and developing the district's parcels, but, by 1928, that task had been passed to the Austin Securities Company of Los Angeles. The Austin Company's advertisements bragged that the Hostetter Industrial District was the "most modern industrial area in the Southwest...with extensive new improvements [including] heavy duty streets, spur tracks, sewers, storm drains, and all utilities," concluding "The Hostetter Industrial District is the closest-in unrestricted industrial area in Los Angeles."<sup>46</sup> Building permits and newspaper articles of the period also show that the Austin Company was responsible for designing and constructing most of the industrial buildings erected in the district, including Liquid Carbonic Corporation, the Dry Ice Corporation of America, the Gillespie Furniture Company plant, the Crown Willamette Paper Company, and the United States Envelope Company. Prior to taking on the development of the Hostetter district, the Austin Company had already designed and built factory buildings in other industrial areas such as the nearby Union Pacific industrial tract where they had constructed the enormous Cadwallader-Gibson Lumber Company's new door manufacturing facility in 1925.

Sanborn maps from 1928 depict only the then-completed first phase of the Sears Roebuck facility; no other buildings of note within the Hostetter Industrial District had yet been built. However, building permits and other sources confirm that between 1928 and the years leading up to World War II virtually all of the Hostetter Industrial District's parcels were improved with factories, warehouses, and freight yards. Today (2008) the area largely reflects this period of development.

Between 1928 and 1950, according to Sanborn maps, the industrial areas just outside of the Hostetter Industrial District between the Los Angeles River and the City of Vernon contained a variety of industrial businesses, including stockyards (a major industry in adjacent Vernon), the Standard Brick Company, Musto-Keenan Company (marble and tile finishers), the Kennedy Minerals Company (crushed rock), the Los Angeles Paper Box factory, and the Sherwin

---

<sup>45</sup> *Los Angeles Times*, "New Paper Plant Planned: Crown Willamette Company to Start Construction on \$300,000 Factory This Week," July 28, 1931. pp.A1-A2.

<sup>46</sup> *Los Angeles Times*, "Display Ad 23 – No Title," April 27, 1930. p. 18.

Williams Paint Company plant and warehouse. Oil-related businesses were also located in this area, including the Empire Oil & Supply Company (later the East-West Refining Company) and the Peerless Gasoline Company. After 1928, along the newly established East Washington Boulevard corridor south of East Pico Boulevard, a cotton warehouse, a mill supply warehouse, the Paul G. Wagner Company's metal fabrication plant, the huge Harbor Box & Lumber Company, a scrap storage and shipping facility, and the U.S. Spring & Bumper Company were constructed.

Industrial buildings constructed in Boyle Heights between 1913-1945 are significant for their association with the industrial development of Los Angeles. These properties represent Los Angeles as a nationally important center of industry. Furthermore, they are important sites of Los Angeles labor history.

### **Eligibility Standards**

A large number of industrial properties erected between 1913 and 1945 are extant in the survey area. Good examples of these property types are eligible within this theme if they retain enough integrity to represent their significance architecturally. More specifically, a property is eligible within this theme if it demonstrates an association with industry, is located within the area from East 9<sup>th</sup> Street (now East Olympic Boulevard) south to East Pico Boulevard and west of Lorena Street (the Hostetter Industrial district), is located along a former railroad main line or spur tracks, was constructed between 1913 and 1945, retains required character defining features, and retains required aspects of integrity. The property must have integrity of location (original railroad track orientation), design, workmanship, and feeling.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials (some original materials, particularly windows and entrances may have been altered within original openings), and association (original use may have changed).

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

### **Transportation Improvements and Industrial Growth in Boyle Heights; Mines Avenue (now East Olympic Boulevard) south to the Los Angeles City Limits east of Downey Road (now Grande Vista Avenue) and west of Esperanza Street**

In contrast with the development history of the Hostetter Industrial District, the large area located approximately from Downey Road (now Grande Vista Avenue) east to Esperanza Street, and south of East Olympic Boulevard to the city limits – was more generally typical of Boyle Heights in its haphazard growth. Sanborn maps and building permits confirm that this area was

subdivided early in the 20<sup>th</sup> century into small parcels that were improved almost exclusively (though sporadically) with modest one-story dwellings by 1928. The only exceptions were a Los Angeles Gas and Electric Corporation substation (1636 Velasco Street), an oil well tool manufacturer (3463 Alostia Street), a metal stamping business (Velasco at East 24<sup>th</sup> Street), and a machine shop (Alostia at Esperanza). Due to the wide scattering of dwellings in this area and the small 150 x 100 foot parcel size, large manufacturing and warehouse operations generally did not choose to locate here, choosing instead to locate in the adjacent Hostetter industrial district. As a result, by 1950, the area had evolved into a mixture of small enterprises (machine shops, auto seat upholsterers, welders, electric plating shops, pallet manufacturers, and tool & die shops) and intermittent clusters of modest residential relics erected prior to the 1930s. Except for a Quonset hut there do not appear to be properties located in this area that meet eligibility requirements as industrial resources, primarily due to a lack of physical integrity. However, the residential relics located here are discussed in the residential context above.

Industrial buildings constructed in Boyle Heights between 1913-1945 are significant for their association with the industrial development of Los Angeles. These properties represent Los Angeles as a nationally important center of industry. Furthermore, they are important sites of Los Angeles labor history.

### **Eligibility Standards**

Although a large number of industrial properties are located within the survey area erected between 1913 and 1945 there are very few good examples due to compromised physical integrity. It appears that only one example of the Quonset hut property type is eligible within this theme since it retains enough integrity to represent its architectural significance. More specifically, it demonstrates an association with industry, is located within the area from Mines Avenue (now East Olympic Boulevard) south to the Los Angeles City Limits east of Downey Road (now Grande Vista Avenue) and west of Esperanza Street, is located along a former railroad main line or spur tracks, was constructed between 1913 and 1945, retains required character defining features, and retains required aspects of integrity. The property must have integrity of location (original railroad track orientation), design, workmanship, and feeling.

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

**Transportation Improvements and Industrial Growth in Boyle Heights; Union Pacific Industrial Tract – Mines Avenue (now East Olympic Boulevard) south to the Los Angeles City Limits east of Esperanza Street and west of South Indiana Street**



Plate 21. 2845-2945 East 12<sup>th</sup> Street, 1931

As with most railroad companies in the western United States at that time, the Union Pacific Railroad was a major landowner, particularly of property adjacent to its network of tracks. In this part of Boyle Heights, following the railroad company mergers noted earlier, the Union Pacific held title to a vast unimproved area situated east of Esperanza Street south of Mines Avenue (now Olympic Boulevard) to the city limits at Vernon and east to Indiana Street (the city's eastern border). Centering the tract was the east-west Union Pacific Avenue. With the sole exception of a residential tract that it did not own in the northeast corner of the area (north of Union Pacific Avenue, east of Los Palos Street), Union Pacific's entire landholding was subdivided into large parcels exclusively for industrial uses by the early 1920s. With finished roads, sewers, and spur tracks running north-south at the rear of each of its parcels, Union Pacific's industrial tract was ready to accommodate industrial enterprises of almost any size and type. In fact, the Union Pacific had other large industrial tracts that it developed in similar fashion, the nearest of which was located further east in what is now the City of Commerce. Also called the "Union Pacific Industrial Tract" by the company in newspaper advertisements of the early 1920s, this large tract was marketed in the same way as Union Pacific's Boyle Heights properties.<sup>47</sup>

Unlike the Hostetter Industrial District to the west, which did not see its first major construction until 1928 with the construction of the Sears building, Sanborn maps and building permits reveal that Union Pacific's industrial tract already was home to a number of large industrial enterprises by that time. These included the still extant Cadwallader-Gibson Company (hardwood materials manufacturer) that took up the entire block of Mirasol Street between Mines and Union Pacific Avenues; the extant Poultrymens Cooperative Milling Association (equally large, located just south of the Cadwallader plant); the Angelus Furniture Manufacturing Company at 3650 Mines Avenue (extant); the extant Simmons Company (bed and springs warehouse), extant; and the O'Keefe & Merritt Company (stove and heater manufacturing) at 3700 Mines Avenue (extant).

By 1950, the majority of Union Pacific's industrial tract properties had been improved. In addition to the companies identified above, the tract contained the General Cable Corporation (manufacturer of rolling copper cable) at 3600 East Olympic Boulevard (extant), a greatly expanded O'Keefe & Merritt facility that extended from Olympic Boulevard to Union Pacific

<sup>47</sup> *Los Angeles Times*, "Display Ad 238 – Union Pacific Industrial Tract," May 21, 1922. p.V6.

Avenue between Calzona and Los Palos Streets (extant), the huge Continental Can Company that occupied the entire block from Union Pacific Avenue to Noakes Street at 3820 Union Pacific Avenue (extant), the Quaker Oats Company finished feed warehouse at 1442-1456 Calada Street (extant) with its towering concrete grain silos, and the Freedom Valvoline Oil Company at 3600 Union Pacific Avenue.

Industrial buildings constructed in Boyle Heights between 1913-1945 are significant for their association with the industrial development of Los Angeles. These properties represent Los Angeles as a nationally important center of industry. Furthermore, they are important sites of Los Angeles labor history.

### **Eligibility Standards**

A large number of industrial properties erected between 1913 and 1945 are extant in the survey area. Good examples of these property types are eligible within this theme if they retain enough integrity to represent their significance architecturally. More specifically, a property is eligible within this theme if it demonstrates an association with industry, is located within the area from Mines Avenue (now East Olympic Boulevard) south to the Los Angeles City Limits east of Esperanza Street and west of South Indiana Street, is located along a former railroad main line or spur tracks, was constructed between 1913 and 1945, retains required character defining features, and retains required aspects of integrity. The property must have integrity of location (original railroad track orientation), design, workmanship, and feeling.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials (some original materials, particularly windows and entrances may have been altered within original openings), and association (original use may have changed).

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

### **Transportation Improvements and Industrial Growth in Boyle Heights; City Industrial Tract – Valley Boulevard/Alhambra Avenue Industrial Corridor**

Similar to the evolution of Boyle Heights' industrial areas located in the vicinity of the LA&SL/Union Pacific's railroad lines near the Los Angeles River, the industrial development of the Valley Boulevard/Alameda Avenue corridor is intimately tied to the route of the Southern Pacific's railroad tracks. Since the 1870s, the Southern Pacific's main line from Los Angeles had traveled east through Alhambra on its way toward Yuma, Arizona. Prior to the 1920s, however, much of the acreage east of Lincoln Park to the city limits was undeveloped agricultural land. One of the prime catalysts that would lead to the area's rapid industrial

development in the 1920s was the city's decision in early 1923 to construct five new viaducts across the Los Angeles River from downtown to Boyle Heights, in order to support and encourage the growth of the city's east side. Taking rapid advantage of the city-financed infrastructure, a consortium of 17 leading citizens who had recently purchased 200 acres just east of Lincoln Park on the Southern Pacific's main line christened their property the City Industrial Tract.<sup>48</sup> Included in this group were former Treasurer of the United States W.G. McAdoo; John B. Miller, president of Southern California Edison Company; Henry S. McKee and R.I. Rogers, both vice presidents of Merchants National Bank; attorney W.G. Van Pelt; and Irvin H. Hellman, vice president of Hellman Bank. By September of 1923, newspaper articles announced that the development of City Industrial Tract would be entrusted to the Walter H. Leimert Company – the same company that would, five years later, bring forth the pioneering Leimert Park residential tract west of downtown Los Angeles.

Display advertisements of the time boasted of the tract's location "...within rifle shot of Los Angeles' new administrative center – in the preferred switching zone of Los Angeles – on 5 cent car lines – reached by broad boulevarded [sic] streets like Macy, Mission Road, and Ocean-to-Ocean Highway – on the main line of the Southern Pacific Railroad – in the heart of the best labor district in Los Angeles, City Industrial Tract offers absolutely matchless manufacturing facilities."<sup>49</sup> The ad continued, "City Industrial Tract has all you require – miles of industrial track already laid, water, gas and electric mains and paved streets included in purchase price."<sup>50</sup> With the laying of spur tracks to virtually every site throughout the tract, the Southern Pacific Railroad ensured a monopoly of freight business from the factories and warehouses springing up through the remainder of the decade and into the war years.

One of the first companies to invest in the City Industrial Tract was the Worth Worsted Mills (yarn spinners and dyers) that built the first of three (still extant) units of an extensive plant at 4370 Worth Street just east of North Indiana Street in 1923. Next door at 4366 Worth Street, a silk winding and dyeing factory was erected in 1928 that also remains extant. With the construction of the massive 8¾-acre Los Angeles Cotton Mills facility (demolished) on Worth Street circa 1925, a de facto "textile center" had been established in the area by the late-1920s. Another industrial business that appeared on Worth Street during this period was the Roscoe Moss Company, a manufacturer of water well casings that constructed its first building at 4360 Worth Street in 1925. Remarkably, the Roscoe Moss Company continues to occupy its original property over 80 years later.

Other industrial enterprises that appeared in the tract in its first few years of development included the Los Angeles Valve and Fitting Company, the Technical Glass Company, the

<sup>48</sup> *Los Angeles Times*, "New Industrial Tract on East Side Opened," September 9, 1923. Page V11.

<sup>49</sup> *Los Angeles Times*, "Display Ad 63 – No Title," September 6, 1923. Page I11.

<sup>50</sup> *Ibid.*

Western Reinforced Concrete Pipe Company, the Califelt Insulation Manufacturing Company, Mandell & Mandell (a furniture manufacturer), the General Bedding Company, the Sealy Mattress Company, the Angelus Silver Company (cutlery), Eastside Clay Products Company, and the Bruce Lumber Company. None of these properties remain extant.

As the development of the City Industrial Tract's parcels continued east toward the city of Alhambra, both sides of Valley Boulevard and Alhambra Avenue saw the construction of industrial buildings from the 1920s through the 1950s. Sanborn maps and building permits reveal that the buildings erected on Alhambra Avenue tended to be primarily one- and two-story in height and erected on modest sized lots, in contrast with the more extensive industrial buildings constructed on much larger parcels adjacent to Valley Boulevard. Also, in comparison with the styles of industrial buildings erected in the Hostetter Industrial District by the Austin Company of California and others, the Alhambra Avenue buildings tended toward brick masonry utilitarian designs with a smattering of Moderne style buildings.

There are many good examples of industrial properties in the survey area constructed between 1913 and 1934 with enough historical significance and architectural integrity to be eligible as an individual historic resource or as contributors to a potential historic district. Three adjacent factory-warehouses located along Worth Street that remain extant and are identified as resources are 4360, 4366, and 4370 Worth Street. Further east, situated primarily on the south side of Alhambra Avenue are numerous one-story manufacturing facilities including those at 5344, 5380, and 5454 Alhambra Avenue.

Industrial buildings constructed in Boyle Heights between 1913-1945 are significant for their association with the industrial development of Los Angeles. These properties represent Los Angeles as a nationally important center of industry. Furthermore, they are important sites of Los Angeles labor history.

### **Eligibility Standards**

A large number of industrial properties erected between 1913 and 1945 are extant in the survey area. Good examples of these property types are eligible within this theme if they retain enough integrity to represent their significance architecturally. More specifically, a property is eligible within this theme if it demonstrates an association with industry, is located within the boundaries of the City Industrial Tract, is located along a former railroad main line or spur tracks, was constructed between 1913 and 1945, retains required character defining features, and retains required aspects of integrity. The property must have integrity of location (original railroad track orientation), design, workmanship, and feeling.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials (some original materials, particularly windows and entrances may have been altered within original openings), and association (original use may have changed).

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

### **Eligibility Criteria**

Properties would be eligible under this theme for their architectural merit and historical associations if they are associated with the period of significance, are notable and intact examples of their type, or style, or method of construction, and fall within the boundaries of their respective sub-theme. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion A and C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

### **Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945**

Among the numerous industrial buildings erected in Boyle Heights during the 20<sup>th</sup> century, several examples continue to stand out for their architectural quality and high level of physical integrity. Perhaps the most distinctive of these is the Sears mail order/retail facility with its 12-story tower. Built on the western edge of the emerging Hostetter Industrial District, the Sears facility served for many years as a beacon for drawing retail customers from downtown Los Angeles on the opposite side of the river. Instead of erecting a more utilitarian building for its first west coast facility, Sears chose a popular contemporary architectural style most closely associated with New York City's soaring skyscrapers of the late 1920s – the Art Deco. With the prominent Chicago architectural firm of George C. Nimmons & Company as the building's designer, Sears' choice of Art Deco for its Boyle Heights plant was a conscious statement of

modernity that would influence the high quality of design of buildings erected in the Hostetter Industrial District in the coming years. Its presence also signified corporate America's embrace of the southwest portion of Boyle Heights as a prestigious new location for factories and warehouses that would be erected from the late 1920s through the 1930s.

Many of the factories and warehouses erected in the Hostetter Industrial District were designed with distinctive facades reflecting the Art Deco, Streamline Moderne, Mediterranean Revival, and Late Moderne architectural styles. Choosing stylistic distinctiveness over a merely utilitarian approach was rather unusual in American industrial architecture, where function generally dictated exterior design. For other Boyle Heights property owners, however, a merely utilitarian industrial building was quite sufficient for their needs and there exists a plethora of such buildings scattered throughout the area.

Within the Hostetter Industrial District, an excellent example of Spanish Colonial Revival design is the Crown Willamette Paper Company factory with its ornate Spanish Churrigueresque-style corner office located at 2945 East 12<sup>th</sup> Street. A 1931 *Los Angeles Times* piece noted that the building's "main entrance will be of an attractive Spanish design. Both street frontages will be of buff-colored face brick, while a common brick of the same color will be used in other walls to maintain the light color scheme."<sup>51</sup> This high level of architectural quality was seen in many other industrial buildings constructed in the tract, particularly those engineered and built by The Austin Company of California.

Architecturally distinctive examples of industrial properties within the survey area dating from 1913-1945 are significant for their association with the architectural styles and culture from the first half of the 20<sup>th</sup> century. They represent the influence of architectural culture on the architects, designers, and builders working in the survey area between 1913 and 1945. Furthermore, the architecture of the individual buildings represents the identity of the business and the image that business wanted to represent to the public.

### **Eligibility Standards**

Good representative examples within the survey area are eligible within this theme if they retain enough integrity to represent their style architecturally. More specifically, a property is eligible within this theme if it is an architecturally distinctive example of one of these styles: Utilitarian Industrial (concrete), Utilitarian Industrial (brick masonry), Utilitarian Industrial (corrugated metal), Mediterranean Revival, Colonial Revival, Art Deco, Streamline Moderne, Nautical Moderne, or Moderne; historically used for industrial purposes; constructed between 1913 and 1945; and retains key character defining features

---

<sup>51</sup> *Los Angeles Times*, "New Paper Plant Planned: Crown Willamette Company to Start Construction on \$300,000 Factory This Week," July 28, 1931. pp.A1-A2.

of the respective style; and required aspects of integrity. The property must have integrity of location (original street orientation), design (original window openings, entrances, and cladding), materials, workmanship, and feeling. However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed) and association (original use may have changed).

Examples of these styles that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit.

### **Master Architects Associated with the Industrial Architecture of Boyle Heights**

Several renowned local architects were responsible for designing important industrial buildings in Boyle Heights. These included the master of the Nautical Moderne architectural style, Robert V. Derrah, who designed three designated landmarks in Los Angeles – the Coca Cola Bottling plant (1334 South Central Avenue; 1936-37) the Crossroads of the World (6671 Sunset Boulevard; 1936), and one of the Southern Counties Gas Company buildings (820 South Flower Street; 1939-40) – and who was the architect of record for the Nesbit Fruit Products factory/warehouse at 2946 East 11<sup>th</sup> Street designed in the same style in 1938.

Prolific architect Henry L. (Hank) Gogerty best known for designing the Grand Central Air Terminal in Glendale (1310 Air Way; 1928), was the architect of the distinctive 1937 Art Deco/Moderne style warehouse building at 238 South Mission Road. Among many important Los Angeles buildings that he designed prior to World War II are the Art Deco style Eastern Columbia Building (849 S. Broadway), the Moderne style buildings of the MGM Studios (at Washington Boulevard and Overland Avenue), and the PWA Moderne style Hollywood branch of the U.S. Post Office (1615 Wilcox Avenue).

Respected architects whose practices were based outside of Southern California designed two of Boyle Heights' most distinctive industrial buildings. As noted above, the Chicago firm of George C. Nimmons & Company was responsible for designing the Art Deco style Sears building at 2650 East Olympic Boulevard in 1927, and the San Francisco architectural firm of Francisco and Jacobus designed Los Angeles Can Corporation's enormous factory, also in the Art Deco style, at 3820 Union Pacific Avenue in 1928.

Buildings identified in the study area that were designed by master architects include 2946 East 11<sup>th</sup> Street (Robert V. Derrah), 238 South Mission Road (Henry L. (Hank) Gogerty), 2650 East Olympic Boulevard (George C. Nimmons & Co.), and 3820 Union Pacific Avenue (Francisco and Jacobus).

Industrial buildings designed by architects within the survey area dating from 1913-1945 are significant for their association with the architectural styles and culture from the first half of the 20<sup>th</sup> century. The architecture of the individual buildings represents the identity of the business and the image that business wanted to represent to the public.

### Eligibility Standards

Good representative examples within the survey area are eligible within this theme if they retain enough integrity to represent the work of a master architect. More specifically, a property is eligible within this theme if it is an architecturally distinctive example designed by a master architect; historically used for industrial purposes; constructed between 1913 and 1945; and retains key character defining features of the respective style and type; and required aspects of integrity. The property must have integrity of location (original street orientation), design (original window openings, entrances, and cladding), materials, workmanship, and feeling. However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed) and association (original use may have changed).

Examples of these styles that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit.

### Industrial Builder in Boyle Heights: The Austin Company



Plate 22. 2650 East Olympic Boulevard, 1927

In late February 1921, W.J. Austin, head of the Austin Company of Cleveland, Ohio – one of America’s largest construction firms specializing in industrial plants – met with reporters following the completion of a 10-day swing through Los Angeles. Austin was in the city to oversee the transfer of his company’s west coast headquarters from San Francisco to Los Angeles on account of what he recognized as Southern California’s “remarkable industrial expansion.”<sup>52</sup> One month earlier, the Austin Company’s Pacific Coast manager, John Harnish, told the

*Los Angeles Times* “that there are more industrial buildings at present being planned and in immediate prospect in Southern California, than in all the rest of the western territory combined; among them being not less than twenty local factory units on which the Austin Company is actively figuring for the contract, while there are fully 100 tentative building propositions awaiting the stabilizing of contracts to invite plans and construction estimates. With this preponderance of factory construction in Los Angeles and its immediately contiguous districts,

<sup>52</sup> *Los Angeles Times*, “Austin Company Head Tells Why: Factory Builder Moves Headquarters to This City,” February 27, 1921. p. V4.

this city is the logical location for the company.”<sup>53</sup> A few months later, the *L.A. Times* spoke with Harnish again, summarizing his comments regarding the region’s industrial advantages: “Greater efficiency of labor in Los Angeles is the leading factor behind the fact that industrial building is cheaper here than at any other point in the country. Brick in the wall here costs only 60 percent of the average cost throughout the country, says Mr. Harnish, and it is entirely within the truth to say that the average saving in building costs here is not less than 20 percent.”<sup>54</sup>

The Austin Company, as a national engineering and construction firm committed exclusively to large industrial buildings and manufacturing plants, had built its reputation upon the development of “a standardized system of factory construction embracing steel, concrete and brick, with special emphasis on lighting, hygiene, and efficiency for minimizing costs and perfecting products.”<sup>55</sup> This standardized approach was marketed by the company as the “Austin Method” in advertisements for its services.<sup>56</sup> Ads boasted, “It costs no more to build the highest type of industrial or commercial building evolved through years of experience. The Austin Company of California offers a complete engineering and building service embodying the most modern ideas and conforming architecturally and otherwise to local requirements, and above all fully meeting the owner’s needs.”<sup>57</sup>

As a result of its reputation in the field, the Austin Company of California (the name of the company’s west coast operation) was commissioned to design and construct dozens of warehouses and factories throughout the Los Angeles region during the 1920s and 1930s, including in Boyle Heights.<sup>58</sup> The company took over the development of the Hostetter Industrial District from the Frank Meline Company in 1928 and, as building permits show, was the engineer/contractor for the majority of factories and warehouses erected in the tract prior to World War II. The Austin Company employed engineers and designers who produced buildings that reflected the latest stylistic trends. Within the Hostetter Industrial District, examples of attractive, high quality factory buildings designed and built by the company included Spanish Colonial Revival (Crown Willamette Paper Company at 2945 East 12<sup>th</sup> Street, architect Hugo Eckert), Streamline Moderne (2905 East 11<sup>th</sup> Street, 3071 East 12<sup>th</sup> Street by engineer R.E. Ward), and Moderne (2801 East 12<sup>th</sup> Street by architect R.E. Ward, United States Envelope Company at 2828 East 12<sup>th</sup> Street).

<sup>53</sup> *Los Angeles Times*, “Finds Los Angeles Best For Factory Building,” January 23, 1921. p. VI.

<sup>54</sup> *Los Angeles Times*, “Industrial Buildings In Big Lead,” July 17, 1921. p. V5.

<sup>55</sup> *Los Angeles Times*, “Austin Company Head Tells Why: Factory Builder Moves Headquarters to This City,” February 27, 1921. p. V4.

<sup>56</sup> *Los Angeles Times*, “Display Ad 47 – No Title,” January 1, 1924. p. 28.

<sup>57</sup> *Ibid.*

<sup>58</sup> *Los Angeles Times* articles of the period note that the Austin Company was responsible for numerous industrial buildings in the Santa Fe corridor just east of downtown Los Angeles, along Central Avenue, and on East 60<sup>th</sup> Street in the Goodyear Park tract near the border of Commerce south of downtown.

In 1925, the firm announced the formation of the Austin Securities Company, which was to be the financial arm of the Austin Company of California “with the special object in view of assisting production by permitting builders of new factories to concentrate their capital on equipment and payrolls while paying for the factories from earnings over a period of years.”<sup>59</sup> Under the slogan “Build a Modern Plant and Pay Like Rent,” the securities arm of the company offered its financial services in the Hostetter Industrial District through the most difficult years of the Great Depression helping to make possible the continued economic growth of the Los Angeles region. Buildings identified in the study area that were built by the Austin Company include 2945 East 12<sup>th</sup> Street, 2905 East 11<sup>th</sup> Street, 3071 East 12<sup>th</sup> Street, 2801 East 12<sup>th</sup> Street and 2828 East 12<sup>th</sup> Street.

Industrial buildings designed by architects within the survey area dating from 1913-1945 are significant for their association with the architectural styles and culture from the first half of the 20<sup>th</sup> century. The architecture of the individual buildings represents the identity of the business and the image that business wanted to represent to the public.

### **Eligibility Standards**

Good representative examples within the survey area are eligible within this theme if they retain enough integrity to represent the work of the Austin Company. More specifically, a property is eligible within this theme if it is an architecturally distinctive example of a building constructed by the Austin Company; historically used for industrial purposes; constructed between 1913 and 1945; and retains key character defining features of the respective style and type; and required aspects of integrity. The property must have integrity of location (original street orientation), design (original window openings, entrances, and cladding), materials, workmanship, and feeling. However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed) and association (original use may have changed).

Examples of these styles that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit.

### **Architects, Engineers, and Builders of Industrial Properties in Boyle Heights 1913-1945; Ted R. Cooper Company; Edwin F. Rudolph; S. Tilden Norton; Central Building Company**

Building permits, newspaper articles, and other sources reveal that, in addition to the Austin Company of California, there was a wide assortment of accomplished engineers and contractors – although not nearly as many identified architects – responsible for industrial

<sup>59</sup> *Los Angeles Times*, “Financiers to Aid Factories,” July 5, 1925. p. G6.

buildings in Boyle Heights. These include the Ted R. Cooper Company, a local contractor, that erected an industrial buildings at 3001 East 12<sup>th</sup> Street (Moderne style); and the Central Building Company, with its in-house engineer Edwin F. Rudolph, that designed and erected the buildings at 3101 East 12<sup>th</sup> Street (Streamline Moderne) and 2736 East 12<sup>th</sup> Street (Moderne), and, utilizing the architectural firm of Norton and Wallis,<sup>60</sup> the four attached buildings at 667-687 South Clarence Street (utilitarian industrial). Evidence suggests that the Central Building Company was a notable builder with projects located throughout Los Angeles, including several buildings located in the Hostetter Industrial District. Buildings identified in the study area that were built by the Ted R. Cooper Company, Edwin F. Rudolph, S. Tilden Norton, or Central Building Company include 3001 East 12<sup>th</sup> Street, 3101 East 12<sup>th</sup> Street, 2736 East 12<sup>th</sup> Street and 667-687 South Clarence Street.

Industrial buildings constructed by industrial building contractors within the survey area dating from 1913-1945 are significant for their association with industrial building specialists who crafted a set of design and construction principles for industrial buildings.

### **Eligibility Standards for Industrial Buildings Built by Identified Architects, Engineers, or Contractors**

Good representative examples within the survey area are eligible within this theme if they retain enough integrity to represent the work of the Ted R. Cooper Company, Edwin F. Rudolph, S. Tilden Norton, or the Central Building Company. More specifically, a property is eligible within this theme if it is an architecturally distinctive example of a building constructed by the Ted R. Cooper Company, Edwin F. Rudolph, S. Tilden Norton, or Central Building Company; historically used for industrial purposes; constructed between 1913 and 1945; and retains key character defining features of the respective style and type; and required aspects of integrity. The property must have integrity of location (original street orientation), design (original window openings, entrances, and cladding), materials, workmanship, and feeling. However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed) and association (original use may have changed).

<sup>60</sup> *Architectural historians David Gebhard and Robert Winter include in their "Architectural Guidebook To Los Angeles" five notable buildings that S. Tilden Norton, while a partner at Norton & Wallis, was primarily responsible for designing in the 1920s. These include the Greek Theater in Los Feliz (Vermont Canyon Rd.), the Art Deco style Shane Building (now Hollywood Center, 6652-6654 Hollywood Blvd.), the exotic Temple Sinai East (now Korean Royal Church, 407 S. New Hampshire Ave.), the Art Deco William Fox Building (608 S. Hill St.), and the remarkable Byzantine-inspired Wilshire Boulevard Temple (3605 Wilshire Blvd.). As a result, it appears that S. Tilden Norton would be considered a master architect for his work during the 1920s in Los Angeles.*

Examples of these styles that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit.

### **Eligibility Criteria**

Properties would be eligible under this theme for their architectural merit and historical associations if they are associated with the period of significance, are notable and intact examples of their type, or style, or method of construction, and fall within the boundaries of their respective sub-theme. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion A and C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

## **Context: Government and Private Institutional Development, 1913-1945, Social Institutions and Movements**

### **Theme: Religion and Spirituality**

Because of its diverse population, many religious and spiritual institutions were represented in Boyle. When Boyle Heights was predominately Jewish between the turn of the century and the 1960s, there were over 25 synagogues spread out over the area. The largest and only existing synagogue is the Talmud Torah, also known as the Breed Street Shul.<sup>61</sup> The Breed Street Shul was the center of Orthodox Judaism in Boyle Heights. African-American religious life in Boyle Heights, however, was distinctly centered at two houses of worship: the Mount Carmel Missionary Baptist Church, and the Second Baptist African Church at 2932 Pennsylvania Avenue. Japanese-Americans in Boyle Heights lived primarily near First Street and Soto Avenue where they established a variety of religious and spiritual institutions including Christian, Buddhist, and Shinto places of worship. Other religious institutions and houses of worship in Boyle Heights including the Russian Molokan churches and other Catholic and Protestant Christian churches.

<sup>61</sup> *Synagogue: Symbol of the Past in Boyle Heights. Los Angeles Times October 18, 1984.*

Religious and spiritual institutions located within the survey area dating from 1913-1945 are significant for their association with the cultural and religious history of Boyle Heights. The diversity of religious and spiritual spaces within Boyle Heights represents the heterogeneous population of the area. Also, these spaces functioned as centers of community within the individual ethnic groupings.

### **Eligibility Standards**

Few buildings associated with this theme are extant in the survey area. Any example of this building type is eligible within this theme if they retain enough integrity to represent their significance architecturally. More specifically, a property is eligible within this theme if it demonstrates significant historical associations to a religious or spiritual movement in Boyle Heights between 1914 and 1945, and retains required character defining features and required aspects of integrity. The property must have integrity of location (original street orientation), design, workmanship, and feeling. However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials, and association (original use may have changed).

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

### **Eligibility Criteria**

Properties would be eligible under this theme for their architectural merit and historical associations if they are associated with the period of significance, are notable and intact examples of their type, or style, or method of construction, and are associated with a religious or spiritual movement. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion A and C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

## Theme: Social Clubs and Public Service Organizations



Plate 23. 2330 Cesar Chavez Avenue, 1913

Meeting houses, halls, lodges, and clubhouses were an important part of the history of Boyle Heights. Social clubs in Boyle Heights were mostly constructed during the 1920s by Jewish-Americans, and served as a meeting place for social interaction or for political activism. Existing clubs include the two-story mixed-use Co-Operative Consumers League building designed by Gregory R. Evans, located at 2706 Cesar Chavez Avenue; the two-story Rosen Block and Lodge constructed for owner John Rosen, located at 2330 Cesar Chavez Avenue; the two-story Hollenbeck Masonic Hall Lodge constructed in 1922 and designed by architects A. W. Rangel and John C. Smith and built by May and Grimwood contractors, located at 2124 1<sup>st</sup> Street; and the two-story building located 2203 1<sup>st</sup> Street was originally a social “lodge” and bath, and it appears to have an existing Mikveh (Ritual Bath), which was a ceremonial bath used as a cleaning ritual before marriage.

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

### Eligibility Standards

Few buildings associated with this theme are extant in the survey area. Any example of this building type is eligible within this theme if they retain enough integrity to represent their significance architecturally. More specifically, a property is eligible within this context if it demonstrates significant historical associations to a social club or public service organization, was constructed between 1913 and 1945, and retains required character defining features and required aspects of integrity. The property must have integrity of location (original street orientation), design, workmanship, and feeling. However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials, and association (original use may have changed).

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

## Eligibility Criteria

Properties would be eligible under this theme for their architectural merit and historical associations if they are associated with the period of significance, are notable and intact examples of their type, or style, or method of construction, and are associated with a meeting house, hall, lodge, or clubhouse. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion A and C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

## Public and Private Health & Medicine



Plate 24. 101 Fickett Street, 1930

Additional land for expanding Los Angeles County Hospital was purchased in 1915. Together the newly purchased parcels extended east of Wood Avenue to State Street between Griffin Avenue and Marengo. A five-story (extant) Service Building located to the rear (east) of the Administration Building was erected in 1917 of concrete and brick masonry construction and originally contained dining rooms and kitchens for convalescent patients and hospital employees.<sup>62</sup>

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

<sup>62</sup> *Los Angeles Times*, "New County Institution to Surpass New York's Great Bellevue in Size," January 21, 1917, p. III.

of which the key principals were Edwin Bergstrom, Myron Hunt, William Richards, Pierpont Davis, and Sumner P. Hunt. Via condemnation, four blocks of land were purchased on the hill to the east of the proposed hospital location, stretching from State Street to Britannia Street between Marengo Street and Griffin Avenue (now Zonal Avenue). The new hospital, originally planned to cost about \$5,000,000, would actually cost nearly \$13,000,000 when completed in 1933, partly resulting from the necessity of more patient beds as the population continued to boom.

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

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

In 1924, Sei Fujii, a Japanese-American lawyer, planned to construct a hospital in Boyle Heights for Japanese and Japanese-Americans to receive medical care. Los Angeles hospitals often discriminated against minority patients and therefore there was a need for a hospital to treat the ethnic Japanese living in Los Angeles. It appears that because the hospital was at least partially owned by Japanese nationals, the project was halted by the state of California because of the California Alien Land Act of 1913, which disallowed Japanese the right to own property in California. Ultimately, the hospital won a California Supreme Court ruling that allowed construction. Fujii continued his fight against discriminatory land laws and in April 1952, *Fujii v. The State of California* overturned the California Alien Land Act of 1913 as a violation of the

14<sup>th</sup> Amendment. The Los Angeles Japanese Hospital was finished in 1930, located at 101 Fickett Street.

Hospitals constructed between 1913 and 1945 within the survey area are significant for their association with the growth of the health industry in Los Angeles. Furthermore, hospitals in Boyle Heights were constructed by specific ethnicities that might not have been able to receive health care at other city hospitals, represents the growth of Boyle Heights as a diverse and multicultural neighborhood.

### **Eligibility Standards**

There are only a handful of buildings associated with this theme that are extant in the survey area. Any example of this building type is eligible within this theme if it retains enough integrity to represent its significance architecturally. More specifically, a property is eligible within this sub-context if it is associated with public or private health and medicine; was constructed between 1913 and 1945, and retains required character defining features and required aspects of integrity: location, setting, design, materials, workmanship, association, and feeling.

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

### **Eligibility Criteria**

Properties would be eligible under this theme for their architectural merit and historical associations if they are associated with the period of significance, are notable and intact examples of their type, or style, or method of construction, and are associated with hospitals, clinics, mental health institutions, or nursing homes. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion A and C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

---

## **Context: LA Modernism, 1919-1929**

### **Theme: Related Responses to the Modern Age, 1930-1945**

#### **Streamline Moderne**

Following the height of Art Deco in the early 1930s, Streamline Moderne continued to suggest modern values of movement and rejection of historic precedents, but with far less opulence and more restraint than Art Deco. Proponents of the Streamline Moderne “continued to regard design as ‘styling’ and that architecture should represent or perform as an image rather than be used as a space to radically change one’s everyday life. The boosters of Streamline Moderne argued that their purpose was not to create an architecture that functioned in the same way as the ocean liner, airplane, or locomotive; rather, the buildings would symbolize those things and therefore remind one of the ‘modern’ future.”<sup>63</sup> Streamline Moderne style in Boyle Heights reflects national trends in the style

There are six existing examples of Streamline Moderne industrial buildings with enough historical and architectural integrity to be eligible as a historic resource. Streamline buildings in the industrial area include 5380 Alhambra Avenue; 1910 North Main Street (Los Angeles Brewing Company office building); 238 South Mission Road; 2905 East 11<sup>th</sup> Street; 2946 East 11<sup>th</sup> Street (Nesbit Fruit Products, Inc.) Nautical Moderne; 2828 East 12<sup>th</sup> Street (United States Envelope Company); and 3001 East 12<sup>th</sup> Street.

Streamline Moderne buildings within the survey area dating from the 1930s are significant for their association with the architectural styles and culture of the 1930s. They represent the influence of Moderne architecture on the architects, designers, and builders working in the survey area during the 1930s. Furthermore, they represent the identity and values of the occupants.

#### **Eligibility Standards for Streamline Moderne Style Industrial Buildings**

Good representative examples within the survey area are eligible within this theme if they retain enough integrity to represent the Streamline Moderne style. More specifically, a property is eligible within this theme if it is an architecturally distinctive example of Streamline Moderne, historically used for industrial purposes, constructed between 1913 and 1945, and retains key character defining features of the respective style, and required aspects of integrity. The property must have integrity of location (original street orientation), design (original window openings, entrances, and finish), materials, workmanship, and feeling. However, certain aspects of integrity are not required such as

---

<sup>63</sup> Patrick Pascal, *Kesling Modern Structures Popularizing Modern Design in Southern California 1934-1962*, (Los Angeles: Balcony Press, 2002), p. 10.

setting (surrounding buildings and land uses may have changed) and association (original use may have changed).

Examples of these styles that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit.

### **Theme: Revival of Colonial Styles: The Search for Identity**

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

### **Mediterranean Revival Style**

The broader term Mediterranean Revival, used here, encompasses not just the Spanish Colonial Revival style but also Italian Renaissance Revival, Moorish Revival, and other related styles associated with the Mediterranean Region. Examples of the Mediterranean Revival style in Boyle Heights reflect the regional trends.

Mediterranean Revival style buildings within the survey area dating from the 1913 to the 1930s are significant for their association with the architectural styles and culture of that period. They represent the influence of revival style architecture on the architects, designers, and builders working in the survey area from 1913 to the 1930s. Furthermore, they represent the identity and values of the occupants.

### **Eligibility Standards**

Good representative examples within the survey area are eligible within this theme if they retain enough integrity to represent the Mediterranean Revival style. More specifically, a property is eligible within this theme if it is an architecturally distinctive example of the Mediterranean Revival style, historically used for industrial purposes, constructed between 1913 and 1945, retains key character defining features of the style, and required aspects of integrity. The property must have integrity of location (original street orientation), design (original window openings, entrances, and finish), materials, workmanship, and feeling. However, certain aspects of integrity are not required such as

setting (surrounding buildings and land uses may have changed) and association (original use may have changed).

Examples of these styles that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit.

### **Theme: Zig Zag Sophistication, 1930s**

#### **Style: Art Deco**



Plate 25. 3443 Whittier Boulevard, 1930

The Art Deco style was introduced at the 1925 *Exposition des Arts Decoratifs* in Paris. Although the United States did not participate, the Exposition influenced American building design through the end of World War II. The Art Deco style utilized applied decoration, in contrast to the Modernist Movement, which used abstraction instead of decoration. Art Deco designers believed that applied decoration should be new in form, reflecting the character of the 20th century, rather than be based on historical precedent. Art Deco

buildings are typically simple geometric forms, with strong vertical emphases. This verticality is emphasized through the use of pyramidal or stepped roofs, towers, or tall pylons. Art Deco style in Boyle Heights reflects national trends in the style. Within the survey area, there are examples of Art Deco buildings in both the industrial areas and along the commercial strips.

Art Deco buildings within the survey area dating from the 1930s are significant for their association with the architectural styles and culture of the 1930s. They represent the influence of Moderne architecture on the architects, designers, and builders working in the survey area during the 1930s. Furthermore, they represent the identity and values of the occupants.

#### **Eligibility Standards**

Good representative examples within the survey area are eligible within this theme if they retain enough integrity to represent the Art Deco style. More specifically, a property is eligible within this theme if it is an architecturally distinctive example of the Art Deco style, historically used for industrial purposes, constructed between 1913 and 1945, retains key character defining features of the style, and required aspects of integrity. The property must have integrity of location (original street orientation), design (original window openings, entrances, and finish), materials, workmanship, and feeling. However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed) and association (original use may have changed).

Examples of these styles that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit.

### **Eligibility Criteria**

Properties would be eligible under this theme for their architectural merit if they are associated with the period of significance and are notable and intact examples of their type and style, or method of construction. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

## **III: Suburban Metropolis, 1946-1964**

### **Context: Industrial Growth and Maturation, 1946-1964**

### **Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1946-1964**

The well documented decline of the nation's railroads as a means of freight transportation since the 1950s was in large measure a product of the rise of the interstate trucking industry. As a result, locating factories and warehouses in districts with spur track access became increasingly less important. Furthermore, many pre-World War II industrial districts were in highly congested urban areas that were less convenient for truck access, unlike factories and warehouses on the outskirts of cities and in suburbs. Finally, the evolution of the American economy since the 1960s from manufacturing to service industries led to the disappearance of factory production in traditional industrial districts throughout the country.

### **Industrial Development in Boyle Heights 1946-1964**

Although industry in Los Angeles was on the decline in the postwar years, some new industrial buildings were constructed in Boyle Heights. Claude Beelman, who designed the Late

---

Moderne style Graybar Electric Company factory in 1949 at 210 South Anderson Street, was perhaps the most celebrated local architect.

Industrial buildings within the survey area dating from the postwar years are significant for their association with the history of industry in Los Angeles. They represent the influence of postwar industrial architecture on the architects, designers, and builders working in the survey area during the postwar era. Furthermore, they are important sites of Los Angeles labor history.

### **Eligibility Standards**

A large number of industrial properties erected between 1946 and 1964 are extant in the survey area. Good examples of these property types are eligible within this theme if they retain enough integrity to represent their significance architecturally. More specifically, a property is eligible within this theme if it demonstrates an association with industry, is located within the survey area, is located along a former railroad main line or spur tracks, was constructed between 1946 and 1964, retains required character defining features, and retains required aspects of integrity. The property must have integrity of location (original railroad track orientation), design, workmanship, and feeling.

However, certain aspects of integrity are not required such as setting (surrounding buildings and land uses may have changed), materials (some original materials, particularly windows and entrances may have been altered within original openings), and association (original use may have changed).

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

### **Eligibility Criteria**

Properties would be eligible under this theme for their architectural merit and historical associations if they are associated with the period of significance, are notable and intact examples of their type, or style, or method of construction, and are located within the boundaries of the survey area. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion A and C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a

high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

**Context: Government and Private Institutional Development, 1946-1964**

**Theme: Public and Private Health & Medicine**

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

In 1952, the County again retained Williams and Wilson, this time to design a new Osteopathic Hospital (it would become the Women's Hospital in 1968, and later renamed the Women's and Children's Hospital). Located near the corner of Mission Road and Zonal Avenue just north of the old Administration Building, the Osteopathic Hospital's plans were revised in 1953 with additional beds for a total estimated cost of \$9,000,000. Robert E. McKee, Inc. was selected in 1955 as the building's contractor. The building had its cornerstone laid in 1956, was dedicated in 1958, and opened on May 8, 1959. The 10-story, 500-bed hospital was constructed of textured reinforced concrete with a floor area of 375,000 square feet. It should be noted that Williams and Wilson's design for the Osteopathic Hospital was approved in 1953 as depicted in the *Los Angeles Times*, but by the time it finally opened in 1959, its Late Moderne architectural style was no longer in vogue.<sup>64</sup> The California College of Medicine took over the building in 1962, remaining in the facility until 1968, when the building became part of the Los Angeles County-USC Medical Center and its function changed to its current use as the Women's and Children's Hospital.

Growth at the hospital from 1956-1964 occurred at a rapid pace with many new buildings constructed that had long been needed including the above-noted Osteopathic Hospital (1959, now Women's and Children's Hospital); Muir Hall and Nurses' Dormitory (1962, demolished);

<sup>64</sup> *Los Angeles Times*, "Large Hospital Plans Advance Toward Finish," January 24, 1954. P E1.

Outpatient Building (1962, extant). Arthur Froelich, Douglas Honnold, and John Rex, architects). Service units and buildings which were added included: Telephone Building (1959); Central Refrigeration Plant (1964); Boiler Plant (1964); and Parking Buildings and Areas (1960-1975).

Hospitals constructed between 1946 and 1964 within the survey area are significant for their association with the growth of the health industry in Los Angeles. They represent the influence of postwar hospital architecture on the architects, designers, and builders working in the survey area during the postwar era. Furthermore, the architecture of the postwar medical buildings in Boyle Heights represents the identity of the medical community in Los Angeles, and how they wanted to be viewed publicly.

### **Eligibility Standards**

There are a few buildings associated with this theme that are extant in the survey area. Good examples of the associated property types are eligible within this theme if they retain enough integrity to represent their significance architecturally. More specifically, a property is eligible within this sub-context if it is associated with public or private health and medicine; was constructed between 1946 and 1964, and retains required character defining features and required aspects of integrity: location, setting, design, materials, workmanship, association, and feeling.

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

### **Eligibility Criteria**

Properties would be eligible under this theme for their architectural merit and historical associations if they are associated with the period of significance, are notable and intact examples of their type, or style, or method of construction, and are associated with hospitals, clinics, mental health institutions, or nursing homes. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion A and C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 1 or 3, the

property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.

### **Theme: Education – Public and Private Schools, Colleges and Universities**

#### **Medical Schools Associated with the Los Angeles County Hospital**

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

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

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

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

Hospital on the east side of Mission Road. After becoming affiliated with the University of California in the mid-1960s, CCM left Los Angeles, moving to the Irvine campus of the University of California in 1968. Following CCM's departure from its Griffin Avenue campus, the County leased the college buildings until 1974, when the County purchased the buildings and property from the Regents of the University of California.

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

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

One of the first buildings erected at the school's new site was a five-story Late Moderne-style Medical Research Building (2025 Zonal Avenue) completed in 1952 for heart and cancer research.<sup>65</sup> It was designed by Raimond Johnson, a USC staff architect, and Albert C. Martin & Associates with the Louis C. Dunn Company serving as general contractor. A large addition to the east side of the building – designed in a complementary style with deep cantilevered eaves on every floor – was completed in the mid-1950s. Following a major fundraising campaign, the construction of a basic science building was announced in 1955 that consolidated all medical teaching on the new campus.<sup>66</sup> As part of this campaign, USC hired the Los Angeles-based architectural firm of Flewelling & Moody to prepare the master plan for the 10-acre campus.

In 1961, two key elements of the plan – the Seeley Wintersmith Mudd Memorial Laboratory of the Medical Sciences and the attached Paul S. McKibben Hall – were dedicated on the east side of the campus (1333 San Pablo Street).<sup>67</sup> Essentially one building with two distinct functions designed by Flewelling & Moody in the Corporate Modern Style, the six-story Mudd Memorial Laboratory wing is of reinforced concrete construction with glass curtain walls facing north and south; McKibben Hall is a three-story wing of similar design with its primary curtain wall facing east. In succeeding years the build-out of the campus continued with the construction of buildings on the west side of the campus towards Biggy Street. During the 1970s, the location became the site of a postgraduate teaching center, the Norris Medical Library, the Doheny Eye Institute, and the School of Pharmacy.

<sup>65</sup> *Los Angeles Times*, "New \$1,072,000 Medical Building Is Completed," October 5, 1952, p. F1.

<sup>66</sup> *Los Angeles Times*, "Fund for SC's Medical Unit Hits \$942,721," December 7, 1955, p. A7.

<sup>67</sup> *Los Angeles Times*, "Two Buildings Dedicated at SC Medical School," May 25, 1961, p. B1.

---

Medical buildings associated with the USC medical school constructed between 1946 and 1964 within the survey area are significant for their association with the growth of medical education and training in Los Angeles.

### **Eligibility Standards**

There are a few buildings associated with this theme that are extant in the survey area. Good examples of medical school buildings are eligible within this theme if they retain enough integrity to represent their significance architecturally. More specifically, a property is eligible within this sub-theme if it is a medical school associated with the Los Angeles County Hospital, was constructed between 1946 and 1964, and retains required character defining features and required aspects of integrity: location, setting, design, materials, workmanship, association, and feeling.

Examples of this property type that best represent the context and meet the eligibility standards may be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criteria related to architectural merit and historical associations.

### **Eligibility Criteria**

Properties would be eligible under this sub-theme for their architectural merit and historical associations if they are associated with the period of significance, are notable and intact examples of their type, or style, or method of construction, and represent a medical school associated with the Los Angeles County Hospital system. Buildings eligible for the National Register need to have their integrity intact. Properties associated with this theme may be eligible for the National Register under Criterion A and C if the property retains all aspects of integrity, demonstrates a high quality of design at the national, state, or local level, and retains a majority of its historic materials. However, properties could be eligible for the California Historical Register or as City of Los Angeles Historic Cultural Monuments if they are of equal significance, yet they have a slightly lower level of integrity with acceptable alterations. For listing in the California Historical Register under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling and demonstrate a high quality of design at the state, regional, or local level. For listing as a City of Los Angeles Historic Cultural Monument under Criterion 1 or 3, the property must retain its design, materials, workmanship, and feeling, and possess a high quality of design at the regional or local level.



---

## 4. SURVEY RESULTS AND CONCLUSION

---

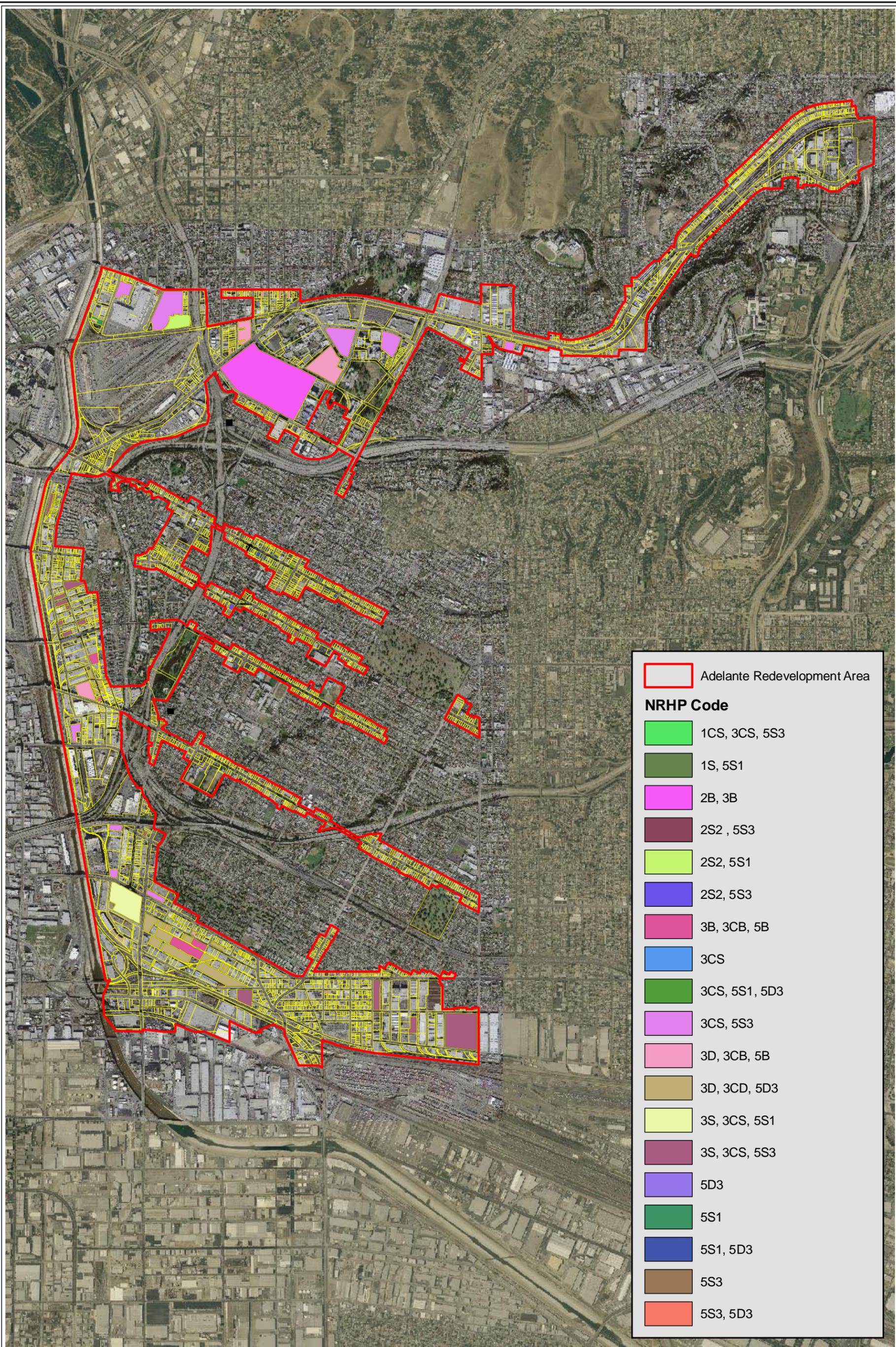
### RESULTS OF HISTORIC RESOURCES EVALUATIONS

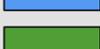
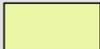
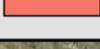
#### Description of Resources Surveyed

The historic resources survey involved the visual examination of a total of 1,670 pre-1962 parcels during the windshield reconnaissance and intensive surveys. There were a total of 47 designated historic resources present in the study area, described above. Of these resources, 46 appear unaltered from the time of the previous survey and therefore remain eligible historical resources. However, one resource, 1835 1<sup>st</sup> Street, appears to not rise to the threshold of significance for designation as an historical resource. It is recommended that the status code for this resource be changed to 6L.

A total of 153 parcels in the study area were identified as eligible historic properties either individually or as contributors in a historic district. A total of 131 properties were identified as individually eligible and 22 properties were identified solely as contributors to an historic district. Resources identified included two industrial districts (Hostetter and 500-600 South Anderson), one medical and institutional district (County/USC Medical Center.), and one commercial district (Cesar E. Chavez). The survey inventory provided in Appendix B summarizes the results of the historic resources evaluation for historic resources by SurveyLA theme and Appendix C summarizes the results of the historic resources evaluation for historic resources by address. The location and status code for these resources are shown on Figure 3, *Historic Resources Evaluation Results (CHR Status Codes 1-5)*.





	Adelante Redevelopment Area
<b>NRHP Code</b>	
	1CS, 3CS, 5S3
	1S, 5S1
	2B, 3B
	2S2, 5S3
	2S2, 5S1
	2S2, 5S3
	3B, 3CB, 5B
	3CS
	3CS, 5S1, 5D3
	3CS, 5S3
	3D, 3CB, 5B
	3D, 3CD, 5D3
	3S, 3CS, 5S1
	3S, 3CS, 5S3
	5D3
	5S1
	5S1, 5D3
	5S3
	5S3, 5D3



Source: NAIP, 2005; USGS DOQQ, 2004; PCR Services Corporation, 2008.

Figure 3  
 Adelante Survey  
 Surveyed Properties  
 by NRHP (National Register of Historic Places) Code



## DISTRICTS

A total of four potentially eligible historic districts were identified within the survey area. A property may be eligible as a contributor to a district if it falls within identifiable boundaries containing a significant concentration of related historic resources. A district must contain a majority of contributing versus non-contributing properties. District contributors may include individually eligible properties as well as contributing properties that as a group represent a significant and distinguishable entity but alone may lack individual distinction. District contributors may be eligible both as individual resources and as contributors to a proposed district. Therefore design review of alterations, additions, or the rehabilitation of individually eligible properties within a district should be weighed against both the impact to the individual building and to the larger district. However, design review of alterations, additions, or rehabilitation of not individually eligible district contributors should evaluate whether changes to the property impact the district as a whole. Because the proposed districts continue to operate in their historic uses, alterations to district contributors required for the continuing occupation and use of the subject buildings should be considered a less than significant impact as long as changes are made in conformance with the Secretary of the Interior's Rehabilitation Standards.

### Industrial Districts

#### Hostetter Industrial District

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

Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20<sup>th</sup> century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources.

#### District Contributors:

- 2744 East 11<sup>th</sup> Street
- 2800 East 11<sup>th</sup> Street
- 2810 East 11<sup>th</sup> Street
- 2816 East 11<sup>th</sup> Street
- 2856 East 11<sup>th</sup> Street
- 2900 East 11<sup>th</sup> Street

- 2905 East 11<sup>th</sup> Street
- 2946 East 11<sup>th</sup> Street
- 3001 East 11<sup>th</sup> Street
- 2707 East 12<sup>th</sup> Street
- 2736 East 12<sup>th</sup> Street
- 2801 East 12<sup>th</sup> Street
- 2828 East 12<sup>th</sup> Street
- 2945 East 12<sup>th</sup> Street
- 3001 East 12<sup>th</sup> Street
- 3039 East 12<sup>th</sup> Street
- 3071 East 12<sup>th</sup> Street
- 3101 East 12<sup>th</sup> Street
- 1500 South Evergreen Street

District Non-Contributors:

- 2834 East 11<sup>th</sup> Street
- 2840 East 11<sup>th</sup> Street
- 2852 East 11<sup>th</sup> Street
- 2911 East 11<sup>th</sup> Street
- 2923 East 11<sup>th</sup> Street
- 2933 East 11<sup>th</sup> Street
- 2939 East 11<sup>th</sup> Street
- 2715 East 12<sup>th</sup> Street
- 2820 East 12<sup>th</sup> Street
- 2930 East 12<sup>th</sup> Street
- 3045 East 12<sup>th</sup> Street
- 3055 East 12<sup>th</sup> Street

### **500-600 South Anderson Street Industrial Business District**

Situated at 1600 East 6<sup>th</sup> Street, 601 South Clarence Street, and along the 500-600 blocks of South Anderson Street in the west portion of Boyle Heights near the Los Angeles River is a grouping of 11 one-, two- and three-story industrial buildings representing various architectural styles that were erected between 1916 and 1947. Architecturally distinctive contributors are representative examples of the utilitarian industrial and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the first half of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources.

**District Contributors:**

- 1600 East 6<sup>th</sup> Street
- 516 South Anderson Street
- 571 South Anderson Street
- 600 South Anderson Street
- 607 South Anderson Street
- 608 South Anderson Street
- 611 South Anderson Street
- 613 South Anderson Street
- 622 South Anderson Street
- 631 South Anderson Street
- 601 South Clarence Street

**District Non-Contributors:**

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

**Medical and Institutional District (LA County/USC Medical Center)**

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

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

## District Contributors:

- Los Angeles County-USC Medical Center  
Tax assessor address:  
1200 North State Street  
1100 North Mission Road  
1104 North Mission Road  
1240 North Mission Road  
1200 North State Street
- Former College of Osteopathic Physicians and Surgeons  
Tax assessor address:  
1739 Griffin Avenue  
1711 Griffin Avenue  
1721 Griffin Avenue  
1739 Griffin Avenue
- University of Southern California School of Medicine  
Tax assessor address:  
1441 Eastlake Avenue  
2025 Zonal Avenue  
1333 San Pablo Street

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

### **Commercial District (Cesar Chavez Business District)**

The Cesar Chavez Business District is situated in the Boyle Heights district of the City of Los Angeles. The district, which runs between Cummings Street and Mott Street along Cesar Chavez Avenue, includes 90 parcels. Each of the 90 parcels was designated a City of Los Angeles Historic Cultural Monument as contributors to the Brooklyn Avenue Neighborhood Corridor in 1994. The commercial district was originally known as Brooklyn Avenue, named after Brooklyn, New York. The original subdividers imagined that Boyle Heights might grow into a small city adjacent to Downtown Los Angeles much like Brooklyn and Manhattan in New York. Despite its close proximity to Downtown Los Angeles, Boyle Heights never grew to the

size of Brooklyn. However, it was one of Los Angeles's early suburbs and an important neighborhood in the history of real estate development in the City of Los Angeles. Although Boyle Heights was subdivided between the 1870s and 1900, it remained largely rural until World War I. Beginning after World War I and continuing into the 1920s, most of the lots along the Cesar Chavez Avenue district were improved. Substantial infill development continued between the 1930s and World War II. The Cesar Chavez commercial corridor contains a significant concentration of existing buildings from its early development.

The Cesar Chavez Business District consists of 32 commercial buildings located along Cesar Chavez Avenue that were constructed between 1906 and 1939. The contributing commercial buildings are mostly brick with minimal decorative brickwork or glazed brick ornamentation. There are four early twentieth-century commercial buildings, four Renaissance Revival buildings, thirteen single-story 1920s brick commercial buildings, nine 2-story 1920s residential and commercial buildings, and two 1930s commercial buildings in the Cesar Chavez Avenue Business District.<sup>68</sup> The existing contributing buildings were constructed to accommodate the commercial needs of the Boyle Heights neighborhood as it developed during the first half of the 20th century.

#### District Contributors:

- 2315 East Cesar Chavez Avenue
- 2215 East Cesar Chavez Avenue
- 310 North Chicago Street
- 2137 East Cesar Chavez Avenue
- 2209 East Cesar Chavez Avenue
- 2101 East Cesar Chavez Avenue
- 2107 East Cesar Chavez Avenue
- 2031 East Cesar Chavez Avenue
- 2501 East Cesar Chavez Avenue
- 2421 East Cesar Chavez Avenue
- 2455 E Cesar Chavez Avenue
- 2459 E Cesar Chavez Avenue
- 2600 E Cesar Chavez Avenue
- 2612 E Cesar Chavez Avenue
- 2626 E Cesar Chavez Avenue
- 2706 E Cesar Chavez Avenue
- 2724 E Cesar Chavez Avenue
- 2024 E Cesar Chavez Avenue

<sup>68</sup> *All properties along Cesar Chavez between St. Louis Street and Mott Street are part of the Brooklyn Avenue Neighborhood Corridor LAHCM 590.*

- 2018 E Cesar Chavez Avenue
- 2006 E Cesar Chavez Avenue
- 2138 E Cesar Chavez Avenue
- 2120 E Cesar Chavez Avenue
- 2116 E Cesar Chavez Avenue
- 2104 E Cesar Chavez Avenue
- 2100 E Cesar Chavez Avenue
- 2228 E Cesar Chavez Avenue
- 2226 E Cesar Chavez Avenue
- 2222 E Cesar Chavez Avenue
- 2202 E Cesar Chavez Avenue
- 2218 E Cesar Chavez Avenue
- 2330 E Cesar Chavez Avenue
- 2306 E Cesar Chavez Avenue

---

## 5. REFERENCE SOURCES

---

Berkoff, John K. *Molokans in America*. Hacienda Heights, CA: United Molokan Christian Association Library, 1987.

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

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

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

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

Guinn, J.M. *The First Los Angeles City and County Directory*. 1872.

Jones & Stokes, et al. "Historic Context Statement Outline," prepared for SurveyLA: Los Angeles Historic Resources Survey. Working Final Draft, Version 5, October 16, 2007. Provided by the Los Angeles Office of Historic Resources.

Kambayashi, Makimi. "Issei Women: Life Histories of Six Issei Women who participated in Social and other activities in Los Angeles, 1984." Master's Thesis, UCLA, 1985.

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

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

Jones & Stokes. *Survey L.A- Los Angeles Historic Resources Survey*. Prepared for The City of Los Angeles and Getty Conservation Institute (in progress).

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

*Los Angeles City and County Directory 1881-1882.* Los Angeles: Southern California Directory Co., Publishers, 1881.

*Los Angeles City Directory, 1900-1901.* Los Angeles: Los Angeles Modern Directory Co., 1900.

Los Angeles County Tax Assessor's information.

Los Angeles Department of Water and Power. *Boyle Heights Community Plan Background Report.*

Los Angeles Public Library. On-line Database: California Index. [www.lapl.org](http://www.lapl.org)

*Los Angeles Times.* "Synagogue: Symbol of the Past in Boyle Heights," October 18, 1984.

*Los Angeles Times.* "Millions for New Buildings," February 20, 1910, p. VII.

*Los Angeles Times.* "Local County Hospital One of Country's Best," March 9, 1913, p. VI.

*Los Angeles Times.* "New County Institution to Surpass New York's Great Bellevue in Size," January 21, 1917, p. III.

*Los Angeles Times.* "Finds Los Angeles Best for Factory Building," January 23, 1921, p. VI.

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

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

*Los Angeles Times.* "Yes, Sir...Osteopathy...Did...It.," September 27, 1921, p. II7.

*Los Angeles Times.* "Display Ad 238 – Union Pacific Industrial Tract," May 21, 1922, p. V6.

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

*Los Angeles Times.* "Hotel Deal Closed at Hollywood," August 11, 1923, p. III.

*Los Angeles Times.* "Display Ad 63 – Announcing City Industrial Tract," September 6, 1923, p. I11.

*Los Angeles Times.* "New Industrial Tract on East Side Opened," September 9, 1923, p. V11.

*Los Angeles Times.* "Spur Tracks Laid For New Los Angeles Cotton Mills," September 16, 1923, p. V13.

- Los Angeles Times*. “Warehouse and Bank Building Now Under Way,” September 30, 1923, p. V4.
- Los Angeles Times*. “Council Plans Overhead Span,” November 4, 1923, p. V21.
- Los Angeles Times*. “East Side Industries,” November 11, 1923, p. V17.
- Los Angeles Times*. “Display Ad – Lot Sale City Terrace,” December 2, 1923, p. V14.
- Los Angeles Times*. “Display Ad 47 – The Austin Method: It Costs No More,” January 1, 1924, p. 28.
- Los Angeles Times*. “Display Ad 105 – Coming! Industrial Residential Center,” May 11, 1924, p. G1.
- Los Angeles Times*. “Building to Be Erected on Seventh,” June 5, 1924, p. A1.
- Los Angeles Times*. “Railroads Are Active in Development of Industrial Los Angeles,” September 7, 1924, p. I22.
- Los Angeles Times*. “Financiers to Aid Factories,” July 5, 1925, p. G6.
- Los Angeles Times*. “Los Angeles Firms Clinch Trade With Philippines,” July 26, 1925, p. V17.
- Los Angeles Times*. “Financiers to Aid Factories,” July 5, 1925, p. G6.
- Los Angeles Times*. “Los Angeles Firms Clinch Trade With Philippines,” July 26, 1925, p. V17.
- Los Angeles Times*. “Sears Roebuck Company Coming to Los Angeles,” December 5, 1926, p. 2.
- Los Angeles Times*. “Display Ad 109 – The Frank Meline Co. Announces the Opening of the Great Hostetter Industrial Tract,” January 9, 1927, p. E7.
- Los Angeles Times*. “Many Buying In Factory Tract,” January 23, 1927, p. E11.
- Los Angeles Times*. “Company Rents Terminal Unit,” July 17, 1927, p. E9.
- Los Angeles Times*. “Display Ad 23 – Hostetter Industrial District” April 27, 1930, p. 18.
- Los Angeles Times*. “Early Completion of Manufacturing Plants Scheduled,” April 27, 1930, p. D4.
- Los Angeles Times*. “Photo Standalone 2 – The New Los Angeles County Hospital,” December 14, 1930, p. B18.

- Los Angeles Times*. "New Paper Plant Planned," July 28, 1931, p. A1.
- Los Angeles Times*. "Osteopathic College Awards \$70,000 Building Contract," August 29, 1937, p. F3.
- Los Angeles Times*. "Article 4 – Polio Hospital," November 3, 1949, p. A3.
- Los Angeles Times*. "Osteopathic School Dedicates Clinic," December 3, 1951, p. A1.
- Los Angeles Times*. "New \$1,072,000 Medical Building Is Completed," October 5, 1952, p. F1.
- Los Angeles Times*. "Large Hospital Plans Advance Toward Finish," January 24, 1954, p. E1.
- Los Angeles Times*. "SC Medical Research Structure Completed," May 15, 1955, p. E8.
- Los Angeles Times*. "Fund for SC's Medical Unit Hits \$942,721," December 7, 1955, p. A7.
- Los Angeles Times*. "Two Buildings Dedicated at SC Medical School," May 25, 1961, p. B1.
- Los Angeles Times*. "\$3 Million USC Medical Center Facility Ready for Fall Classes," September 10, 1961, p. M23.
- Los Angeles Times*. "Retrospect – L.A.," February 24, 1985, p. V17.
- Martin, Helen Eastman M.D. *The History of the Los Angeles County Hospital (1878-1968) and the Los Angeles County-University of Southern California Medical Center (1968-1978)*. Los Angeles: University of Southern California Press, 1979.
- Mc Groarty, John Steven. *Los Angeles from the Mountains to the Sea*. Chicago: American Historical Society, 1921.
- Mc Williams, Carey. *Southern California Country: An Island on the Land*. Edited by Erskine Caldwell. New York: Duell, Sloan & Pearce, n.d.
- Rasson, Judith. *Metro Rail Red Line Eastern Extension: Historical and Archaeological Evaluation of Seven Stations*. Prepared for Cordoba Corporation, Los Angeles, California.
- Rawls, James J., and Walter Bean. *California: An Interpretive History*. New York: McGraw-Hill, 1993.
- Sanborn Fire Insurance Maps, City of Los Angeles.

Scheinberg, Wendy E. “*Boyle Heights: Jewish Ambiance in a multicultural neighborhood.*”  
Ph.D. Dissertation: Claremont Graduate School,

Sojin, Kim and Emily Anderson. *Los Angeles’s Boyle Heights.* London: Arcadia, 2005.

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

U.S. Department of the Interior, National Park Service. *National Register Bulletin 16, Part B: How to Complete the National Register Multiple Property Documentation Form.* Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resources, 1991, Revised 1999.

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

Wilson, Benjamin. “*A Valuable Historical Reminiscence-Autobiographical*” in *History of Los Angeles County.*



---

## APPENDICES

---



---

**APPENDIX A**  
**PROFESSIONAL QUALIFICATIONS**

---



#### Education

- Ph.D., Art History, University of California, Los Angeles, California, 2005
- M.A., Architectural History, University of Virginia, Charlottesville, Virginia, 1991
- Certificate of Historic Preservation, University of Virginia, Charlottesville, Virginia, 1991
- B.A., Art History, Oberlin College, Oberlin, Ohio, 1983

#### Professional Affiliations

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

#### Expertise

Margarita J. Wuellner, Ph.D., has over 19 years of experience in the practice of architectural history, historic preservation, and cultural resources management in California, the United States and abroad. She has an extensive background in art and architecture from the eighteenth through twenty-first century. She is a specialist in the study of visual culture, Modernism, urbanism, and cultural landscape. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History and Architectural History.

Dr. Wuellner has received numerous awards and fellowships for her work including the Samuel H. Kress Foundation Fellowship, Art History; American Council of Learned Societies Fellowship; and Edward A. Dickson Graduate Fellowship, University of California.

#### Experience

*Historic Preservation and Cultural Resources Management:* Dr. Wuellner has extensive experience in the management, preservation and treatment of historic properties for compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA), National Environmental Protection Act (NEPA), Section 4(f) of the Department of Transportation Act, California Environmental Quality Act (CEQA), and local preservation ordinances. Dr. Wuellner is experienced in the assessment of projects for conformance with the Secretary of the Interior's Standards and has assisted clients with State Historic Preservation Office consultation, Programmatic Agreements, and Memorandum of Agreements.

Dr. Wuellner has over 15 years of experience as a principal investigator, project manager, and technical lead for international, national and regional firms, including EDAW, Inc. and Parsons, Inc. She gained her professional training and experience with John Milner Associates in Alexandria, Virginia, and Land and Community Associates in Charlottesville, Virginia. Since returning to Los Angeles in 1995, she has conducted a wide variety of regional and local projects for compliance with CEQA and local preservation ordinances. These projects have included the completion of city-wide and county-wide surveys, as well as evaluation of regional resources.

*Surveys and Historic Contexts:* Dr. Wuellner has surveyed thousands of properties and conducted extensive research to document and evaluate the significance of historic resources at the local, state, and national levels. She has designed and implemented a variety of large-scale state-wide, county-wide, and city-wide surveys throughout the United States, as well as transportation, military, industrial, urban, and rural surveys. Dr. Wuellner has conducted numerous projects in California and metropolitan Los Angeles for state and local agencies and private clients. She continues to work on a national basis and recently completed the innovative South Texas Ranching Study for the Texas Department of Transportation (TxDot). Dr. Wuellner is currently conducting two large-scale surveys under contract to the Los Angeles Community Redevelopment Agency. These surveys are evaluating historical resources in communities in East Los Angeles, the Wilshire District/Miracle Mile, and Koreatown.

*Professional Publications:* Dr. Wuellner has authored over 100 technical reports representative of a full spectrum of historical resources investigations. She has prepared technical reports and historical resources sections for incorporation into Environmental Assessments/EIRs/EISs and other NEPA documents in addition to other stand-alone documents such as National Register nominations and historic preservation plans.

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



## Education

- M. Arch., School of Architecture, Tulane University, New Orleans, Louisiana, 2005
- M.A., American Architectural History, University of Mississippi, Oxford, Mississippi, 2000
- B.A., Early American History, Occidental College, Los Angeles, California, 1996
- Graduate Study, Historic Preservation, Graduate School of Architecture, Planning & Preservation, Columbia University, New York, New York, 2002

## Continuing Education

- LEED Workshop, U.S. Green Building Council
- Evaluating Historical Resources in the Los Angeles Area, Association of Environmental Professionals

## Professional Affiliations

- The American Institute of Architects
- LEED Accredited Professional, U.S. Green Building Council
- Los Angeles Conservancy
- National Trust for Historic Preservation
- American Farmland Trust

## Expertise

Jon Lamar Wilson has over eight years of professional and academic experience in the practice of architecture, historic preservation, and architectural history. He has a wide-ranging knowledge of nineteenth and twentieth-century American Architecture, with a specific focus on California and the American South. In particular, Mr. Wilson is an expert in both urban and rural housing types and how they relate to their larger context. His qualifications and experience exceeds those of the Secretary of the Interior's Professional Qualification Standards in History, Architectural History, and Historic Architecture.

## Experience

Mr. Wilson has a broad training and professional experience in the practice of Historic Preservation and Cultural Resource Management. He has extensive experience consulting clients on projects for compliance of Sections 106 of the National Historic Preservation Act (NHPA), the California Environmental Quality Act (CEQA), and local preservation ordinances. Mr. Wilson is experienced in the assessment of projects for conformance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings, and has assisted clients with Historic American Buildings Survey (HABS) documentation, Historic Structure Reports (HSR), National Register of Historic Places nominations, California Register of Historical Resources nominations, local historic designation nominations, Historic Preservation Federal Tax Credit applications, preservation design, and feasibility reports.

*HABS:* Mr. Wilson worked professionally as an employee and a private contractor for the HABS, a historic building documentation department within the National Park Service. His relationship with HABS began after he won the Sally Kress Tompkins Fellowship, an academic research grant jointly awarded by HABS and the Society of Architectural Historians. As an employee of HABS, Mr. Wilson initially worked documenting a colonial governor's rural retreat just outside Philadelphia, Pennsylvania, and then over several years worked in Natchitoches, Louisiana, documenting rural housing patterns and types, and producing an urban history on the development of the town's commercial district.

Mr. Wilson worked at Historic Resources Group (HRG) in Los Angeles prior to joining PCR. At HRG, Mr. Wilson worked for the City of Riverside conducting HABS documentation for the Stalder Building and Brown's Garage, creating a CEQA technical report, a Federal Tax Credit for Historic Preservation application, and design monitoring for the Fox Riverside Theatre, an HSR for the National Landmark Harada House, and a historic interpretation plan for the grain silos at the Riverwalk at La Sierra University.

*Surveys:* Mr. Wilson has conducted historical and cultural resource surveys for specific plans in Placentia and Santa Ana in Orange County, California, and in Whittier, California. He helped produce the National Register Nomination and design consulting for Santa Anita Park, Conducted Section 106 Review for the City of Los Angeles, authored a California Culture and Historical Endowment (CCHE) grant for the City of El Monte's Southern California Heritage Walk. He conducted a survey of contributing "puestos" to the El Pueblo de Los Angeles Historic Monument. Mr. Wilson produced historic preservation design drawings and conducted design review for multiple historic properties including the Marion Davies Estate, the Lopez Adobe, Orchard Gables, and the Hughes Industrial Historic District. He also produced a Federal Tax Credit for Historic Preservation application for the Lompoc Theatre, and many other documents related to historic preservation and cultural resource management.



---

**APPENDIX B**  
**INVENTORY OF SURVEYED RESOURCES BY THEME**

---



# Theme: Land Use and Site Development

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
	HAZARD PARK	5S3		Unknown	Unknown	1890s-1920s
	HOLLENBECK PARK	3S, 3CS, 5S3		Unknown	Unknown	1890s-1920s

# Theme: House and Yard

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
2511	1ST ST	5S3	Hipped Roof Cottage	Unknown	Unknown	1873-1911
2612	1ST ST	3CS, 5S3	Hipped Roof Cottage with Neo-Classical Fe	Unknown	Unknown	1873-1912
2421	4TH ST	5S3	Hipped Roof Cottage	Unknown	Unknown	1873-1912
3050	4TH ST	3CS, 5S3	Queen Ann	Unknown	Unknown	1873-1912
318	CHICAGO ST	5S3	Shotgun Cottage	Unknown	Unknown	1873-1912
2423	MICHIGAN	2S2	Hipped Roof Cottage	Unknown	Unknown	1873-1912
1830	PENNSYLVANIA	6L	Hipped Roof Cottage	Unknown	Unknown	1873-1912

# Theme: Commercial Development Related to Street Railway Transportation, 1887-1912

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
1904	1ST ST	5S3		R.B. Young	A.J. Crawford	1905
2605	1ST ST	5S3		Unknown	Unknown	
2116	CESAR E CHAVEZ	5S1, 5D3	Early Twentieth-Century Mixed-Use	H.E. Beer and H.G. Beer	H. E. Beer and H. G. Beer	1887-1912
2501	CESAR E CHAVEZ	5S1, 5D3	Early Twentieth-Century Commercial Buildi	Surrett and Buckley	E. P. Chaption	1887-1912
2934	WHITTIER	5S3	Turn-of-the-Century	Unknown	Unknown	1887-1912

# Theme: Industrial Transformation in Mid-American Period, 1850-1884

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
250	MYERS ST	3S, 3CS, 5S3	Utilitarian	Unknown	Unknown	1916

# Theme: Los Angeles Climate as Healing Agent, 1887-1910

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
1200	STATE ST	2B, 3B	Various	Various (see notes)	Various	1909-1959

# Theme: Late 19th/Early 20th Century Residential Architecture, 1885-1910, Single Family Residences

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
2810	MAIN ST	3CS, 5S3	Hipped roof vernacular cottage	Unknown	Unknown	1905
3024	MAIN ST	3CS, 5S3	Queen Anne/Vernacular Commercial	None	T.C. Young	c. 1890s

# Theme: Industrial Transformation in Mid-American Period, 1850-1884

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
250	MYERS ST	3S, 3CS, 5S3	Utilitarian	Unknown	Unknown	1916

# Theme: Arts and Crafts Movement; 1895-1918, Single-Family Residences

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
2916	MAIN ST	3CS, 5S3	Craftsman, Colonial Rev, French	Unknown	Unknown	1910
3016	MAIN ST	5S3	Hipped roof vernacular cottage	None	W.L. Hill	1914
3018	MAIN ST	5S3	Hipped roof vernacular cottage	None	W.L. Hill	1914

# Theme: Commercial Architecture and Technological Developments in Construction

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
1904	1ST ST	5S3		R.B. Young	A.J. Crawford	1905
101	BOYLE AVE	3S, 3CS, 5S1	Romanesque Revival	W.R. Norton	Unknown	1873-1912
2209	CESAR E CHAVEZ	5S1, 5D3	Renaissance Revival	Louis Selden	H. Gorelink	1913-1945

# Theme: Ethnic/Cultural and Gender Diversity

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
2421	CESAR E CHAVEZ	5S1, 5D3	1920s Commercial Building	Unknown	Unknown	1913-1945
2724	CESAR E CHAVEZ	5S3, 5D3	1920s Commercial Building	Clarence F. Hartje	Clarence F. Hartje	1913-1945
310	CHICAGO ST	5S1, 5D3	1920s Residential and Commercial Building	Harry Genser	Harry Genser	1913-1945

# Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
2001	1ST ST	5S3	Early Twentieth-Century Commercial and R	Unknown	Unknown	1913-1945
2124	1ST ST	2S2, 5S3	1920s Commercial Building	A. W. Rangel and John C. Smith	May and Grimwood	1913-1945
5442	ALHAMBRA	3CS, 5S3	Utilitarian	Unknown	Unknown	1928-1957
755	BOYLE	5S3	Renaissance Revival	Unknown	Unknown	1913-1945
2018	CESAR E CHAVEZ	5S1, 5D3	Moderne	Unknown	Unknown	1913-1945
2024	CESAR E CHAVEZ	5S1, 5D3	1920's Commercial Building	Louis Scisorek	Sam Resches	1913-1945
2031	CESAR E CHAVEZ	5S1, 5D3	1920s Residenital and Commercial Building	None	M Turck	1913-1945
2101	CESAR E CHAVEZ	5S1, 5D3	1920s Commercial Building	None	Unknown	1913-1945
2104	CESAR E CHAVEZ	5S1, 5D3	1920s Commerical Building	Unknown	Unknown	1913-1945
2107	CESAR E CHAVEZ	5S1, 5D3	1920s Commerical Building	J.R. Schenk	H. Rudnik	1913-1945
2120	CESAR E CHAVEZ	5S1, 5D3	1920s Commercial Building	De Luxe Bld. Co.	H Gorelnik	1913-1945
2137	CESAR E CHAVEZ	5S1, 5D3	1920s Residential and Commercial Building	H. Genser	H. Gorelnik	1913-1945
2138	CESAR E CHAVEZ	5S1, 5D3	1920s Residential and Commercial Building	None	H Gorelnik	1913-1945
2202	CESAR E CHAVEZ	5S1, 5D3	1920s Commerical Building	None	H. Gorelink	1913-1945
2218	CESAR E CHAVEZ	5S1, 5D3	1920s Commercial Building	Unknown	Unknown	1913-1945
2222	CESAR E CHAVEZ	5S1, 5D3	1920s Commercial Building	Unknown	Unknown	1913-1945
2226	CESAR E CHAVEZ	5S1, 5D3	1920s Commercial Building	none	none	1913-1945
2228	CESAR E CHAVEZ	5S1, 5D3	Renaissance Revival	Unknown	Louis Segal	1913-1945
2459	CESAR E CHAVEZ	5S1, 5D3	Mission Revival	Louis Tcisorek	None	1913-1945
2600	CESAR E CHAVEZ	5S1, 5D3	1920s Commercial Building	Unknown	Unknown	1913-1945
2612	CESAR E CHAVEZ	5S1, 5D3	1920s Commercial Buildng	Joseph Goldberg	Mark Zimmer	1913-1945
2626	CESAR E CHAVEZ	5S1, 5D3	1920s Commercial Building	Louis Tcisorek	Unknown	1913-1945
2215	CESAR E CHAVEZ AV	5S1, 5D3	1920s Commercial Building	Unknown	Unknown	1913-1945
312	CORNWELL ST	5S3	Spanish Colonial Revival	Unknown	Unknown	1913-1945
401	EUCLID	5S3	Craftsman	None	E. H. Andrews	1913-1945
1143	MISSION RD	3CS, 5S3	Utilitarian commercial	Unknown	Unknown	1926
2195	WHITTIER	5S3	Early Twentieth-Century Residential and Co	Unknown	Unknown	1913-1945
2226	WHITTIER	5S3	Early Twentieth-Century Residential and Co	None	None	1913-1945

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
2821	WHITTIER	5S3	Renaissance Revival	Walker and Eisen	None	1913-1945
2935	WHITTIER	5S3	1920s Commerical Building	None	None	c. 1920s
3443	WHITTIER	5S3	Art Deco	None	Harry Falk and Morris Falk	1913-1945

# Theme: Popular and Social Culture-The Movie and Entertainment Capital

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
2310	WHITTIER	3CS	Mission Revival	L.N. Barcume	Floyd R Fisher	1913-1945

# Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
2744	11TH ST	3D, 3CD, 5D3	Utilitarian Industrial	CW Arias	Oliver Wylie	1931-1946
2800	11TH ST	3D, 3CD, 5D3	Art Deco influenced	Unknown	Unknown	1931-1946
2810	11TH ST	3D, 3CB, 5B	Moderne	None	Robert C. Werstiol (sp?)	1931-1946
2816	11TH ST	3D, 3CD, 5D3	Moderne	None	B.G. Rhodes	1931-1946
2856	11TH ST	3D, 3CD, 5D3	Moderne	A. Godfrey Bailey	M.L. Marvin	1931-1946
3001	11TH ST	3D, 3CD, 5D3	Streamline Moderne	Unknown	Unknown	1931-1946
2707	12TH ST	3D, 3CD, 5D3	Moderne	Unknown	Unknown	1931-1946
3101	12TH ST	3D, 3CD, 5D3	Streamline Moderne	None	Central Building Co.	1931-1946
3572	8TH ST	3CS, 5S3	Vernacular Commercial	Unknown	Unknown	1928
323	ANDERSON ST	3S, 3CS, 5S3	Art Deco, Moderne	None	Machan (sp?), Craig and Han	1924-1958
364	ANDERSON ST	3S, 3CS, 5S3	Mediterranean Revival	None	None	1924-1958
600	ANDERSON ST	3D, 3CB, 5B	Utilitarian Industrial	Unknown	Unknown	1916-1947
607	ANDERSON ST	3D, 3CD, 5D3	Utilitarian Industrial	Unknown	Unknown	1916-1947
608	ANDERSON ST	3D, 3CD, 5D3	Utilitarian Industrial	Unknown	Unknown	1916-1947
611	ANDERSON ST	3D, 3CD, 5D3	Utilitarian Industrial	Unknown	Unknown	1916-1947
613	ANDERSON ST	3D, 3CD, 5D3	Utilitarian Industrial	Unknown	Unknown	1916-1947
622	ANDERSON ST	3D, 3CD, 5D3	Utilitarian Industrial	Unknown	Unknown	1916-1947
631	ANDERSON ST	3B, 3CB, 5B	Moderne	Edwin F. Rudolph	Unknown	1916-1947
601	CLARENCE ST	3D, 3CD, 5D3	Utilitarian Industrial	Unknown	Unknown	1916-1947
161	MISSION RD	3CS, 5S3	Utilitarian	Unknown	Unknown	1921
300	MISSION RD	3S, 3CS, 5S3	Mediterranean Revival influenced	Unknown	Unknown	1924-1958
3600	OLYMPIC	3S, 3CS, 5S3	Art Moderne	None	Rainey and Mclsaacs Co.	1926-1953
5561	VALLEY	3CS, 5S3	Streamline Moderne, Late Moderne	Unknown	Unknown	1939-1949
4366	WORTH ST	3CS, 5S3	Utilitarian Industrial	WH Barry	WH Barry	1924-1936
4370	WORTH ST	3CS, 5S3	Utilitarian Industrial	Unknown	Unknown	1924-1936

# Theme: Religion and Spirituality

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
2100	1ST ST	5S3	1920s Commercial Building	De Luxe Building Co. (West Buildi	De Luxe Building Co. (East B	1913-1945
2926	1ST ST	5S3	Wood Frame Church	Unknown	Unknown	1873-1912

# Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
2900	11TH ST	3D, 3CD, 5D3	Art Deco	Unknown	Unknown	1913-1945
2905	11TH ST	3D, 3CB, 5B	Streamline Moderne	None	The Austin Co.	1913-1945
2946	11TH ST	3B, 3CB, 5B	Nautical Moderne	Robert V. Derrah	Calhoun-Hastings Ltd.	1913-1945
2736	12TH ST	3D, 3CD, 5D3	Moderne	Edwin F. Rudolph	Central Bldg Co.	1913-1945
2801	12TH ST	3D, 3CD, 5D3	Moderne	R.E. Ward Stocker (sp?)	The Austin Co.	1913-1945
2828	12TH ST	3D, 3CD, 5D3	Moderne	None	The Austin Co.	1913-1945
2945	12TH ST	3B, 3CB, 5B	Churrigueresque	Hugo Eckert	The Austin Securities Co.	1913-1945
3001	12TH ST	3D, 3CD, 5D3	Streamline Moderne	LW Phelps	Ted R Cooper Co. Inc.	1931-1946
3039	12TH ST	3D, 3CD, 5D3	Utilitarian Industrial	Unknown	Unknown	1913-1945
3071	12TH ST	3D, 3CD, 5D3	Streamline Moderne	None	The Austin Co.	1913-1945
1427	4TH ST	3S, 3CS, 5S3	Utilitarian Industrial	Unknown	Unknown	1913-1945
1600	6TH ST	3D, 3CB, 5B	Utilitarian Industrial	Unknown	Unknown	1913-1945
2155	7TH ST	3CS, 5S3	Utilitarian Industrial	Unknown	Unknown	1913-1945
2619	8TH ST	3S, 3CS, 5S3	Utilitarian Industrial/Art Deco	Unknown	Unknown	1913-1945
5380	ALHAMBRA	3CS, 5S3	Moderne	HM Banfield	Walter Jange	1913-1945
516	ANDERSON ST	3B, 3CB, 5B	Utilitarian Industrial	Unknown	Unknown	1913-1945
1542	CALADA ST	3S, 3CS, 5S3	Utilitarian	CP Kelso	Jones-Hettelsater Constructi	1913-1945
667	CLARENCE ST	3CS, 5S3	Utilitarian Industrial	Norton and Wallis	Central Building Company	1913-1945
1500	EVERGREEN AVE	3D, 3CD, 5D3	Utilitarian Industrial	Unknown	Unknown	1913-1945
620	LAMAR ST	3CS, 5S3	Colonial Revival	Unknown	Unknown	1913-1945
1910	MAIN ST	3S, 3CS, 5S3	Moderne	Unknown	Unknown	1913-1945
238	MISSION RD	3S, 3CS, 5S3	Art Deco, Moderne	Hank Gogerty	NV McNeil Co.	1913-1945
356	MISSION RD	3S, 3CS, 5S3	Neoclassical Influences	Perry Clark of San Fransisco Calif.	Southwest Lithograph Co.	1913-1945
3170	PICO	3S, 3CS, 5S3	Mediterranean Influenced	Unknown	Unknown	1913-1945
3820	UNION PACIFIC	3S, 3CS, 5S3	Art Deco/Moderne	Francisco & Jacobus	Not listed	1913-1945
4360	WORTH ST	3CS, 5S3	Med. Rev. influences	None	R Wentcott Co.	1934-1945

# Theme: Social Clubs and Public Service Organizations

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
1739	GRIFFIN AVE	3D, 3CB, 5B	Mission Revival/Churrigueresque/Med Revi	Various	Various	1920-1937

# Theme: Early Revival of Colonial Styles: The Search for Identity, 1890s- 1912, Single Family Residences, Multi-Family Residences, Institutional, Commercial and Industrial

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
2605	1ST ST	5S3		Unknown	Unknown	

# Theme: Popular and Social Culture-The Movie and Entertainment Capital

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
2310	WHITTIER	3CS	Mission Revival	L.N. Barcume	Floyd R Fisher	1913-1945

# Theme: Related Responses to the Modern Age, 1930-1945s

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
2905	11TH ST	3D, 3CB, 5B	Streamline Moderne	None	The Austin Co.	1913-1945
2946	11TH ST	3B, 3CB, 5B	Nautical Moderne	Robert V. Derrah	Calhoun-Hastings Ltd.	1913-1945
2828	12TH ST	3D, 3CD, 5D3	Moderne	None	The Austin Co.	1913-1945
3001	12TH ST	3D, 3CD, 5D3	Streamline Moderne	LW Phelps	Ted R Cooper Co. Inc.	1931-1946
5380	ALHAMBRA	3CS, 5S3	Moderne	HM Banfield	Walter Jange	1913-1945
1910	MAIN ST	3S, 3CS, 5S3	Moderne	Unknown	Unknown	1913-1945
238	MISSION RD	3S, 3CS, 5S3	Art Deco, Moderne	Hank Gogerty	NV McNeil Co.	1913-1945

# Theme: Transportation Improvements and Industrial Growth in Boyle Heights, 1946-1964

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
5323	ALHAMBRA	3CS, 5S3	Vernacular Modern	None	J Colavin and Son	1928-1957
210	ANDERSON ST	3S, 3CS, 5S3	Late Moderne	Claud Beelman	Simpson Construction Co.	1924-1958
571	ANDERSON ST	3D, 3CD, 5D3	Late Moderne	Unknown	Unknown	1916-1947
1920	MAIN ST	3CS, 5S3	Moderne	Llewellyn A Parker	Stanton-Reef Co.	1946
2701	OLYMPIC BLVD	3CS, 5S3	Vernacular Modern	Stiles Clements	Unknown	1956
1201	RIO VISTA	3CS, 5S3	Late Moderne	Unknown	Unknown	1947
1325	RIO VISTA	3CS, 5S3	Vernacular Modern Industrial	Jack N MacDonald	Butters and McClellan	1950
1350	VELASCO ST	3CS, 5S3	Quonset Hut	Unknown	Unknown	1946

# Theme: Public and Private Health & Medicine

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
2250	ALCAZAR ST	3CS, 5S3	Late Moderne/Modern	Daniel, Mann, Johnson and Men	Dresser-Ideon	1951
1441	EASTLAKE	3D, 3CB, 5B	Late Moderne, Corporate Modern	Various	Various	1952-1961

# Theme: Education – Public and Private Schools, Colleges and Universities

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
1540	ALCAZAR ST	3CS, 5S3	Modern	Daniel, Mann, Johnson & Mende	Unknown	1960

# Theme: Revival of Colonial Styles: The Search for Identity

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
2605	1ST ST	5S3		Unknown	Unknown	

# Theme: Zig Zag Sophistication, 1930's

Address	Street	NRHP Status Code	Architectural Styles	Architect:	Builder:	Period of Significance:
2900	11TH ST	3D, 3CD, 5D3	Art Deco	Unknown	Unknown	1913-1945
2650	OLYMPIC BLVD	3S, 3CS, 5S1	Art Deco and Vernacular Modern	George C. Nimmons & Co.	Scofield Engineering & Cons	1913-1945
3820	UNION PACIFIC	3S, 3CS, 5S3	Art Deco/Moderne	Francisco & Jacobus	Not listed	1913-1945
3443	WHITTIER	5S3	Art Deco	None	Harry Falk and Morris Falk	1913-1945



---

**APPENDIX C**  
**IDENTIFIED RESOURCES BY ADDRESS**

---



# Identified Resources

Parcel No	Address: Street	NRHP Status Code
5169007001	2744 11TH ST	3D, 3CD, 5D3
5169007002	2800 11TH ST	3D, 3CD, 5D3
5169007003	2810 11TH ST	3D, 3CB, 5B
5169007004	2816 11TH ST	3D, 3CD, 5D3
5169007008	2856 11TH ST	3D, 3CD, 5D3
5169007009	2900 11TH ST	3D, 3CD, 5D3
5170025014	2905 11TH ST	3D, 3CB, 5B
5169007016	2946 11TH ST	3B, 3CB, 5B
5170024016	3001 11TH ST	3D, 3CD, 5D3
5169009009	2707 12TH ST	3D, 3CD, 5D3
5169009018	2736 12TH ST	3D, 3CD, 5D3
5169007018	2801 12TH ST	3D, 3CD, 5D3
5169008014	2828 12TH ST	3D, 3CD, 5D3
5169007017	2945 12TH ST	3B, 3CB, 5B
5169006002	3001 12TH ST	3D, 3CD, 5D3
5169005001	3039 12TH ST	3D, 3CD, 5D3
5169005020	3071 12TH ST	3D, 3CD, 5D3
5169005006	3101 12TH ST	3D, 3CD, 5D3
5174016025	1904 1ST ST	5S3
5183007004	2001 1ST ST	5S3
5183008027	2100 1ST ST	5S3
5183008016	2124 1ST ST	2S2, 5S3
5183005035	2203 1ST ST	5S3
5180002015	2415 1ST ST	2S2, 5S1
5180006002	2504 1ST ST	2S2, 5S3
5180007002	2507 1ST ST	2S2, 5S3
5180007003	2511 1ST ST	5S3

Parcel No	Address: Street	NRHP Status Code
5180006004	2516 1ST ST	3S, 3CS, 5S3
5180010002	2605 1ST ST	5S3
5180011028	2612 1ST ST	3CS, 5S3
5180011031	2626 1ST ST	5S3
5180010007	2631 1ST ST	2S2, 5S3
5180011034	2636 1ST ST	5S3
5180021030	2926 1ST ST	5S3
5172015013	1427 4TH ST	3S, 3CS, 5S3
5180004024	2421 4TH ST	5S3
5180005029	2527 4TH ST	5S3
5185008002	2706 4TH ST	5S3
5186001004	3050 4TH ST	3CS, 5S3
5171013002	1600 6TH ST	3D, 3CB, 5B
5171015011	2155 7TH ST	3CS, 5S3
5170006007	2619 8TH ST	3S, 3CS, 5S3
5191018017	3572 8TH ST	3CS, 5S3
5201005002	1540 ALCAZAR ST	3CS, 5S3
5202003023	2250 ALCAZAR ST	3CS, 5S3
5217018030	5323 ALHAMBRA	3CS, 5S3
5220031007	5380 ALHAMBRA	3CS, 5S3
5220030009	5442 ALHAMBRA	3CS, 5S3
5172010001	210 ANDERSON ST	3S, 3CS, 5S3
5172015002	323 ANDERSON ST	3S, 3CS, 5S3
5172020005	364 ANDERSON ST	3S, 3CS, 5S3
5171008004	516 ANDERSON ST	3B, 3CB, 5B
5171011002	571 ANDERSON ST	3D, 3CD, 5D3
5171006015	600 ANDERSON ST	3D, 3CB, 5B
5171012002	607 ANDERSON ST	3D, 3CD, 5D3
5171006014	608 ANDERSON ST	3D, 3CD, 5D3

Parcel No	Address: Street	NRHP Status Code
5171012003	611 ANDERSON ST	3D, 3CD, 5D3
5171012015	613 ANDERSON ST	3D, 3CD, 5D3
5171006012	622 ANDERSON ST	3D, 3CD, 5D3
5171012008	631 ANDERSON ST	3B, 3CB, 5B
5410016002	650 AVENUE 21	2S2, 5S1
5183022018	752 BOYLE	5S3
5183021014	755 BOYLE	5S3
5174024020	101 BOYLE AVE	3S, 3CS, 5S1
5183003031	247 BREED ST	1S, 5S1
5192003004	1542 CALADA ST	3S, 3CS, 5S3
5410007007	1030 CESAR E CHAVEZ	3S, 3CS, 5S1
5174017034	1510 CESAR E CHAVEZ	5S3
5183001025	2006 CESAR E CHAVEZ	5S1, 5D3
5183001020	2018 CESAR E CHAVEZ	5S1, 5D3
5183001019	2024 CESAR E CHAVEZ	5S1, 5D3
5175029006	2031 CESAR E CHAVEZ	5S1, 5D3
5183002007	2100 CESAR E CHAVEZ	5S1, 5D3
5175014002	2101 CESAR E CHAVEZ	5S1, 5D3
5183002006	2104 CESAR E CHAVEZ	5S1, 5D3
5175014003	2107 CESAR E CHAVEZ	5S1, 5D3
5183002003	2116 CESAR E CHAVEZ	5S1, 5D3
5183002002	2120 CESAR E CHAVEZ	5S1, 5D3
5175013003	2137 CESAR E CHAVEZ	5S1, 5D3
5183002001	2138 CESAR E CHAVEZ	5S1, 5D3
5183003026	2202 CESAR E CHAVEZ	5S1, 5D3
5175013006	2209 CESAR E CHAVEZ	5S1, 5D3
5183003029	2218 CESAR E CHAVEZ	5S1, 5D3
5183003004	2222 CESAR E CHAVEZ	5S1, 5D3
5183003003	2226 CESAR E CHAVEZ	5S1, 5D3

Parcel No	Address: Street	NRHP Status Code
5183003002	2228 CESAR E CHAVEZ	5S1, 5D3
5175010024	2315 CESAR E CHAVEZ	3CS, 5S1, 5D3
5183004018	2330 CESAR E CHAVEZ	3CS, 5S1, 5D3
5177034018	2421 CESAR E CHAVEZ	5S1, 5D3
5177034025	2455 CESAR E CHAVEZ	5S1, 5D3
5177034026	2459 CESAR E CHAVEZ	5S1, 5D3
5177033024	2501 CESAR E CHAVEZ	5S1, 5D3
5180009001	2600 CESAR E CHAVEZ	5S1, 5D3
5180009002	2612 CESAR E CHAVEZ	5S1, 5D3
5180009006	2626 CESAR E CHAVEZ	5S1, 5D3
5180017002	2706 CESAR E CHAVEZ	5D3
5180017006	2724 CESAR E CHAVEZ	5S3, 5D3
5180018018	2822 CESAR E CHAVEZ	5S3
5175011026	2215 CESAR E CHAVEZ AVE	5S1, 5D3
5183004022	2306 CESAR E CHAVEZ AVE	5S1, 5D3
5175013002	310 CHICAGO ST	5S1, 5D3
5175013018	318 CHICAGO ST	5S3
5171005001	601 CLARENCE ST	3D, 3CD, 5D3
5175011023	312 CORNWELL ST	5S3
5201006024	1441 EASTLAKE	3D, 3CB, 5B
5185015007	401 EUCLID	5S3
5169004002	1500 EVERGREEN AVE	3D, 3CD, 5D3
5180006007	101 FICKETT ST	3S, 3CS, 5S3
5210014903	1739 GRIFFIN AVE	3D, 3CB, 5B
5410014020	620 LAMAR ST	3CS, 5S3
5410013010	737 LAMAR ST	5S1
5410015008	1910 MAIN ST	3S, 3CS, 5S3
5410016006	1920 MAIN ST	3CS, 5S3
5210013005	2810 MAIN ST	3CS, 5S3

Parcel No	Address: Street	NRHP Status Code
5210016002	2916 MAIN ST	3CS, 5S3
5210024005	3016 MAIN ST	5S3
5210024004	3018 MAIN ST	5S3
5210024003	3024 MAIN ST	3CS, 5S3
5210025006	3108 MAIN ST	3CS, 5S3
5180001006	2423 MICHIGAN	2S2
5173025002	161 MISSION RD	3CS, 5S3
5172011029	238 MISSION RD	3S, 3CS, 5S3
5172015001	300 MISSION RD	3S, 3CS, 5S3
5172015011	356 MISSION RD	3S, 3CS, 5S3
5210007003	1143 MISSION RD	3CS, 5S3
5173026005	250 MYERS ST	3S, 3CS, 5S3
5191023001	3600 OLYMPIC	3S, 3CS, 5S3
5169010006	2650 OLYMPIC BLVD	3S, 3CS, 5S1
5170019016	2701 OLYMPIC BLVD	3CS, 5S3
5174014042	1814 PENNSYLVANIA	2S2, 5S3
5169003009	3170 PICO	3S, 3CS, 5S3
5170012007	1201 RIO VISTA	3CS, 5S3
5170012005	1325 RIO VISTA	3CS, 5S3
5201001901	1200 STATE ST	2B, 3B
5192001001	3820 UNION PACIFIC	3S, 3CS, 5S3
5220034004	5561 VALLEY	3CS, 5S3
5179015005	108 VELASCO ST	5S3
5190036002	1350 VELASCO ST	3CS, 5S3
5183022021	2195 WHITTIER	5S3
5189001018	2226 WHITTIER	5S3
5189006055	2310 WHITTIER	3CS
5185037011	2821 WHITTIER	5S3
5189004043	2934 WHITTIER	5S3

Parcel No	Address: Street	NRHP Status Code
5185038013	2935 WHITTIER	5S3
5188004040	3443 WHITTIER	5S3
5224005002	4366 WORTH ST	3CS, 5S3
5224005013	4370 WORTH ST	3CS, 5S3

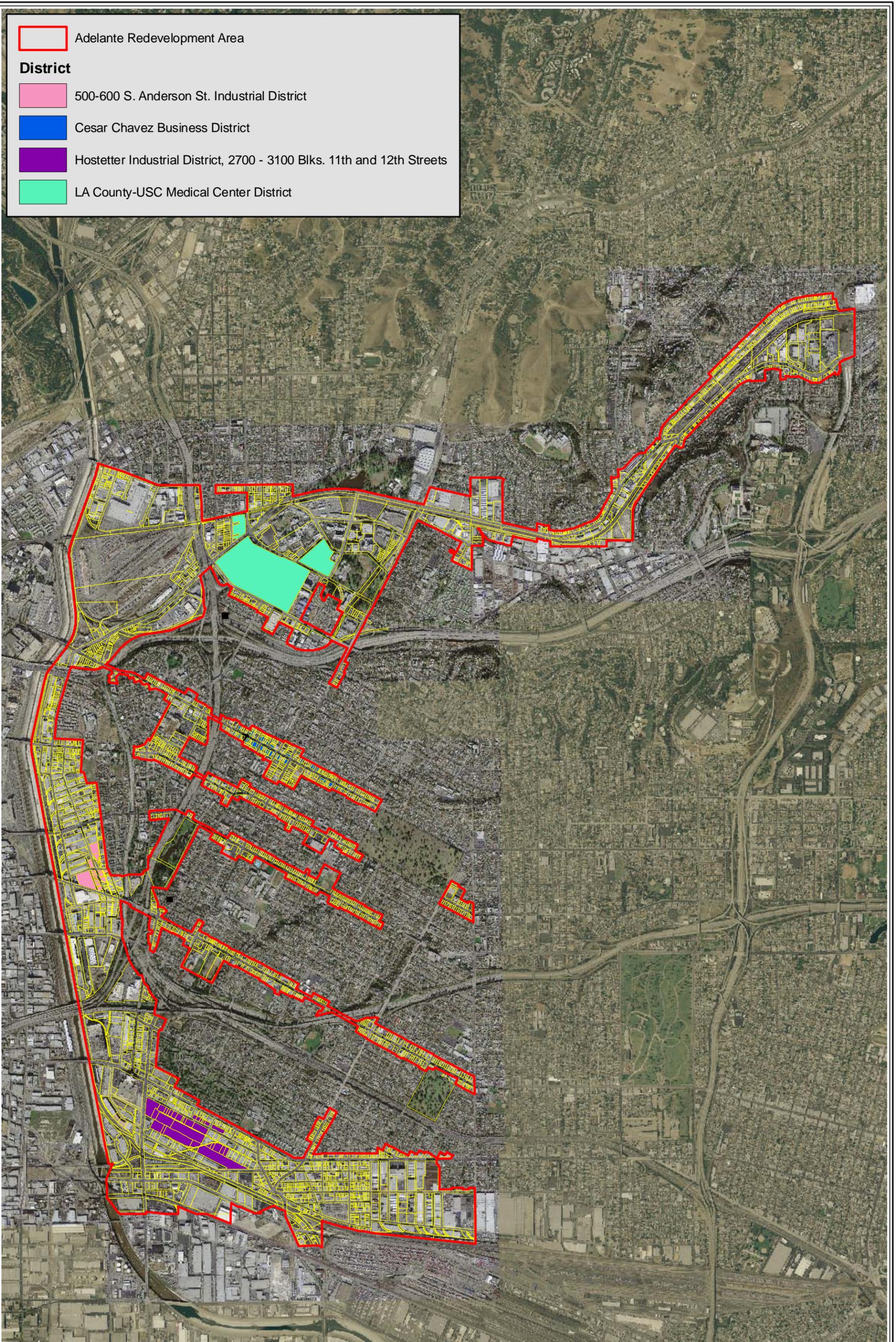
---

**APPENDIX D**  
**DISTRICT MAPS**

---



- Adelante Redevelopment Area
- District**
- 500-600 S. Anderson St. Industrial District
- Cesar Chavez Business District
- Hostetter Industrial District, 2700 - 3100 Blks. 11th and 12th Streets
- LA County-USC Medical Center District



Source: NAIP, 2005; USGS DOQQ, 2004; PCR Services Corporation, 2008.

**Adelante Survey  
Surveyed Properties  
by District**

- Adelante Redevelopment Area
- Individually Eligible



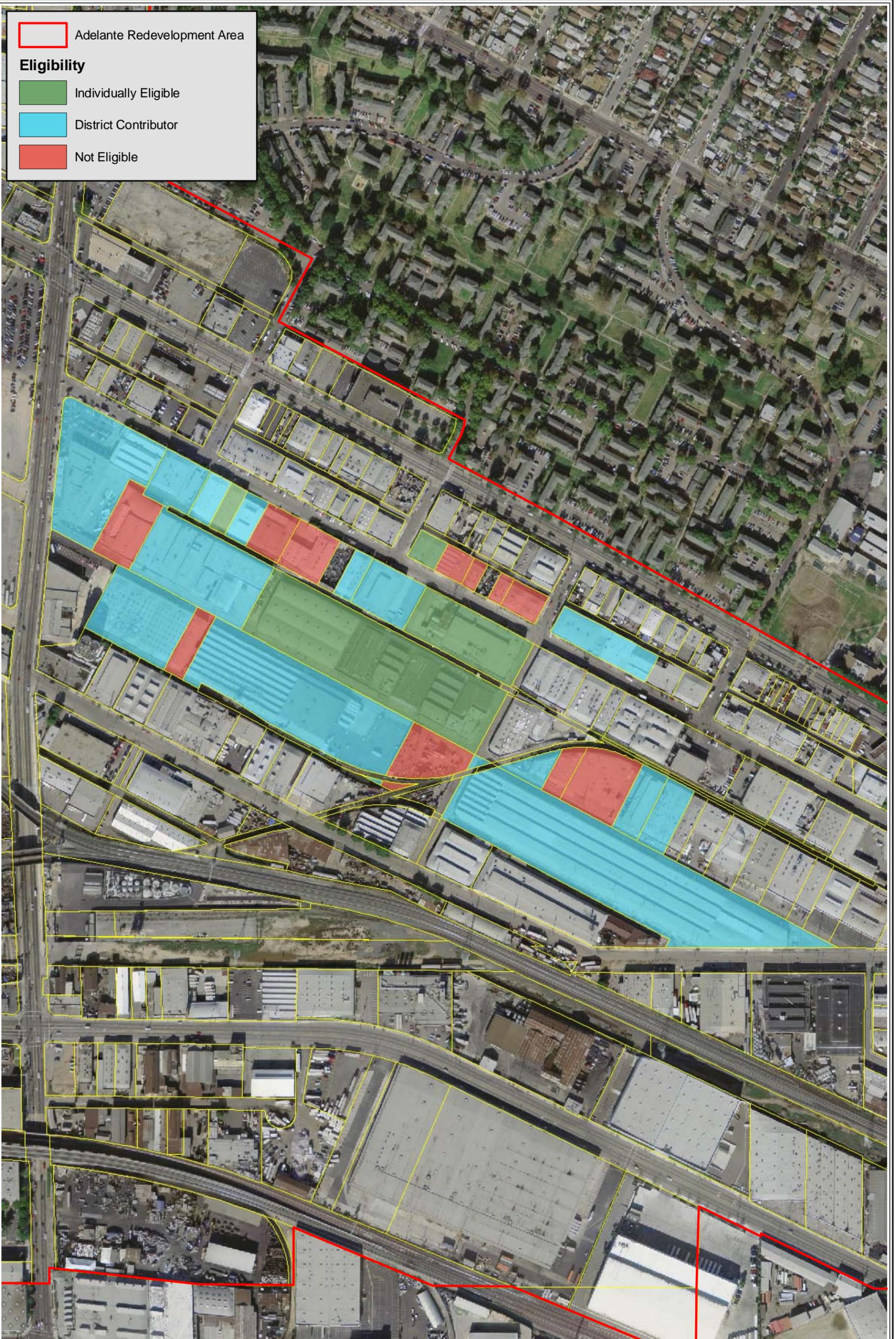
Source: NAIP, 2005; USGS DOQQ, 2004;  
PCR Services Corporation, 2008.

**Adelante Survey**  
**Surveyed Properties by Eligibility**  
**LA County-USC Medical Center District**

Adelante Redevelopment Area

**Eligibility**

- Individually Eligible
- District Contributor
- Not Eligible



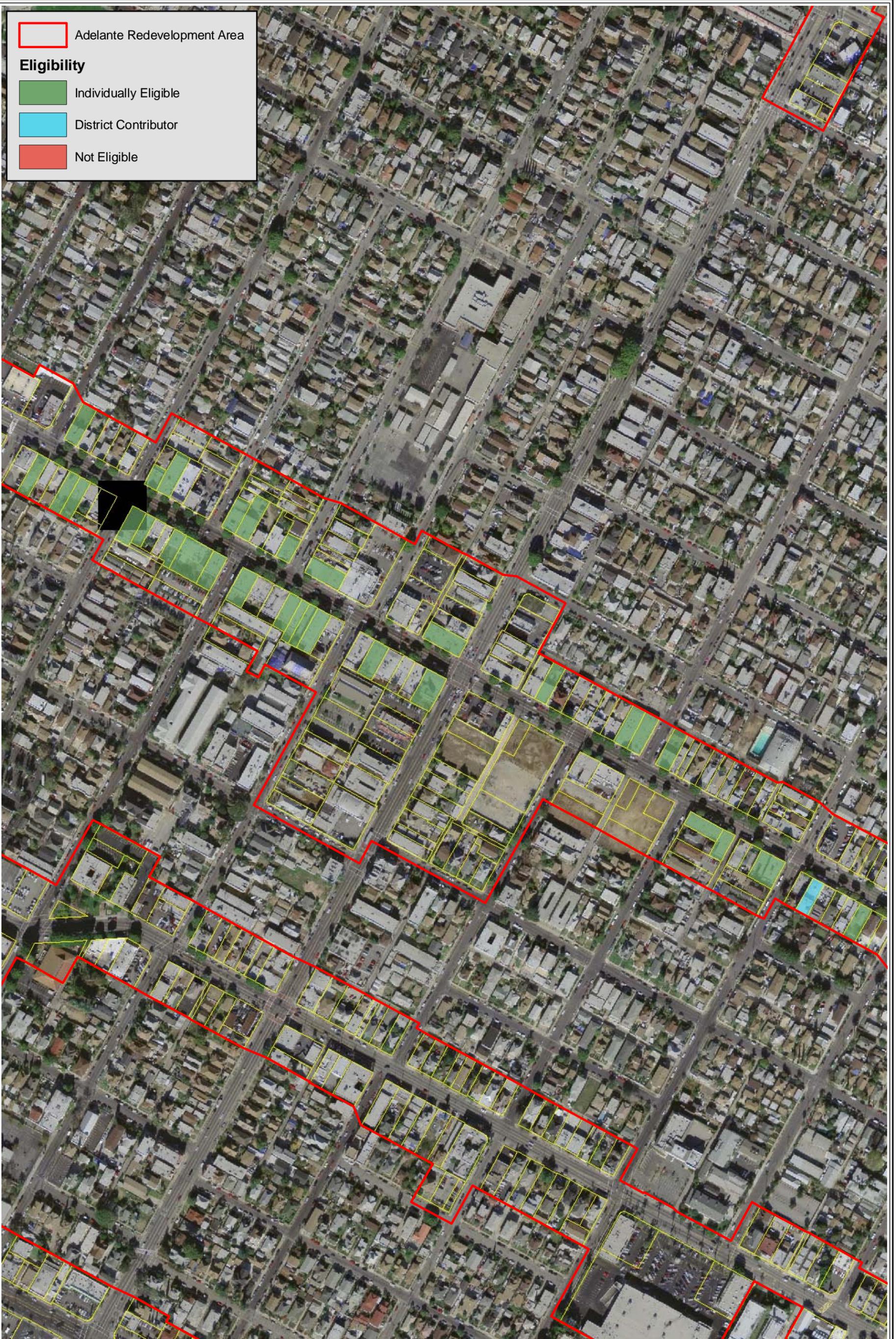
Source: NAIP, 2005; USGS DOQQ, 2004;  
PCR Services Corporation, 2008.

**Adelante Survey**  
**Surveyed Properties by Eligibility**  
**Hostetter Industrial District, 2700 - 3100 Blks. 11th and 12th Streets**

Adelante Redevelopment Area

**Eligibility**

- Individually Eligible
- District Contributor
- Not Eligible



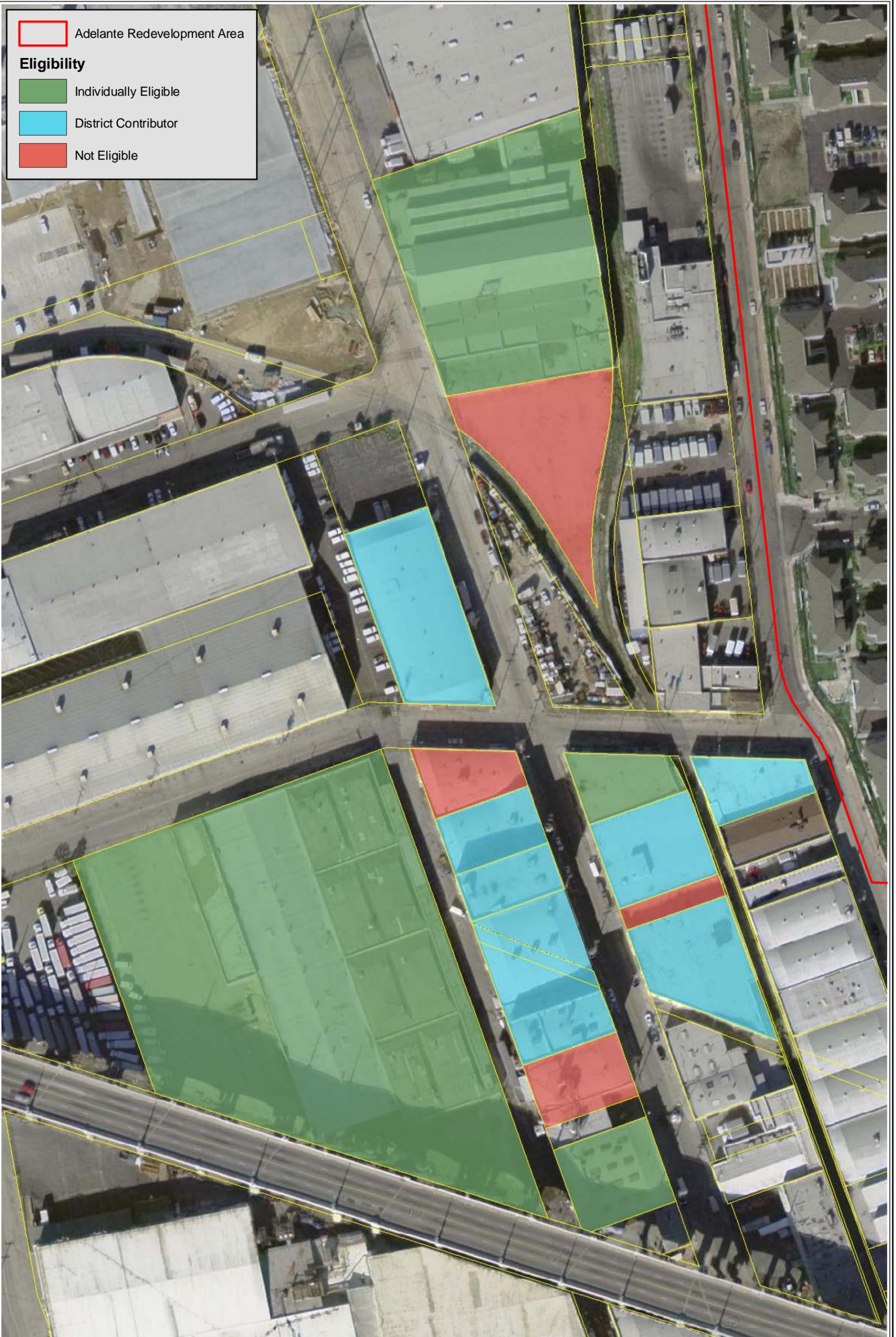
Source: NAIP, 2005; USGS DOQQ, 2004; PCR Services Corporation, 2008.

**Adelante Survey  
Surveyed Properties by Eligibility  
Cesar Chavez Business District**

Adelante Redevelopment Area

**Eligibility**

- Individually Eligible
- District Contributor
- Not Eligible



Source: NAIP, 2005; USGS DOQQ, 2004; PCR Services Corporation, 2008.

**Adelante Survey**  
**Surveyed Properties by Eligibility**  
**500-600 S. Anderson St. Industrial District**



### PCR Santa Monica

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

TEL 310.451.4488

FAX 310.451.5279

### PCR Pasadena

55 South Lake Avenue, Suite 215  
Pasadena, CA 91101

TEL 626.204.6170

FAX 626.204.6171

### PCR Irvine

One Venture, Suite 150  
Irvine, CA 92618

TEL 949.753.7001

FAX 949.753.7002

