

**CUNNINGHAM RESIDENCE**  
1802-1806 S. Crenshaw Boulevard  
CHC-2023-3988-HCM  
ENV-2023-3989-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—July 13, 2023](#)
3. [Categorical Exemption](#)
4. [City Council Motion, Council File 23-0435](#)
5. [Historic-Cultural Monument Application](#)

Please click on each document to be directly taken to the corresponding page of the PDF.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

**CASE NO.:** CHC-2023-3988-HCM  
ENV-2023-3989-CE

**HEARING DATE:** August 17, 2023  
**TIME:** 10:00am  
**PLACE:** City Hall, Room 1010  
200 North Spring Street  
Los Angeles, CA 90012  
and via teleconference (see  
agenda for login information)

Location: 1802-1806 S. Crenshaw Boulevard  
Council District: 10 – Hutt  
Community Plan Area: West Adams – Baldwin  
Hills - Leimert  
Land Use Designation: Medium Residential  
Zoning: R3-1-O  
Area Planning Commission: South Los Angeles  
Neighborhood Council: United Neighborhoods  
of the Historic Arlington  
Heights, West Adams,  
and Jefferson Park  
Communities  
Legal Description: Jackins Arlington Heights  
Tract, Lots 36 and 37

**EXPIRATION DATE:** August 27, 2023

**PROJECT:** Historic-Cultural Monument Application for the  
CUNNINGHAM RESIDENCE

**REQUEST:** Declare the property an Historic-Cultural Monument

**OWNERS:** Cunningham Trust  
Vanita Jones, Successor Trustee  
P.O. Box 43065  
Los Angeles, CA 90043

V. Richard and Helen L. Cunningham, Co-Trustees  
Cunningham Trust  
5195 Vista Miguel Drive  
La Canada Flintridge, CA 91011

V. Richard and Helen L. Cunningham, Co-Trustees  
Helen and Richard Cunningham Living Trust  
843 S. Cochran Avenue  
Los Angeles, CA 90036

**APPLICANT:** City of Los Angeles  
200 N. Spring Street  
Los Angeles, CA 90012

**PREPARERS:** Office of Historic Resources  
Los Angeles City Planning  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012

Charles J. Fisher  
140 S. Avenue 57  
Los Angeles, CA 90042

**RECOMMENDATION            That the Cultural Heritage Commission:**

1. **Declare the subject property** an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Ken Bernstein, AICP, Principal City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Lambert M. Giessinger, Senior Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Christina Morton, Student Professional Worker  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Shannon Ryan, Senior City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Melissa Jones, City Planner  
Office of Historic Resources

Attachments:            Commission/ Staff Site Inspection Photos – July 13, 2023  
City Council Motion, Council File 23-0435  
Historic-Cultural Monument Application

## **FINDING**

- The Cunningham Residence “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of the American Foursquare architectural style.

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

## **SUMMARY**

The Cunningham Residence is a 1914 two-story single-family residence and a two-story garage and chauffeur’s quarters located on a double lot on the east side of S. Crenshaw Boulevard, between W. Washington Boulevard and W. St. Charles Place, in the Arlington Heights neighborhood of Los Angeles. Designed in the American Foursquare architectural style, it was constructed as a residence for Thomas Joseph Cunningham (1859-1931), an undertaker who was the founder and senior partner of Cunningham and O’Connor, a mortuary business, and his family by architect and contractor David Gaul (1854-1934). The subject property has remained in ownership of the Cunningham family to this day.

Rectangular in plan, the residence is of wood-frame construction with smooth stucco cladding. It has a hipped roof clad with green tiles and features exposed rafter tails and three dormers with two multi-lite wood windows, located on the front and two side elevations. At the top of the roof there is an eight-post widow’s walk. The primary, west-facing facade is symmetrical with the exception of a porte-cochere extending to the north off the front porch; both are supported by square, glazed brick pillars. Centered on the facade under a low gabled roof, the main entrance is accessed by concrete steps and is flanked by large fixed picture windows with leaded glass transoms. The entrance consists of a large, partially-glazed wood door with a carved wood surround. On the second story, there are two wood tripartite windows consisting of a large picture window with a leaded glass transom flanked by double-hung windows with multi-lite upper sashes. Between the tripartite windows is a single double-hung wood window with a multi-lite upper sash.

On the north-facing elevation, there are three vertical stained glass windows on a small second-story bump-out and two side doors, off the kitchen and dining room, accessed by concrete steps. There is a glazed brick chimney and a bump out with a set of three wood casement windows on the south-facing elevation. On the rear, east-facing elevation there is an infilled sleeping porch with multiple wood, double-hung windows on the second floor, a partially infilled porch with a



large, multi-lite wood window on the first floor, and an exit door at the north end of the facade. Other fenestration on these elevations include wood tripartite windows featuring large picture windows with leaded glass transoms flanked by double-hung windows; wood casement windows; grouped wood double-hung windows; and single, double-hung wood windows. The residence's interior features wood crown molding; coffered ceilings; original wallpaper and murals; a large fireplace with a wood mantel in the living room; a carved wood landing with stairs leading to the second floor; wood pocket doors; wood built-ins; wood wainscoting; pendant ceiling lights; wood flooring; original wood paneled doors and hardware; and original ice boxes and dumbwaiter in the kitchen. There is also a full basement and attic with wood detailing throughout.

Square in plan, the garage/chauffeur's quarters is of wood-frame construction with smooth stucco cladding and has a hipped roof clad with green tiles. The second floor is accessed from a door on the south-facing elevation which also features two multi-lite casement windows on the second story and a door covered by wood awning supported by two large knee brackets and a multi-lite casement window on the first floor. On the west-facing elevation there are wood carriage-style garage doors on the first floor and wood, multi-lite casement windows on the second floor. Interior features include wood paneled doors with original hardware, picture rails, and a wood staircase.

Thomas Joseph Cunningham was born in Randolph, Massachusetts on September 28th, 1859. He moved to Los Angeles in 1886 and by 1914, when the subject property was constructed, Cunningham had made several partnerships in the undertaking business. Cunningham ultimately teamed up with Patrick Joseph O'Connor to form Cunningham & Connor in 1898, a mortuary business specializing in Catholic funerals. Described as an early pioneer of the mortuary business in Los Angeles, Cunningham was one of a small number of morticians at the turn of the 20th century. Cunningham & O'Connor's mortuary was first located at 458 S. Main Street, and later they moved to 1031 S. Grand Avenue in 1905. In May 1942, the business relocated to their purpose-built mortuary at 850 W. Washington Boulevard (extant, Contributor to the University Park HPOZ), a site within the boundaries of what historians have described as Los Angeles' "Mortuary Row." Mortuary Row, located between West Washington and Venice Boulevards and loosely bordered by Toberman Street to the west, and Flower Street to the east, was an area uniquely zoned for mortuaries that was home to over forty mortuary businesses between the 1920s and 1950s. Cunningham's mortuary business saw great success in the area, but was eventually bought out by rival undertakers the Pierce Brothers in the 1980s, who continue to operate the former Cunningham & O'Connor locations in their name. Thomas J. Cunningham passed away on March 13, 1931, at the age of 71.

The subject property has experienced minimal alterations over the years, with the only listed permit outside of initial construction being the installation of an elevator in 1946. During the Commission site visit other alterations noted include the enclosure of the former sleeping porch on the second floor at the rear of the residence, the partial enclosure of the rear porch on the first floor of the residence, and the installation of acoustical tiles on the kitchen ceiling in the residence.

The citywide historic resources survey SurveyLA identified the subject property as individually eligible for listing under the national, state, and local designation programs as an excellent example of American Foursquare architecture.

## **DISCUSSION**

The Cunningham Residence meets one of the Historic-Cultural Monument criteria: it "embodies the distinctive characteristics of a style, type, period, or method of construction" as an excellent and highly intact example of the American Foursquare architectural style.

The American Foursquare is an architectural style popular from the mid-1890s to the late 1930s during the Arts and Crafts architectural movement. A reaction to the ornate and mass-produced elements of the Victorian and other Revival styles popular throughout the last half of the 19th century, the American Foursquare was plain, often incorporating handcrafted woodwork, and many features of the Prairie architectural style pioneered by master architect Frank Lloyd Wright. As exhibited by the subject property, the hallmarks of the style include a boxy massing and broad proportions, a height of two stories with a hipped roof, overhanging eaves, and a large front porch with wide stairs. Other notable features are built-in cabinetry and Craftsman-style interior woodwork.

The subject property has experienced only very minor alterations over the years and retains a very high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance. During the Commission site visit it was noted that many of the buildings from the same era surrounding the subject property have been significantly altered, and therefore the original state of the subject property appears to be rare in the Arlington Heights neighborhood.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS**

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 *“consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.”*

State of California CEQA Guidelines Article 19, Section 15331, Class 31 *“consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.”*

The designation of the Cunningham Residence as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to an Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and

protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2023-3989-CE was prepared on July 21, 2023.

### **BACKGROUND**

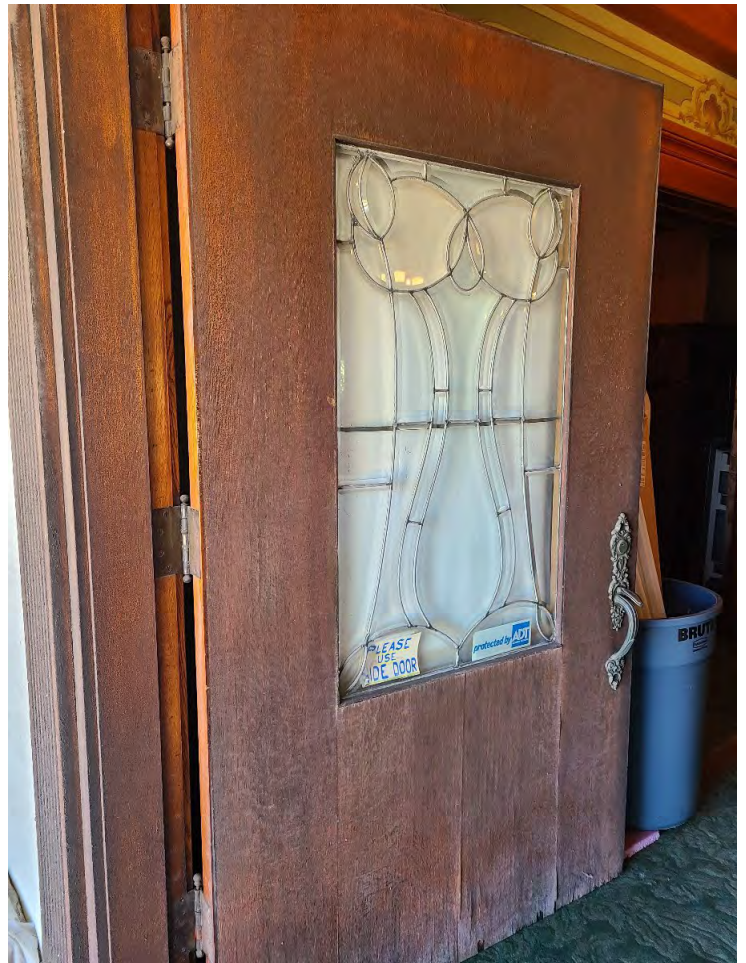
On June 13, 2023, the Los Angeles City Council, acting upon a motion introduced by Councilmembers Hutt and Raman, initiated consideration of the subject property as an Historic-Cultural Monument. On July 13, 2023, a subcommittee of the Commission consisting of Commissioners Milofsky and Kanner conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources.



















































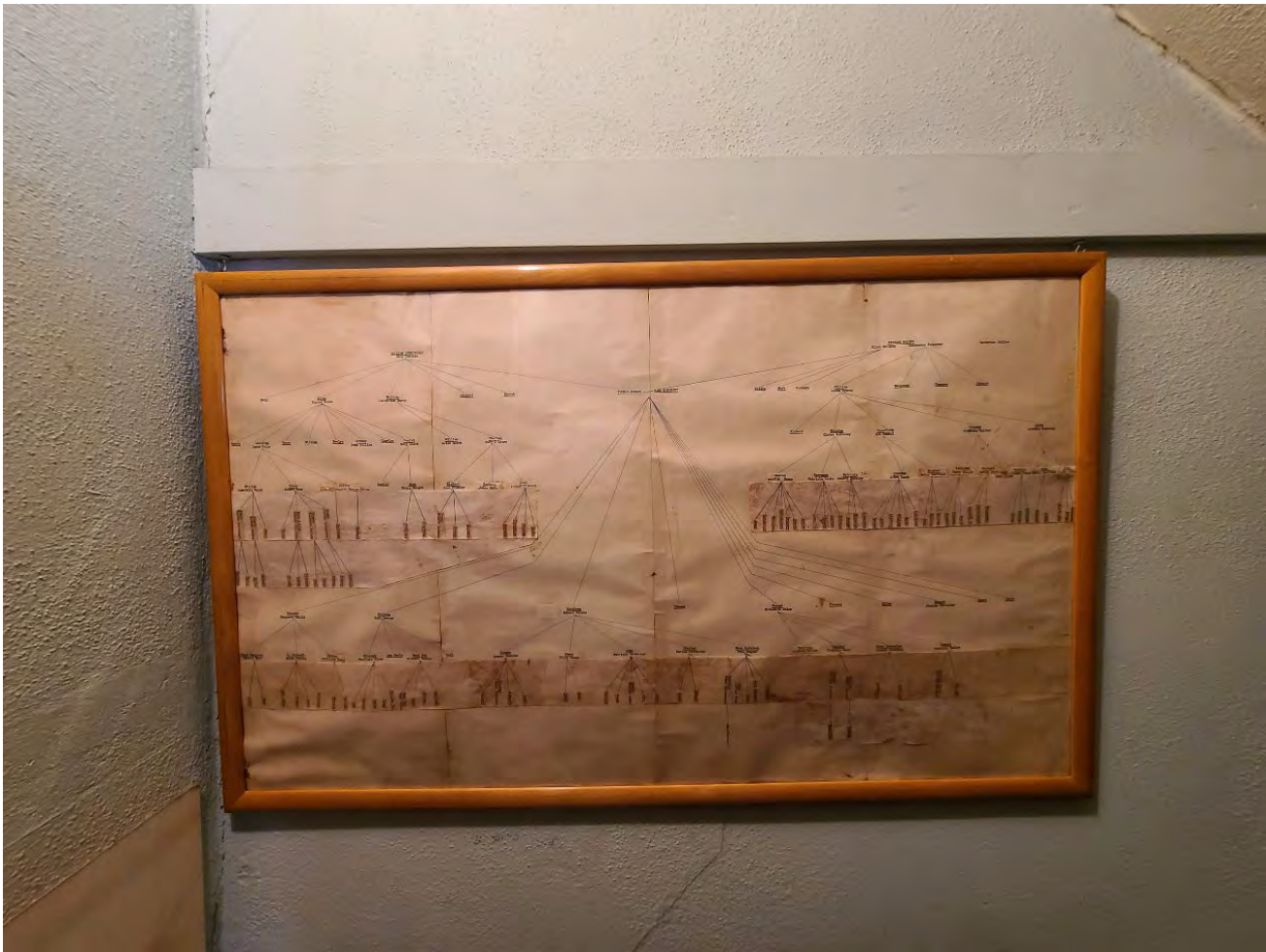
















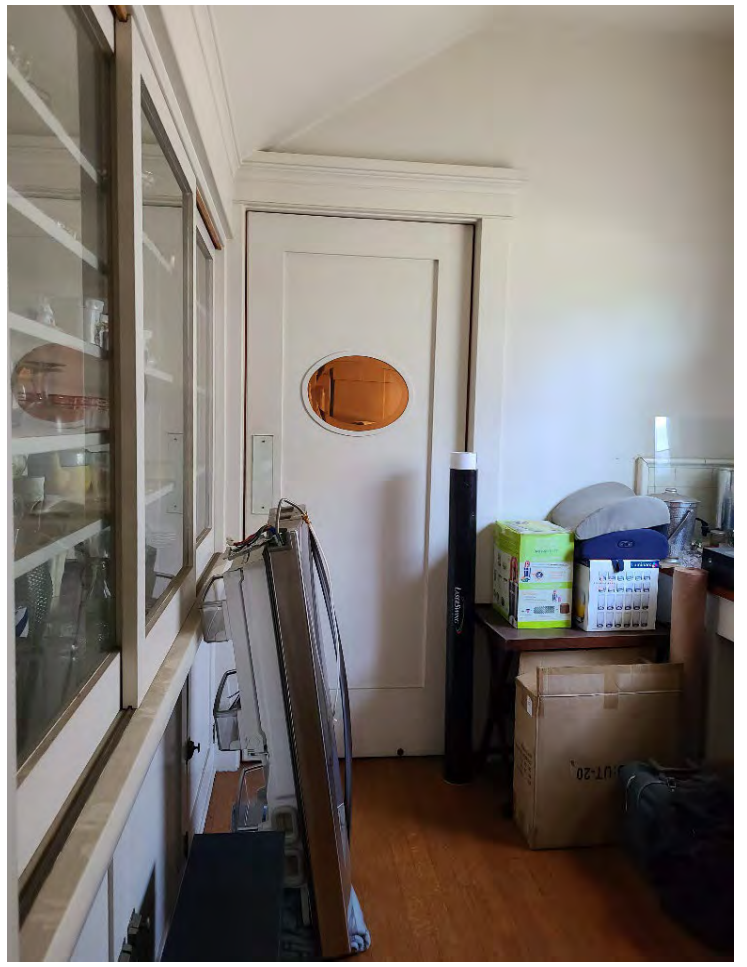
















Commission/ Staff Site Inspection Photos--July 13, 2023  
22 of 70





Commission/ Staff Site Inspection Photos--July 13, 2023

















































































































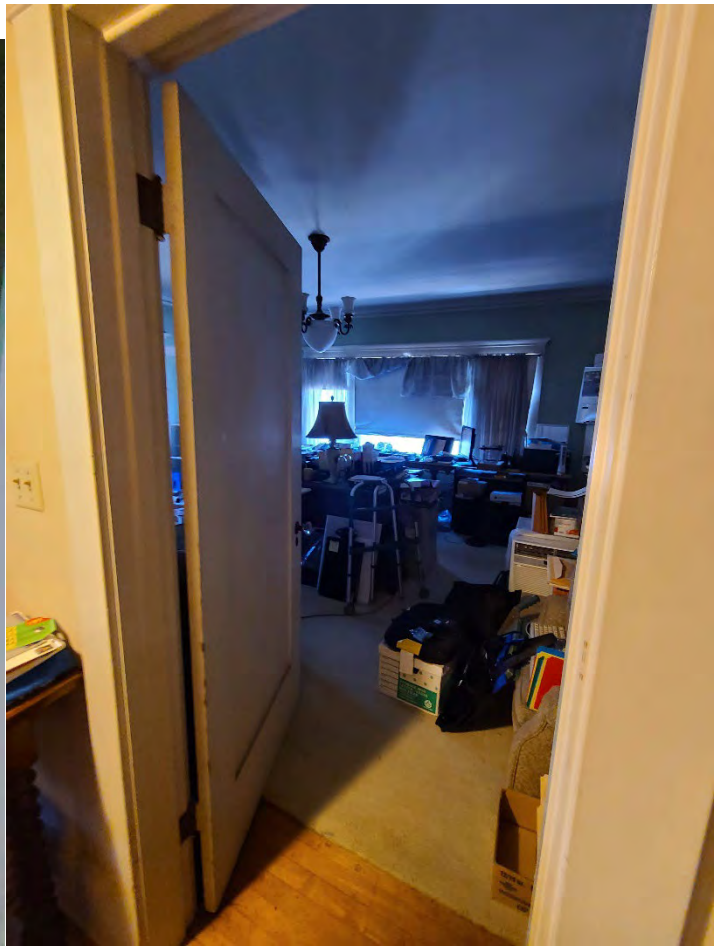


























































COUNTY CLERK'S USE

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**NOTICE OF EXEMPTION**  
(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS  
CHC-2023-3988-HCM

LEAD CITY AGENCY  
**City of Los Angeles (Department of City Planning)**

CASE NUMBER  
ENV-2023-3989-CE

PROJECT TITLE  
Cunningham Residence

COUNCIL DISTRICT  
10

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
**1802-1806 S. Crenshaw Boulevard, Los Angeles, CA 90019**

Map attached.

PROJECT DESCRIPTION:  
Designation of the Cunningham Residence as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
**N/A**

CONTACT PERSON (If different from Applicant/Owner above)  
**Melissa Jones**

(AREA CODE) TELEPHONE NUMBER | EXT.  
213-847-3679

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)  
Public Resources Code Section(s) \_\_\_\_\_

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)  
CEQA Guideline Section(s) / Class(es) **8 and 31**

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )  
\_\_\_\_\_

JUSTIFICATION FOR PROJECT EXEMPTION:  Additional page(s) attached

Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Cunningham Residence** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.  
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.  
If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE  
Melissa Jones [SIGNED COPY IN FILE]

STAFF TITLE  
City Planner

ENTITLEMENTS APPROVED  
N/A

FEE: N/A RECEIPT NO. N/A REC'D. BY (DCP DSC STAFF NAME) N/A

DISTRIBUTION: County Clerk, Agency Record

**MOTION**

The Los Angeles Municipal Code provides that the City Council may initiate consideration of a proposed designation of a site, building or structure as a Historical-Cultural Monument. A Historical-Cultural Monument is defined as any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

1802 South Crenshaw Boulevard is a significant example of early 20th century architecture in Los Angeles and is one of the few remaining examples of its type of Craftsman architecture in the city. The house was built in 1915 by and for the Cunningham family, pioneers in the mortuary business and founders of Cussen & Cunningham which became Cunningham & O'Connor Mortuary. It is one of the best examples of American Foresquare architecture in Los Angeles with high quality design and craftsmanship. The house features a number of unique and distinctive features, including a rooftop veranda, a built-in organ, glazed brick porch and chimney, and porte cochere. The house has been well-maintained over the years, and it retains its original character and charm. 1802 South Crenshaw Boulevard is an important part of the city's history and culture, was reviewed by the Office of Historic Resources in November 2015, and is a valuable asset to the community. This property should be reviewed by the City Planning Department and the Cultural Heritage Commission for consideration of Historical-Cultural Monument status.

**I THEREFORE MOVE** that the City Council instruct the Historic Resources Division of the City Planning Department to prepare the application relative to considering the inclusion of 1802 South Crenshaw Boulevard in the list of Historical-Cultural Monuments and to submit the application to the Cultural Heritage Commission for review and consideration.

**I FURTHER MOVE** that after reviewing the application, the Cultural Heritage Commission submit a report to the City Council regarding the potential inclusion of 1802 South Crenshaw Boulevard in the City's list of Historic-Cultural Monuments.

PRESENTED BY:

*Heather Hutt*  
 HEATHER HUTT  
 Councilmember, 10th District

SECONDED BY:

*N. Ryan Lewis*

ORIGINAL

APR 19 2023





# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Other Associated Names:					
Street Address:			Zip:	Council District:	
Range of Addresses on Property:			Community Name:		
Assessor Parcel Number:	Tract:		Block:	Lot:	
Identification cont'd:					
Proposed Monument Property Type:	Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built:	Factual	Estimated	Threatened?		
Architect/Designer:			Contractor:		
Original Use:			Present Use:		
Is the Proposed Monument on its Original Site?		Yes	No (explain in section 7)	Unknown (explain in section 7)	

## 3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material: Industrial glass and steel	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type: Solid wood with upper lights	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.


## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
2. Is associated with the lives of historic personages important to national, state, city, or local history.
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.





# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

*This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.*

**A. Proposed Monument Description** - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

**B. Statement of Significance** - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

## 8. CONTACT INFORMATION

### *Applicant*

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

### *Property Owner*

Is the owner in support of the nomination?      Yes      No      Unknown

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

### *Nomination Preparer/Applicant's Representative*

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

### APPLICATION CHECKLIST

- |    |   |    |   |
|----|---|----|---|
| 1. | Nomination Form   | 5. | Copies of Primary/Secondary Documentation   |
| 2. | Written Statements A and B  | 6. | Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. | Bibliography  | 7. | Additional, Contemporary Photos   |
| 4. | Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: <a href="mailto:planning.ohr@lacity.org">planning.ohr@lacity.org</a> ) | 8. | Historical Photos   |
|    |   | 9. | Zimas Parcel Report for all Nominated Parcels (including map)                         |

## 10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Melissa Jones, City Planner

August 1, 2023

*Melissa Jones*

Name:

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources  
Department of City Planning  
221 N. Figueroa St., Ste. 1350  
Los Angeles, CA 90012

Phone: 213-847-3679  
Website: [preservation.lacity.org](http://preservation.lacity.org)



## Co-Preparer Contact Information

Name: Christina Morton, Student Professional Worker  
Company: Office of Historic Resources, Los Angeles City Planning  
Street Address: 221 N. Figueroa Street, Ste. 1350  
Zip: 90012  
City: Los Angeles  
State: CA  
Email: christina.morton@lacity.org

Name: Charles J. Fisher  
Company: Historian4Hire  
Street Address: 140 S. Avenue 57  
Zip: 90042  
City: Los Angeles  
State: CA  
E-mail: arroyoseco@hotmail.com  
Phone: 323-256-3593

**CUNNINGHAM RESIDENCE**  
**1802-1806 S. Crenshaw Boulevard**

**A. Proposed Monument Description**

The Cunningham Residence is a 1914 two-story single-family residence and a two-story garage and chauffeur's quarters located on a double lot on the east side of S. Crenshaw Boulevard, between W. Washington Boulevard and W. St. Charles Place, in the Arlington Heights neighborhood of Los Angeles.

*Residence*

Designed in the American Foursquare architectural style, the residence is of wood-frame construction with smooth stucco cladding and is rectangular in plan. It has a hipped roof clad with green tiles and features exposed rafter tails and three dormers with two multi-lite wood windows, located on the front and two side elevations. At the top of the roof there is an eight post widow's walk. The primary, west-facing facade is symmetrical with the exception of a porte-cochere extending to the north off the front porch; both are supported by square, glazed brick pillars. Centered on the facade under a low gabled roof, the main entrance is accessed by concrete steps and is flanked by large fixed picture windows with leaded glass transoms. The entrance consists of a large, partially-glazed wood door with a carved wood surround. On the second story, there are two wood tripartite windows consisting of a large picture window with a leaded glass transom flanked by double-hung windows with multi-lite upper sashes. Between the tripartite windows is a single double-hung wood window with a multi-lite upper sash.

On the north-facing elevation, there are three vertical stained glass windows on a small second-story bump-out and two side doors, off the kitchen and dining room, accessed by concrete steps. There is a glazed brick chimney and a bump out with a set of three wood casement windows on the south-facing elevation. On the rear, east-facing elevation there is an infilled sleeping porch with multiple wood, double-hung windows on the second floor, a partially infilled porch with a large, multi-lite wood window on the first floor, and an exit door at the north end of the facade. Other fenestration on these elevations include wood tripartite windows featuring large picture windows with leaded glass transoms flanked by double-hung windows; wood casement windows; grouped wood double-hung windows; and single, double-hung wood windows.

*Interior*

The residence's interior features wood crown molding; coffered ceilings; original wallpaper and murals; a large fireplace with a wood mantel in the living room; a carved wood landing with stairs leading to the second floor; wood pocket doors; wood built-ins; wood wainscoting; pendant ceiling lights; wood flooring; original wood paneled doors and hardware; and original ice boxes and dumbwaiter in the kitchen. There is also a full basement and attic with wood detailing throughout.

*Garage/Chauffeur's Quarters*



Square in plan, the garage/chauffeur's quarters is of wood-frame construction with smooth stucco cladding and has a hipped roof clad with green tiles. The second floor is accessed from a door on the south-facing elevation which also features two multi-lite casement windows on the second story and a door covered by wood awning supported by two large knee brackets and a multi-lite casement window on the first floor. On the west-facing elevation there are wood carriage-style garage doors on the first floor and wood, multi-lite casement windows on the second floor. Interior features include wood paneled doors with original hardware, picture rails, and a wood staircase.

### *Permit History*

1914: Building permit issued to construct a 2-story 42' X 75' frame and stucco residence. (*City of Los Angeles Permit No. 12613*).

Building permit issued to construct a 2-story 20' X 38' 12-room frame and stucco garage. (*City of Los Angeles Permit No. 15931*).

1946: Building permit issued to prepare elevator shaft on two exterior porches. Installation of elevator by another contractor. (*City of Los Angeles Permit No. 1940*).

1989: Plumbing permit issued to do plumbing work. (*City of Los Angeles Permit No. 0889C1320*).

## **B. Statement of Significance**

The Cunningham Residence meets one of the Historic-Cultural Monument criteria: it “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of the American Foursquare architectural style.

The subject property was constructed as a residence for Thomas Joseph Cunningham (1859-1931), an undertaker who was the founder and senior partner of Cunningham and O’Connor Mortuaries, and his family. Cunningham commissioned the property to be designed and built by architect and contractor David Gaul (1854-1934). The subject property has remained in ownership of the Cunningham family to this day.

The citywide historic resources survey SurveyLA identified the Cunningham Residence as individually eligible for listing under the national, state, and local designation programs as an excellent example of American Foursquare architecture.

### American Foursquare Architectural Style

The American Foursquare is an architectural style popular from the mid-1890s to the late 1930s during the Arts and Crafts architectural movement. A reaction to the ornate and mass-produced elements of the Victorian and other Revival styles popular throughout the last half of the 19th century, the American Foursquare was plain, often incorporating handcrafted woodwork unless purchased from a mail-order catalog. This style incorporates many features of the Prairie architectural style pioneered by master architect Frank Lloyd Wright.

As exhibited by the subject property, the hallmarks of the style include a boxy massing and broad proportions, a height of two stories with a hipped roof, overhanging eaves, and a large front porch with wide stairs. Other common features are built-in cabinetry and Craftsman-style interior woodwork. Most American Foursquare houses are clad in wood siding, often having a combination of siding and shingles; however, some, including the subject property, were originally clad in stucco.

For city builders subdividing acreage, the style permitted roomy interiors in houses on small lots. Part of a larger movement toward simplified rectilinear domestic architecture, American Foursquares can be found without prominent stylistic references although many houses had features borrowed from other styles. Homeowners often specified their own adornment based upon their taste and income, leading to endless variations. The use of tile on the roof of the subject property exemplifies this trend as the style usually has a wood or composition shingle roof.

### Cunningham Family

Thomas Joseph Cunningham was born in Randolph, Massachusetts in September 1859. He first arrived in California in 1880, engaging in the grocery business in San Francisco, and eventually



moving to Los Angeles in 1886 during its Great Land Boom after a brief return to Randolph.<sup>1</sup> At the age of 34, Cunningham married 24-year old Mary Margaret Molony at the Old Plaza Church (HCM #3) in 1893. The couple would go on to have ten children, nine of whom lived to adulthood.

By 1914, when the subject property was constructed, Cunningham had made several partnerships in the undertaking business—first with James Cussen as Cussen & Cunningham—before ultimately teaming up with Patrick Joseph O'Connor to form Cunningham & Connor in 1898, a mortuary business specializing in Catholic funerals. Described as an early pioneer of the mortuary business in Los Angeles, Cunningham was one of a relatively small number of morticians at the turn of the 20th century.<sup>2</sup> Cunningham & O'Connor's mortuary was first located at 458 S. Main Street, and later they moved to 1031 S. Grand Avenue in 1905. In May 1942, the business moved to their purpose-built mortuary at 850 W. Washington Boulevard (extant, Contributor to the University Park HPOZ), a site within the boundaries of what historians have described as Los Angeles' "Mortuary Row." Mortuary Row, located between West Washington and Venice Boulevards and loosely bordered by Toberman Street to the west, and Flower Street to the east, was an area uniquely zoned for mortuaries that was home to over forty mortuary businesses between the 1920s and 1950s.<sup>3</sup> Cunningham's mortuary business saw great success in the area, but was eventually bought out by rival undertakers the Pierce Brothers in the 1980s, who continue to operate the former Cunningham & O'Connor locations in their name.

Cunningham passed away on March 13, 1931, at the age of 71.<sup>4</sup> His wife, Mary, remained at the subject property for the rest of her life. She later passed away on May 1, 1957, at the age of 88. Following her death, the subject property remained in the Cunningham family, being owned and occupied by three of Mary and Thomas' daughters, Ellen Rose, Agnes, and Frances between 1957 and 1989. After Frances' death, the house passed to grandson, Vincent Richard Cunningham and his wife, Helen, in 1989. Helen died on December 18, 2016, at the age of 91, and her husband—who had continued working for the family mortuary business—passed on June 23, 2019, also at 91.

### Arlington Heights Neighborhood

The Arlington Heights area was first inhabited by the Tongva or Gabrielino Native American people. Noteworthy for their ability to navigate the ocean, the Gabrielino/Tongva are said to have canoed out to greet Spanish explorer Juan Cabrillo when he arrived off the shores of San Pedro in 1542. The first Spanish settlement of what is now the area where the subject property is located

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<sup>1</sup> Los Angeles Times, "Demand for Properties of All Kinds Good," *ProQuest Historical Newspapers: Los Angeles Times (1886-1922)*, May 31, 1903

<sup>2</sup> "Los Angeles City Directory," *Los Angeles Public Library*, 1904.

<sup>3</sup> Doug Goodreau, "Unburying Los Angeles' Mortuary Row," *Los Angeles Revisited*, 2020.

<sup>4</sup> Los Angeles Times, "Mortuary Pioneer of City Dies," *ProQuest Historical Newspapers: Los Angeles Times (1923-1995)*, March 14, 1931.

occurred in the 1820's nearly half a century following the founding of Los Angeles in 1781.<sup>5</sup> Written history indicates that members of the Sanchez and Higuera families were the first Spanish inhabitants. They raised cattle and grain and tended vineyards. In 1822, Mexico won its independence from Spain and the territories of California were transferred to Mexican jurisdiction. It was during this period that four land grants were made locally: Rancho Rincón de Los Bueyes, Rancho Las Ciénagas, Rancho La Ballona, and Rancho Cienega O'Paso de la Tijera.

The development of the residential community known as Arlington Heights dates from the land boom of the late 1880s with the earliest reference appearing in the *Los Angeles Times* on December 17, 1886. The article notes that the new town, which was then outside the Los Angeles city limits, was to be built on a "slightly mesa beyond the city limits along the main traveled road to Santa Monica."<sup>6</sup> The development was headed by Robert Turner, a wealthy man from New York who recently relocated to Los Angeles. By the dawn of the 20th century, land sales in the Los Angeles area picked up, as did homebuilding. The neighborhood credits much of its development to the growing network of streetcars and railroads beginning southwesterly at the turn of the 20th century which enabled suburban development on land outside of the historic city center. The Arlington Heights area was particularly well served by public transit, with a streetcar traversing every major east-west artery.

Many of the tracts that were established in the 1910s and '20s were equipped with restrictions on the size and appearance of building stock as well as on who could live within their boundaries. Covenants often barred minority residents from living within these tracts and as a result, much of the city was off-limits to non-white homeowners until the late 1940s, when racially restrictive housing covenants were ruled unconstitutional. Even after the 1948 Supreme Court decision, restrictive housing practices continued to be enforced by neighborhood groups and realtors who used intimidation—and at times, violence—to keep non-white residents out of neighborhoods.

Although a wide variety of other property types exist, the patterns of development in this area—primarily streetcar and automobile suburbanization—were conducive to widespread single-family residential development, most of which occurred prior to World War II.

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<sup>5</sup> City of Los Angeles, "Survey LA Historic Resources Survey Report: West Adams-Baldwin Hills-Leimert Community Plan Area," 2012.

<sup>6</sup> Los Angeles Times, "Arlington Heights, A New Suburban Town to Be Out," *ProQuest Historical Newspapers: Los Angeles Times (1886-1922)*, December 17, 1886.



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1802

1802





1802



**Photos of Cunningham Residence Interior**  
*Provided by Tom Cunningham*







**Photos of Cunningham Residence Exterior**  
*Provided by Charles J. Fisher*





















**WATER  
OR  
MINING  
CYANIDE**

**TANKS P. ACIFIC TANK CO.**  
Corner Sixth and Mateo

C.

LOS ANGELES CITY DIRECTORY.

343

**BRAUER & KROHN**

**TAILORS TO THE FASTIDIOUS**

128-130 SOUTH SPRING. 114: SOUTH MAIN

Cumpston Medora A (wid James C), bds 4423 Honduras.  
Cumpston Wm G, oiler Pac Light and Power Co, bds 314 E 6th.  
Cumulative Credit Co, Orlando K Fitzsimmons pres, Martin E Johnson sec-treas, 125 S Broadway.  
**CUNARD LINE, Hugh B Rice, agent,** 218 W 3rd.  
Cunkelmen Clifford, Indyman, rms 543 S Flower.  
Cunning Mrs Mary, bds 116 W Railroad.  
Cunningham Albert L, hlpr L A Planing Mill, bds 1330 S Olive.  
Cunningham Mrs Alice E, h 1701½ S Union av.  
Cunningham Arba W, surveyor, bds 1357 Valencia.  
Cunningham Arthur L, rest 239 E 5th, rms 217 same.  
Cunningham Bertram R, rms 1344 S Union av.  
Cunningham Charles P, h 137 E 25th.  
Cunningham Daniel, h 747 S Hill.  
Cunningham David W, con engineer, h 627 W 18th.  
Cunningham Edward C, car rpr S P, 2713 Mozart.  
Cunningham Edward J, bricklayer, h 1704 Cherry.  
Cunningham Eleanor (wid Wm), bds 2713 Mozart.  
Cunningham E Alice, student, bds 1094 W 31st.  
Cunningham Frank H, printer Baumgardt Pub Co, h 457 N Quebec.  
**CUNNINGHAM FRANK R, dentist 208-**210 Frost Bldg, 145 S Broadway, bds 1623 Georgia.  
Cunningham George, clk, rms 770 E 12th.  
Cunningham George R, painter, h 716 Wall.  
Cunningham George W, fireman S P, h 1901 Downey av.  
Cunningham Glen, clk Hamburger's, bds 137 E 25th.  
Cunningham Harry W, h 138 N Soto.  
Cunningham Hattie G (wid Wm T), sanitarium, 1357 Valencia, h same.  
Cunningham Herbert E, carp, bds 2713 Mozart.  
Cunningham Horace E, mach Auto Vehicle Co, h 730 Kohler.  
Cunningham Howard H, clk Alexander Culver, bds 1701½ S Union av.  
Cunningham James, lab, h rear 736 Central av.  
Cunningham Jesse, horses, h 825 E 1st.  
**CUNNINGHAM JOHN C, trunk and** traveling bag mnfr, 222 S Main.  
Cunningham John C, h 903 E 9th.

Cunningham John W, slsmn Bradshaw Bros, bds 1054 Lincoln.  
Cunningham John W, letter carrier, h 726 E 21st.  
Cunningham Joseph A (James Menzies & Co), 676 Westlake av.  
Cunningham Mary C, bds 676 Westlake av.  
Cunningham Maurice, printer Newhard & Gee, bds 1710½ S Union av.  
Cunningham Michael A, rms 213 E 8th.  
Cunningham Owen, trav agt, h 623 N Figueroa.  
**CUNNINGHAM PERCY C (O K Elec-**tric Co), h 318 Johnston.  
Cunningham Peter, shoemkr, 550½ S Spring, rms 1850 Sacramento.  
Cunningham Ralph E, tester Edison Elec Co, rms 1026 E Olive.  
Cunningham Robert, acct Santa Fe, h 914½ W 9th.  
**CUNNINGHAM ROBERT G, dentist 127** W 1st, rooms 7 and 8, h 1301 W 2d.  
Cunningham Robert J, lab, rms 129 Vine.  
Cunningham Thomas J (Cunningham & O'Connor), h 120 E 12th.  
Cunningham Thomas T, cement finisher, h 1354 Newton.  
Cunningham Ward, lab, h 879 Lacy.  
Cunningham Wm A, bkbnr Am En-graving and Electro Co, rms 123½ E 1st.  
Cunningham Wm G, confr 708½ E 5th, h 535 San Pedro.  
Cunningham Wm P, mining, h 1237 S Flower.  
Cunningham Winfield S, carp South-western Lbr Co, h 1034 Wall.  
**CUNNINGHAM & O'CONNOR (Thomas** J Cunningham, Patrick J O'Connor), undertaker and embalmer, 456-458 S Main, tel Main 403, Home 403.  
Cuny Philip W, driver L A Ice and Cold Storage Co, bds 805 Santa Fe av.  
Cupp Canada C, fuel, 737 San Pedro, h same.  
Cupp Levi J, match mkr, h 225 Brook.  
Cupp Solomon N, motorman, h 904 E 20th.  
Cuppett Clarence, clothing, h 1214 Col-ton.  
Cuppett John L, lab, bds 321½ Cali-fornia.  
Cuppett Joseph L, h 321½ California.  
Curaro Pedro, lab, bds 740 Jackson.  
Curby Augustus V, vice-pres Tampico Sugar Co, rms 419 S Grand av.  
Curd George K, slsmn L M Davenport Co, bds 135 S Olive.  
Curd Harriet F, clk Jacoby Bros, 439 S Broadway.

**HAY BOTH PHONES**  
**1596**  
**L. A. HAY STORAGE CO.**  
335 Central Avenue

**Commercial National Bank**  
423 SOUTH SPRING STREET

**W. A. BONTRE,** - President  
**JOSEPH BURKHARD,** Vice-Pres.  
**CHAS. M. FLINT,** - Cashier  
**NEWMAN ESSIACK,** Asst. Cash'r

**City Dye Works**  
**AND LAUNDRY CO.**

**CLEANERS & DYERS**  
Office and Works 608 S. Spring



## ARLINGTON HEIGHTS

### A New Suburban Town to be Out.

Behind the spanking team of M. L. Turner, a wealthy gentleman of New York who has recently located in Los Angeles and "taken hold," a reporter of The Times yesterday rode out to the new suburban settlement under the name of Arlington Heights. The location is on the slightly elevated mesa beyond the city limits on the main traveled road to Santa Monica about four miles from the center of the city. While the place is elevated, it is as level as the traditional barnyard and commands a grand view—on the north the Cahuenga Mountains, on the northeast the city of Los Angeles on its hundred hills, on the southeast the Cienega, on the west the ocean at Santa Monica. Another great advantage is that it affords a sniff of the sea breeze, fresh and invigorating as when they come from the bosom of old ocean. Arlington Heights tract lies in the path of the city's march to the sea, it will probably come into vogue in a brief time as a place of suburban residence, but the stimulus to be shortly given, it will at once a residence center of importance. There are 645 acres in the tract, and the land is to be divided into villa lots of 1, 5 and 10 acres, and town lots to be sold at auction, after the developer has provided the proper accessories for residence.

M. L. Wicks has purchased a tract of 100 acres in the Cienega belt adjacent to the city, from which from artesian wells he will derive a supply of water which he is under contract to pipe to the heights and serve through a system of pipes to be laid for the purpose. He will also supply a tract of his own property.

A contract has also been made with the Electric Railway Company to extend the line from the present terminus, on Figueroa Street, through the tract. The Hellman line, to be extended out Washington Street, will also be continued to the heights, thus furnishing a double means of communication, and it is possible that a branch of the Farm Dummy line may be secured in a branch of the



**Real Estate.**

**ARLINGTON HEIGHTS,**

On Washington Street just outside of City Limits, Los Angeles.



We offer, as a free gift, 24 \$300 lots to any one who will build a \$20,000 hotel; also, one \$300 lot to any purchaser of a lot who will build a \$1250 house on ARLINGTON HEIGHTS.

The elevated plateau of ARLINGTON HEIGHTS terminates in a ridge or descent of 60 feet just south of Adams street, and in a similar ridge north of Pico street. On these ridges are located the most magnificent building sites in Los Angeles. No houses can ever be built high enough in front of them to obstruct that glorious view of mountain, valley and ocean; from Catalina Island to San Jacinto Peak, and down again over the broad acres, orchards and vineyards, of fair Los Angeles Valley, to the blue waves of the Pacific Ocean beyond the coast of Santa Monica. Whosoever wishes for a beautiful home, sheltered from the noise and bustle of a busy city, but within a twenty minutes' drive of the Plaza, should select in ARLINGTON HEIGHTS a lot of 5 1/2 acres whereon to build his house.

Our map shows a magnificent subdivision of it into 5 1/4-acre blocks, 600x360 feet, including streets, each containing 24 lots 50x150 or 200 feet, and each surrounded on all sides by streets 60, 80 or 100 feet wide. Investors who are able to appreciate the importance of a well-planned subdivision will foretell a great future to this tract, with its miles of wide streets, intersecting each other at right angles. The elegant lawns and stately mansions of the rich will be found here within a short time, and purchaser who take advantage of our low prices and easy terms will reap a golden harvest of their investment in ARLINGTON HEIGHTS.

Two hundred lots for sale; price \$100 upward; size, 50x150. Also, 5-acre lots at \$500 per acre, upward. Free ride daily at 10 a.m and 2 p.m. from

Wiesendanger & Bonsall's Office, 25 W. First st.,

Or J. P. McCarthy, 23 W. First st.,

Or Robert Turner, 111 W. First st.



"Display Ad 6—No Title," January 15, 1888

ProQuest Historical Newspapers: Los Angeles Times (1886-1922)

**SPECIAL ANNOUNCEMENT**  
**200—LOTS—200**  
**Arlington Heights.**

Will be placed on the market for the first time on **MONDAY, JANUARY 16, 1888**, at \$250 to \$400 per lot, by the **Arlington Heights Company**.

**McCarthy's California Land Office, Special Selling Agents, 23 W. First St.**

Free ride to **Arlington Heights**, or take **Pico-street Electric Railroad** to its terminus and our **Arlington Heights carriage** will convey all passengers over the property free every day. Select your lots now, so as to be ready when the sale opens.



**"Among Real Estate Owners and Dealers: Demand for Properties of All Kinds Good,"**  
**May 31, 1903**

*ProQuest Historical Newspapers: Los Angeles Times (1886-1922)*

**A MONG REAL ESTATE  
OWNERS AND DEALERS.**

**DEMAND FOR PROPERTIES OF  
ALL KINDS GOOD.**

**Tendency of Investment Seems to be  
Toward Properties Outside Present  
Business District—Sales in Residence  
Sections Well up to Average.**

The number of transfers of property in the business district is not large, but a sufficient number of sales of this class of property is noted to show that investors are anxious to get in when they can do so upon terms that seem reasonable to themselves. There are no "snaps" to be had in this class of properties, but there are still many opportunities for investment in prospective business lots, especially in close-in parallel streets and in good cross streets, at rates that are fair to buyers, and are reasonably certain to go higher. It is possible that the highest prices yet offered, and refused, for close-in, well-located business properties, on the principal thoroughfares of trade, may in time be considered cheap; but the estimates herein considered are based upon probabilities of earning capacities that are nearer at hand. Measured by this standard the present prices at which those properties sell, when they are purchasable at all, are stiff, and the tendency of investment to seek the direction it now seems to be following is natural. The good demand for residence property in all portions of this city is indicative of growth, and the reports from the wholesale districts, and other points in which the state of trade is carefully noted, seem to show that such growth, while rather rapid, is not greater than the legitimate expansion of business warrants.

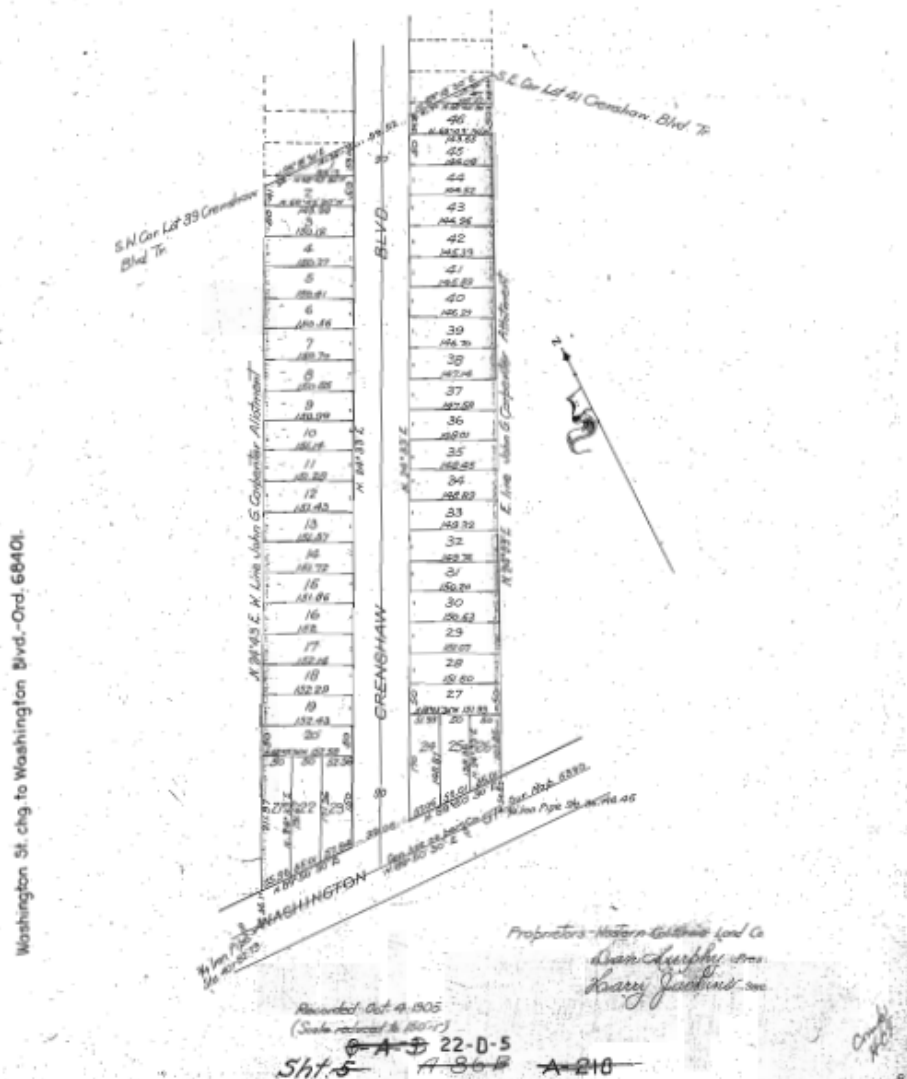
**Arlington Heights.**

Among the tracts that are soon to be placed upon the market is one that will be known as Strong and Dickinson's new Arlington Heights tract. It comprises about sixty lots, averaging 50x150 feet, each, lies just outside the city limits, on the north side of Washington street, between Third and Fourth avenues, and is reached by the Sixteenth-street line, of the Los Angeles Pacific road to Santa Monica. Washington street, which is 100 feet wide at this point, is now being graded to the city limits, and it is reported that the Washington street car line will in time be extended to the new tract.



**Map of Jackins Arlington Heights Tract, 1905**  
 Los Angeles County Subdivision Maps

Map of  
**JACKINS ARLINGTON HEIGHTS TRACT**  
 Being a subdivision of a portion of that part of the  
 Rancho Lgs. Cienegas awarded to John G. Carpenter  
 in District Court Case No. 1161  
 Surveyed Sept. 05 by R. B. Martin  
 True Courses, Scale 100' = 1" = 100'  
 Lot 676 of Charles Place D. 22-256 & 7049-252  
 In the City of Los Angeles





"Consolidation and Removal," June 24, 1890

*ProQuest Historical Newspapers: Los Angeles Times (1886-1922)*

**Consolidation and Removal.**  
The well-known undertakers, Cussen & Cunningham, of No. 207 East First street, have consolidated with the old reliable firm of M. Hopkins & Co. The firm will be known as Hopkins, Cussen & Cunningham, and will continue the business at No. 139 South Main street. These gentlemen are all known to be prompt and reliable business men. They solicit the patronage of the public.

---

"Display Ad 65 – No Title," April 3, 1905

*ProQuest Historical Newspapers: Los Angeles Times (1886-1922)*

---

**Orr & Hines Co.**

Funeral directors. Lady undertaker takes charge of all ladies and children. Tel. Main 61. No. 647 South Broadway. JOHN W. EDWARDS, Manager.

---

**Cunningham and O'Connor,**

Funeral Directors, have removed to No. 1031 South Grand avenue.

---

LUSK CAB CO., 750 S. Main. Hacks, tally-hos, 3-seaters and livery. Both phones 297.

---

**Bresee Bros.' Co., Undertakers.**

Broadway and Sixth. Lady assistant in attendance night and day. Tel. Main 243.

---

**Castanien Undertaking Co.,**

No. 1236 South Grand. Lady attendant. Telephones Main 6002, Home 5658

---

**Peck & Chase Co., Undertakers.**

453 S Hill Both 'phones 61. Lady attendant.

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**"Mortuary Firm's Building Finished," May 31, 1942**

*ProQuest Historical Newspapers: Los Angeles Times (1923-1995)*

**Mortuary Firm's Building Finished**

*Los Angeles Times (1923-1995): May 31, 1942; ProQuest Historical Newspapers: Los Angeles Times*  
pg. A7

## Mortuary Firm's Building Finished

A new building of modified Italian-type of architecture has been completed at 850 W. Washington Blvd. for occupancy tomorrow by the mortuary firm of Cunningham & O'Connor, it was announced yesterday. Privacy and beauty of surroundings are details contributing to the excellence of service provided by the establishment.

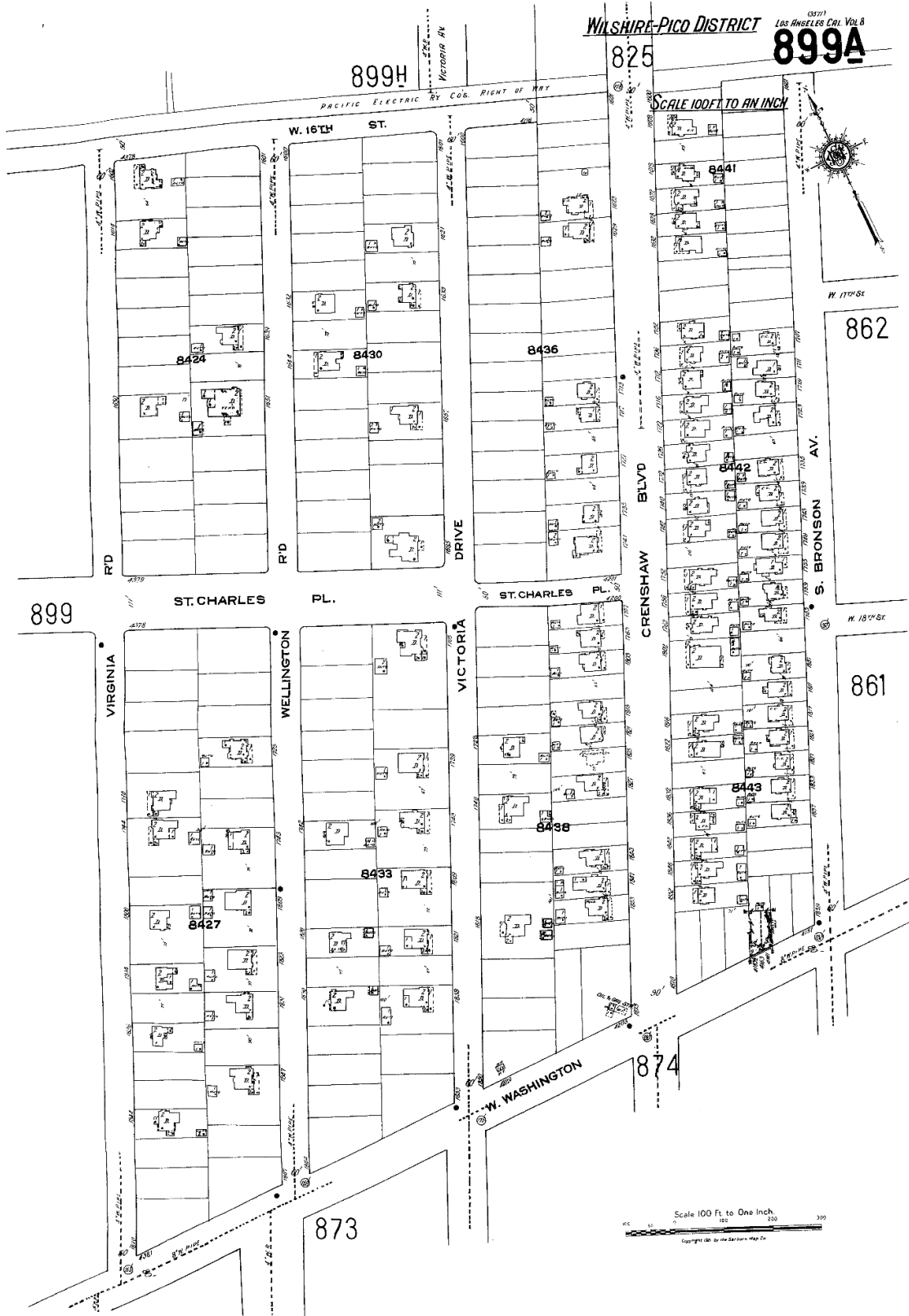
The firm will move from its long-occupied present location at 1031 S. Grand Ave. to the new building, which was opened to public inspection yesterday and will again be open for such purpose from 10 a.m. to 9 p.m. today.

The building, of reinforced concrete and brick construction, is completely soundproof and also provided with other details of modern equipment. The main entrance opens into a spacious circular lobby with a domed ceiling. Twin chapels, with family

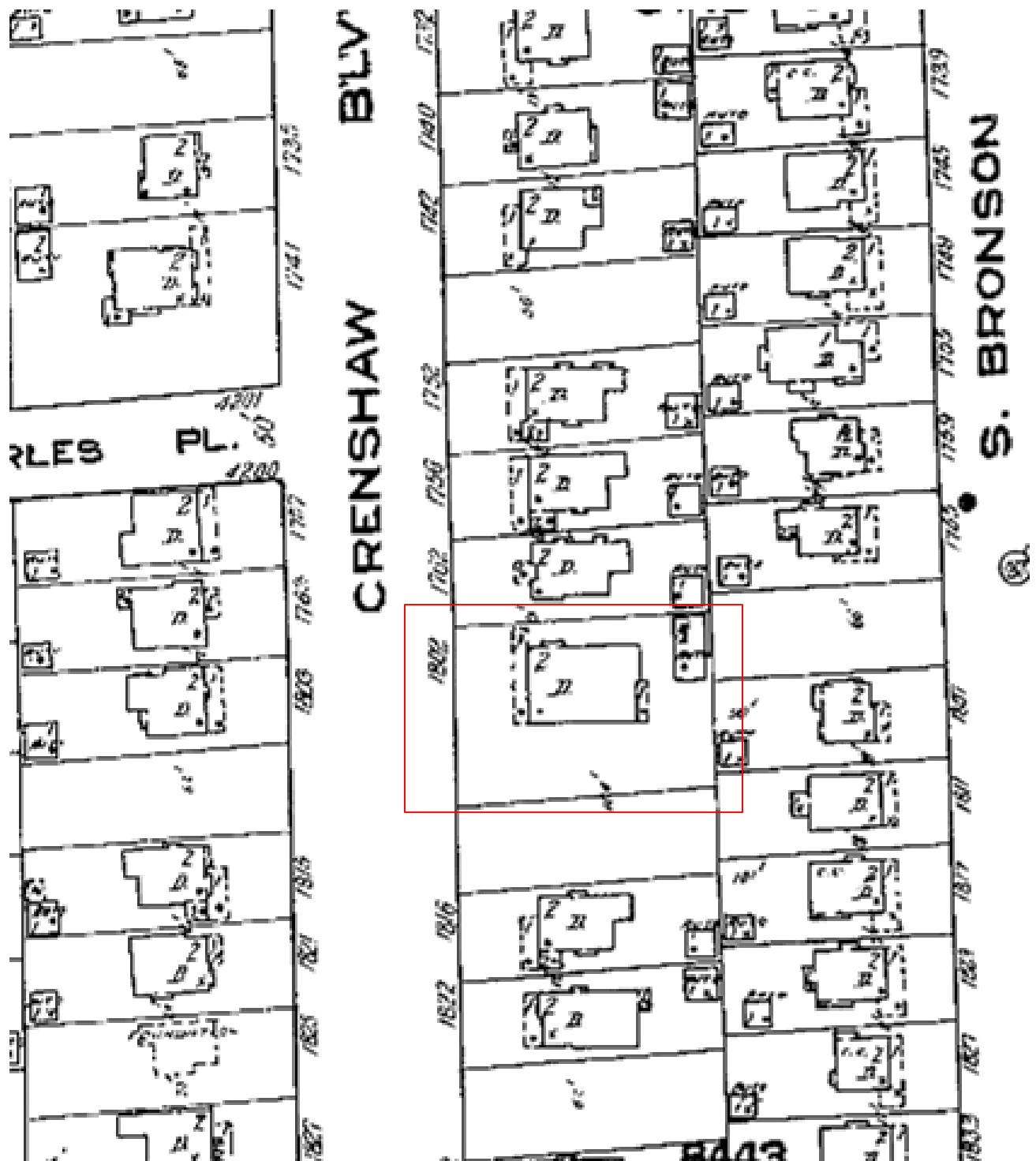
rooms provided with private entrances, are on either side of the hallway leading from the rotunda lobby and are equipped with Bataan mahogany pews and rose-colored windows. Also available is a drawing-room chapel with homelike atmosphere. A spacious garage is at the rear portion of the building, which is surrounded by an extensive parking lot.

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"Mortician Pioneer of City Dies," March 14, 1931

ProQuest Historical Newspapers: Los Angeles Times (1923-1995)

# MORTICIAN PIONEER OF CITY DIES

*Thomas J. Cunningham,  
in Business Since 1888,  
Passes at Home Here*

Thomas J. Cunningham, undertaker in Los Angeles since 1888, died yesterday at his home, 1802 Crenshaw Boulevard. He had been active in social and fraternal circles, particularly those of the Catholic faith.

Mr. Cunningham was born in Randolph, Mass., September 28, 1859, the son of William and Mary Lawless Cunningham. In 1880 he made his first trip to California, locating at San Francisco, where he engaged for two years in the grocery business. He then returned to Randolph. In 1886 he came to Los Angeles, where, two years later, he entered the undertaking business with James Cussen under the firm name of Cussen & Cunningham which, after various changes, became Cunningham & O'Connor. In 1905 the firm erected its building on Grand avenue.

Mr. Cunningham leaves his widow, the former Mary Maloney, whom he married in the historic Plaza Church, April 27, 1893. Ten children were born of this marriage, of whom one died. The nine others reside in Los Angeles. They are Vincent, William C., Kathleen M., George G., Frances, Ellen, Edward, Agnes and Louis Cunningham.

Funeral services will be Monday at 9 a.m. from the family residence with solemn requiem high mass at St. Paul's church, Washington Boulevard and Bronson avenue, at 9:30 o'clock. Interment will be in Calvary Cemetery.



"Obituary 1—No Title," March 15, 1931

*ProQuest Historical Newspapers: Los Angeles Times (1923-1995)*

**CUNNINGHAM.** March 13, Thomas J. Cunningham, beloved husband of Mary M. Cunningham and loving father of Vincent R., William C., George G., Frances L., Ellen R., Edward P., Agnes M. and Louis L. Cunningham and Mrs. Kathleen Purpus.

Services will be conducted Sunday evening at 7:30 o'clock at the residence, 1802 South Crenshaw Boulevard, under auspices Los Angeles Lodge, No. 99, B. P. O. Elks. Funeral Monday, March 16, at 9 a.m., from the residence, 1802 South Crenshaw Boulevard. Solemn requiem high mass at St. Paul's Church, Washington and Bronson streets, at 9:30 a.m. Interment, Calvary Cemetery. Cunningham & O'Connor, directors.

"Obituary," December 12, 1934

*ProQuest Historical Newspapers: Los Angeles Times (1923-1995).*

## **OBITUARY**

### **DAVID GAUL**

David Gaul, 80 years of age, building contractor, died yesterday at the family residence, 414 West Twenty-seventh street. Rosary will be said at 8 p.m. today at the mortuary of Cunningham & O'Connor and requiem mass at St. Vincent's Church tomorrow at 9 a.m., with interment in Calvary Cemetery. Mr. Gaul had lived here forty-two years. He leaves a son, Victor B. Gaul, in the city engineering department, and a daughter, Miss Margaret Gaul.



## THOMAS J. CUNNINGHAM

When the subject of this memoir passed away, the following tribute appeared in the Catholic Tidings:

"The death of Thomas J. Cunningham, an old and respected resident of Los Angeles, brought sorrow to a wide circle of friends and acquaintances last Friday, March 13, 1931. The end came unexpectedly although Mr. Cunningham had been in poor health several years. Few men in southern California were better known, and none commanded the respect and confidence of the community to a greater degree. Those who had the honor of his friendship will long mourn his loss.

Mr. Cunningham was born in Randolph, Massachusetts, September 28, 1859, the son of William and Mary (Lawless) Cunningham. At the age of fourteen he became an apprentice in the shop of his father, who was a shoemaker, and remained in the business until he was twenty-one. In 1880 he came to California, and located in San Francisco, where he remained for two years. He then returned to Massachusetts, but again turned his face westward in 1884. He lived in Tombstone, Arizona, until 1886, when he settled in Los Angeles and remained a resident of this city until his death. In 1888 Mr. Cunningham formed a partnership with James Cussen, and the firm conducted an undertaking business under the name of Cussen & Cunningham. With a slight temporary change of title when Michael Hopkins was for two years a member, the firm continued until 1898, when Mr. Cunningham became associated with P. J. O'Connor, the firm under the name of Cunningham & O'Connor, continuing at the present time. The establishment was located on Main Street near Fifth, and remained there until 1906, when increasing business caused a removal to the building on Grand Avenue now occupied by the firm.

On April 27, 1893, Mr. Cunningham married Miss Mary Molony, daughter of Richard and Ellen (Mulcahy) Molony. Richard Molony was born in New York and Ellen Mulcahy in Limerick, Ireland. Both of them were pioneer residents of Los Angeles and the former is still living at the age of ninety-four. The wedding of Mr. Cunningham and Miss Molony was solemnized in the historic church of Our Lady of Angeles at the Plaza. Ten children were born of the union: Vincent Richard, who married Margaret O'Reilly and has three children, Mary Margaret, Vincent Richard, and Thomas Joseph III; William Clement, M. D., of Lancaster, California, who married Ruth George and has three children living, William Joseph, Mary Ann and Carl Robert; Mary Kathleen, married Edward C. Purpus, an attorney and they have five children, Thomas J., James Patrick, John Joseph, Edward Charles and Mary Kathleen; Thomas Joseph, Jr., who died at the age of five years; George Gregory, who married Elizabeth Dolan and they have three children, Patricia, G. Gregory, and Mary Josephine; Frances Lucille; Ellen Rose; Edward Paul; Agnes Margaret; and Louis Leo. Two of the sons are ably carrying on their father's business.

For many years the family lived in St. Joseph's parish, moving to the present home, 1802 Crenshaw Boulevard, in 1915. Two years later St. Paul's parish was established in the district and Mr. Cunningham was one of its chief benefactors from the beginning. All the interests of religion commanded his favor and support. He was active and influential in Catholic fraternal circles, especially in his younger and middle life. A charter member of the Los Angeles Council No. 621, Knights of Columbus, he served the council as its first treasurer, a post which he held for more than fifteen years. He filled all the important offices of the Ancient Order of Hibernians, was an influential and active worker in the Catholic Order of Foresters, and became a member of the Newman Club twenty years ago. He was also affiliated with the Elks. In addition to his work for these organizations, Mr. Cunningham acquitted himself well in all the duties of good citizenship. His interest in civic affairs and in politics was unflagging, and his good judgment often caused his advice to be sought in such matters. He always worked consistently for the best upbuilding of his city and state.

Sunday evening, March 15<sup>th</sup>, at the family home, a large number of friends gathered to pay their respects to the memory of the deceased. The Elks held brief exercises at 7:30 o'clock, after which Hon. Joseph Scott delivered an eloquent tribute to Mr. Cunningham's Christian life and character. The rosary was then recited by Rev. Thomas Blackwell, Mr. Cunningham's pastor, and the members of the Holy Name Society of St. Paul's parish assisted in a body. The funeral services took place in St. Paul's Church on Monday morning, March 16, at 9:30. Right Reverend Bishop Cantwell was present in the sanctuary, and was attended by Rev. Zacheus J. Maher, S. J., and Rev. Nicholas Conneally. Right Rev. Monsignor John M. McCarthy of Pasadena, who officiated at Mr. Cunningham's wedding in 1893, was celebrant of the mass. Very Rev. Monsignor Francis J. Conaty was deacon, Rev. Thomas Blackwell, sub-deacon, and Rev. Dr. Joseph T. McGucken and Rev. Patrick O'Dwyer, masters of ceremonies. The music of the mass was rendered by the choir of the Cathedral. Many representatives of the clergy were present, and representatives of all the communities of Sisters in the city occupied places in the church. After the mass Monsignor McCarthy paid a touching tribute to the Christian fortitude and resignation with which Mr. Cunningham bore his long illness, and offered the sympathy and prayers of the clergy and people to the bereaved family. The remains were borne to Calvary Cemetery for interment."



Application for the Erection of Frame Building, June 1914  
 City of Los Angeles Building Permits

BLDG. DEPT. FORM 2

All applications must be filled out by applicant

PLANS AND SPECIFICATIONS  
 and other data must also be filed

WARD 4

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

**2**

Application for the Erection of Frame Building  
 CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions binding into the terms of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, on any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, on any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinances of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 36 and 37 Block \_\_\_\_\_  
 (Description of Property)  
Jackson Arlington High School  
 TAKE TO ROOM No. 6 FIRST FLOOR ASSESSOR PLEASE VERIFY

District No. 28 M. B. Page 4 F. B. Page 153

No. \_\_\_\_\_ Street \_\_\_\_\_  
1802 Crenshaw Blvd  
 TAKE TO ROOM No. 54 THIRD FLOOR ENGINEER PLEASE VERIFY  
 (USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Residence No. of Rooms 11 No. of families one
2. Owner's name T. J. Cunningham Phone Main 303
3. Owner's address 120 E 92 st
4. Architect's name \_\_\_\_\_ Phone \_\_\_\_\_
5. Contractor's name D. Gaul Phone 7758
6. Contractor's address 414 W 27 st
7. ENTIRE COST OF PROPOSED BUILDING {Including Plumbing, Gas Fitting, Sowers, Caspools, Elevators, Painting, Finishing, etc.} \$12000
8. Any other buildings on the lot? no How used? \_\_\_\_\_
9. Size of proposed building 42 x 25 Height to highest point 32 feet
10. Number of stories in height two Character of ground slightly hilly
11. Material of foundation Concrete Size footings 1-8 Size wall 12 Depth below ground 12"
12. Material of chimneys Brick Number of inlets to flues 2 Interior size of flues 12 x 12
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6  
 EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-bearing studs 2 x 4  
 Ceiling joists 2 x 8 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 8  
 Second floor joists 2 x 12 Third floor joists 2 x 8 Specify material of roof Tile
14. State Number of Plumbing Fixtures to be installed 12 Number of gas outlets 3
15. State if there is a sewer or cesspool to be constructed on this lot sewer  
 (No cesspools allowed where there is a street sewer)
16. Plumbing and gas fitting contractor's name \_\_\_\_\_  
 I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Building Ordinances will be complied with, whether herein specified or not.

1050 6-13-14 (Sign here) D. Gaul  
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>12613</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) <u>JAM</u> Plan Examiner	Application checked and found O. K. (Use Rubber Stamp) JUN 15 1914 C.W. Clerk	RECEIVED JUN 15 1914 J. A. S. & B. G.
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Application for the Erection of Frame Building, August 1914  
 City of Los Angeles Building Permits

SISS. DEPT. FORM 2

All applications must be filled out by applicant

PLANS AND SPECIFICATIONS  
 and other data must also be filed

WARD 4

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

**2**

Application for the Erection of Frame Building  
 CLASS "D"

To the Board of Public Works of the City of Los Angeles:  
 Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:  
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.  
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.  
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 36467 Block \_\_\_\_\_  
 (Description of Property) Jackson's Arlington Heights P-1

District No. 28 M. B. Page 4 F. B. Page 151

No. 1802<sup>5</sup> Cushman Blvd  
 (Location of Job)

Street \_\_\_\_\_

TAKE TO ROOM No. 6 FIRST FLOOR ASSESSOR PLEASE VERIFY


TAKE TO ROOM No. 34 THIRD FLOOR ENGINEER PLEASE VERIFY

O. K. CIVIL ENGINEER  
 O. K. CIVIL ENGINEER

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building garage No. of Rooms 5 No. of families \_\_\_\_\_  
 2. Owner's name Thos. J. Cunningham Phone \_\_\_\_\_  
 3. Owner's address \_\_\_\_\_  
 4. Architect's name Wm. J. ... Phone \_\_\_\_\_  
 5. Contractor's name \_\_\_\_\_ Phone \_\_\_\_\_  
 6. Contractor's address \_\_\_\_\_  
 7. ENTIRE COST OF PROPOSED BUILDING {including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} \$ 700.00  
 8. Any other buildings on the lot? yes How used? Residence  
 9. Size of proposed building 20 x 28 Height to highest point 24 feet  
 10. Number of stories in height 2 Character of ground \_\_\_\_\_  
 11. Material of foundation Concrete Size footings 16" Size wall \_\_\_\_\_ Depth below ground 12"  
 12. Material of chimneys \_\_\_\_\_ Number of inlets to flues \_\_\_\_\_ Interior size of flues 8"  
 13. Give sizes of following materials: REDWOOD MUDDSILLS 2" x 6" Girders \_\_\_\_\_  
 EXTERIOR studs 2" x 4" INTERIOR BEARING studs 2" x 4" Interior Non-bearing studs \_\_\_\_\_  
 Ceiling joists 2" x 4" Roof rafters 2" x 4" FIRST FLOOR JOISTS \_\_\_\_\_  
 Second floor joists 2" x 4" Third floor joists \_\_\_\_\_ Specify material of roof tile  
 14. State Number of Plumbing Fixtures to be installed 3 Number of gas outlets none  
 15. State if there is a sewer or cesspool to be constructed on this lot \_\_\_\_\_  
 (No cesspools allowed where there is a street sewer)  
 16. Plumbing and gas fitting contractor's name \_\_\_\_\_  
 I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Building Ordinances will be complied with, whether herein specified or not.  
 (Sign here) Thos. J. Cunningham  
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>15931</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink)	Application checked and found O. K. (Use Rubber Stamp)	
	Plan Examiner.	O. K. Clerk	



**Application to Alter, Repair or Demolish, 1915**  
 City of Los Angeles Building Permits

WARD \_\_\_\_\_

All applications must be filled out by applicant

PLANS AND SPECIFICATIONS and other data must also be filed

**3**

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

**Application to Alter, Repair or Demolish**

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM		REMOVED TO	
Lot	Block	Lot	Block
Tract _____	_____	Tract _____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Book _____ Page _____ F. B. Page _____		Book _____ Page _____ F. B. Page _____	

TAKE TO ROOM No. 6 FIRST FLOOR

ASSESSOR PLEASE VERIFY

MEASUREMENTS BY \_\_\_\_\_

ENGINEER PLEASE VERIFY

From No. 1802 So Cranshaw Pl Street

To No. \_\_\_\_\_ Street

(USE INK OR INDELIBLE PENCIL)

1. What Purpose is the present Building used for? Resident
2. Owner's name T. J. Cunningham Phone \_\_\_\_\_
3. Owner's address 1802 So Cranshaw Pl
4. Architect's name Shaul Phone \_\_\_\_\_
5. Contractor's name H. H. 27 St Phone \_\_\_\_\_
6. Contractor's address \_\_\_\_\_
7. ENTIRE COST OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Casework, Elevators, Painting, Finishing, etc.} \$ 2440.00
8. Class of Present Building 0 No. of Rooms at present \_\_\_\_\_
9. No. of stories in height 2 Size of present building x


STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO.

Increased value over the first permit on Resident at 1802 So Cranshaw Pl \$2440.00

To cover increase in cost to permit 12,613 - 1914

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Building Ordinances will be complied with, whether herein specified or not.

OVER (Sign here) Shaul (Owner or Authorized Agent)

PERMIT NO <u>8473</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink)	Application checked and found O. K. (Use Rubber Stamp)	
	Plan Examiner	JUN 4 - 1915 C.W. Clerk	

6a 6A Munday 55



**“Survey LA Historic Resources Survey Report: West Adams-Baldwin Hills-Leimert Community Plan Area,” 2012**  
 City of Los Angeles, Department of City Planning, Office of Historic Resources.

**West Adams – Baldwin Hills – Leimert**

**Individual Resources – July 2016 (Revised from September 2012)**



Primary Address: 1802 S CRENSHAW BLVD  
 Other Address: 1806 S CRENSHAW BLVD  
 Name:  
 Year built: 1915  
 Architectural style: American Foursquare

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	American Foursquares or Prairie Boxes, 1895-1914
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of American Foursquare architecture. Exhibits high quality design and craftsmanship. Significant design features include glazed brick porch and chimney, porte cochere.



## **“Unburying Los Angeles’ Mortuary Row,” 2020**

*Doug Goudreau, Los Angeles Revisited.*

### **The Good Ol' Days for Embalming**

One recurring theme that I kept hearing from the old-timers was about a legendary time and place in Los Angeles funeral history, a "good ol days for embalming" as some embalmers refer to it with a smile as they reflect back to what was once nicknamed Mortuary Row. This was an area uniquely zoned for mortuaries from the early 1920's to the mid-50's, between what is now the Staples Center and our very own Natural History Museum, which was home to over 40 funeral parlors and related funeral industry businesses. More specifically, the main streets were West Washington and Venice Boulevards (going east to west) and loosely bordered by north/south running streets, Toberman Street to the west, and Flower Street to the east.

Within a 16-block rectangular portion of the historic West Adams district, a grieving family would commonly conduct business among a diversity of mortuaries to serve their particular needs, and the casket could be loaded onto a trolley car that had direct routes out to Rosedale or Evergreen cemeteries for interment. At a time when most funeral homes lacked large refrigeration units because these buildings were usually just homes converted into businesses, everyone in our ever expanding population of Los Angeles was embalmed, that is, intravenously injected with formaldehyde and other preservatives to disinfect, preserve and restore human remains, along with dressing, cosmetics, hair styling, and casketing, as opposed to the approximately 50 percent of cremation that people opt for today. This kept embalmers busy! "How busy?" - you may ask. It was so busy a coworker told me he would have a falling out with one funeral director in the morning and get fired, or quit, go have lunch, and get a job a couple doors down just by asking for work, no resume required. It was a 24-hours, 7 days-a-week operation.





# City of Los Angeles Department of City Planning

## 7/12/2023 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1802 S CRENSHAW BLVD

### ZIP CODES

90019

### RECENT ACTIVITY

ENV-2023-3989-CE

CHC-2023-3988-HCM

### CASE NUMBERS

CPC-9808

CPC-2006-5567-CPU

CPC-2004-2395-ICO

CPC-1986-821-GPC

ORD-81896

ORD-81760

ORD-68157

ORD-68156

ORD-58908

ORD-177323

ORD-165481-SA1525

ORD-114397

ENV-2008-478-EIR

### Address/Legal Information

PIN Number	126B185 695
Lot/Parcel Area (Calculated)	7,368.6 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID F5
Assessor Parcel No. (APN)	5072001028
Tract	JACKINS ARLINGTON HEIGHTS TRACT
Map Reference	M B 8-22
Block	None
Lot	37
Arb (Lot Cut Reference)	None
Map Sheet	126B185

### Jurisdictional Information

Community Plan Area	West Adams - Baldwin Hills - Leimert
Area Planning Commission	South Los Angeles
Neighborhood Council	United Neighborhoods of the Historic Arlington Heights, West Adams, and Jef
Council District	CD 10 - Heather Hutt
Census Tract #	2181.10
LADBS District Office	Los Angeles Metro

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	R3-1-O
Zoning Information (ZI)	ZI-2512 Housing Element Inventory of Sites ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	20
500 Ft School Zone	Active: Johnnie L Cochran Jr. Middle
500 Ft Park Zone	Active: Washington Irving Pocket Park

### Assessor Information

Assessor Parcel No. (APN)	5072001028
Ownership (Assessor)	
Owner1	CUNNINGHAM,V RICHARD AND H TRS CUNNINGHAM TRUST
Address	5195 VISTA MIGUEL DR LA CANADA FLINTRIDGE CA 91011
Ownership (Bureau of Engineering, Land Records)	
Owner	CUNNINGHAM, V. RICHARD
Address	1802 CRENSHAW BLVD LOS ANGELES CA 90019
Owner	CUNNINGHAM, V. RICHARD & HELEN L. (CO-TRS) HELEN & RICHARD CUNNINGHAM LIVING TRUST DTD 2-29-96
Address	843 S. COCHRAN AVE. LOS ANGELES CA 90036
APN Area (Co. Public Works)*	0.340 (ac)
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less
Assessed Land Val.	\$218,494
Assessed Improvement Val.	\$248,821
Last Owner Change	03/14/1996
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	8-870 411062 164761 1295053
Building 1	
Year Built	1915
Building Class	D55B
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	720.0 (sq ft)
Building 2	
Year Built	1915
Building Class	D8B
Number of Units	1
Number of Bedrooms	5
Number of Bathrooms	2
Building Square Footage	6,084.0 (sq ft)

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5072001028]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.00889416
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

#### Economic Development Areas

Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

#### Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5072001028]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

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Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.8 Units, Lower
Housing Use within Prior 5 Years	Yes

**Public Safety**

Police Information

Bureau	West
Division / Station	Wilshire
Reporting District	778

Fire Information

Bureau	Central
Battalion	11
District / Fire Station	26
Red Flag Restricted Parking	No



## CASE SUMMARIES

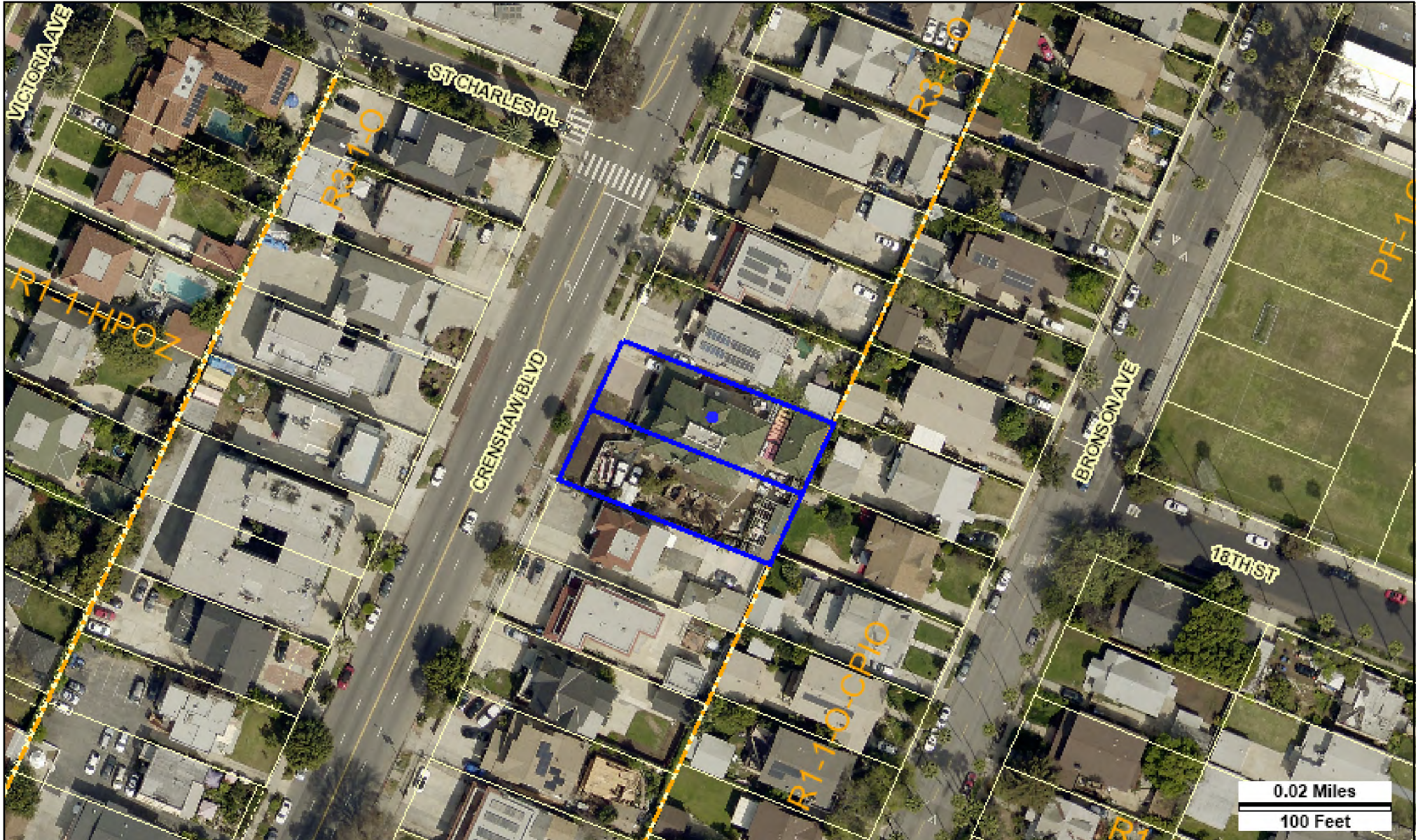
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2006-5567-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	<p>1. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN AS PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES, AS MODIFIED IN THE ATTACHED WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN RESOLUTION, THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN TEXT AND CHANGE MAPS (EXHIBITS A, B, C, M, O) AND ADDITIONAL PLAN MAP SYMBOL, FOOTNOTE, CORRESPONDING ZONE AND LAND USE NOMENCLATURE CHANGES (EXHIBIT K).</p> <p>2. PURSUANT TO SECTIONS 11.5.7.G., 16.50.D., 12.32. AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, AMEND THE CRENSHAW CORRIDOR SPECIFIC PLAN, AS SHOWN IN THE PROPOSED CRENSHAW CORRIDOR SPECIFIC PLAN AMENDMENTS (EXHIBIT G).</p> <p>3. PURSUANT TO SECTION 13.14.C., 12.32, AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, ADOPT THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) DISTRICT, AS SHOWN IN THE PROPOSED CPIO SUBDISTRICT ORDINANCES (EXHIBIT F).</p> <p>4. PURSUANT TO SECTION 12.32 OF THE MUNICIPAL CODE, ADOPT REZONING ACTIONS TO EFFECT CHANGES OF ZONE AS IDENTIFIED ON THE LAND USE CHANGE MAP (EXHIBIT H), LAND USE CHANGE MATRIX (EXHIBIT I) AND PROPOSED ZONING MAP (EXHIBIT Q).</p> <p>5. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE HIGHWAYS AND FREEWAYS MAP OF THE TRANSPORTATION ELEMENT OF THE GENERAL PLAN TO RECLASSIFY SELECTED STREETS WITHIN THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN AS SHOWN ON THE STREET REDESIGNATION MATRIX (EXHIBIT J).</p> <p>6. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE LONG RANGE LAND USE DIAGRAM OF THE CITYWIDE GENERAL PLAN FRAMEWORK ELEMENT TO REFLECT CHANGES AND MODIFICATIONS TO THE GEOGRAPHY OF NEIGHBORHOOD DISTRICTS, COMMUNITY CENTERS, REGIONAL CENTERS, AND MIXED USE BOULEVARDS AS SHOWN ON THE PROPOSED LON</p>
Case Number:	CPC-2004-2395-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC
Case Number:	CPC-1986-821-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WEST ADAMS AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	ENV-2008-478-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ADDENDUM TO THE WEST ADAMS CPU EIR CHANGE

## DATA NOT AVAILABLE

CPC-9808  
ORD-81896  
ORD-81760  
ORD-68157  
ORD-68156  
ORD-58908  
ORD-177323  
ORD-165481-SA1525  
ORD-114397





Address: 1802 S CRENSHAW BLVD

APN: 5072001028

PIN #: 126B185 695

Tract: JACKINS ARLINGTON  
HEIGHTS TRACT

Block: None

Lot: 37

Arb: None

Zoning: R3-1-O

General Plan: Medium Residential

