

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

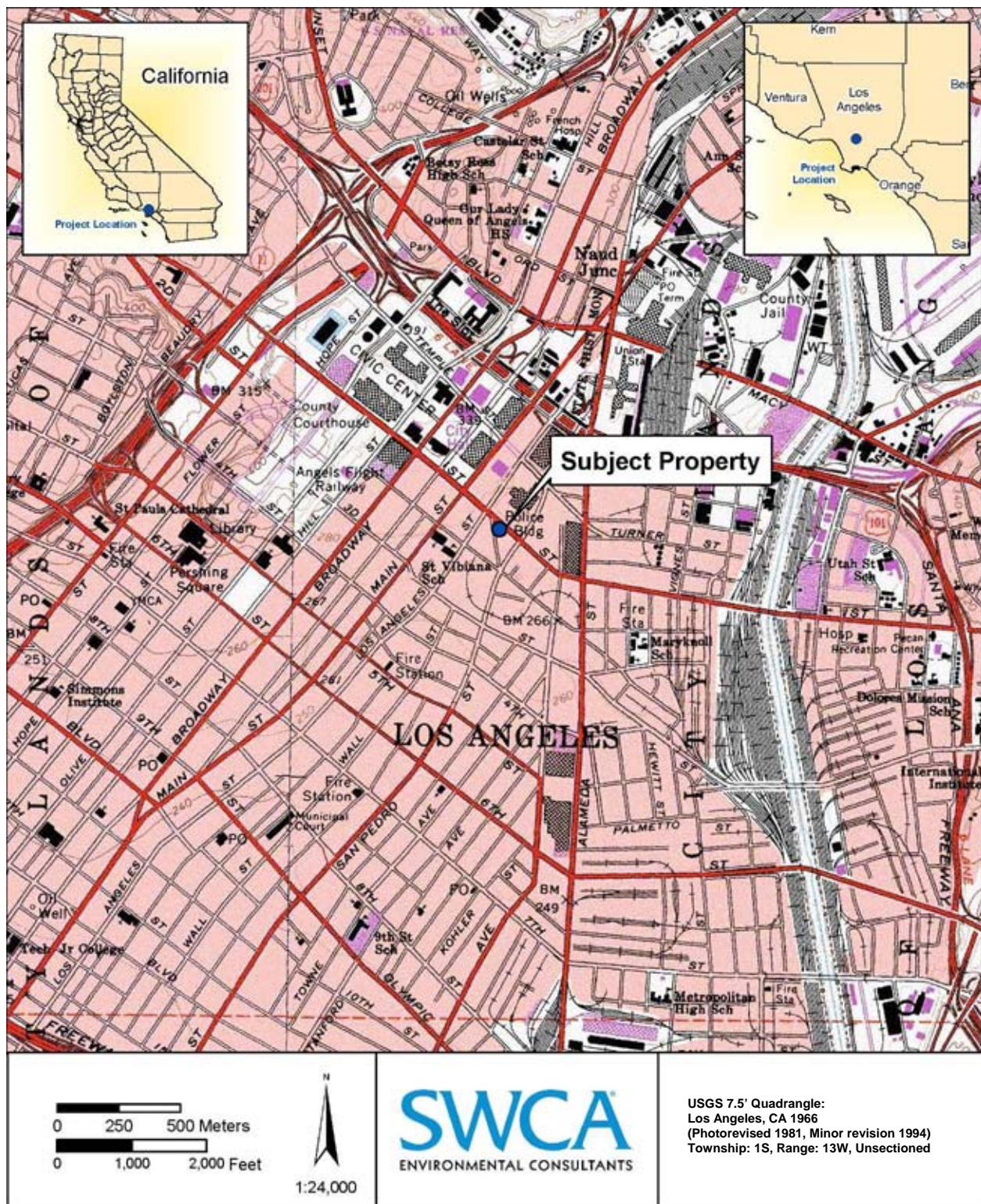
Primary #
HRI#
Trinomial

Page 2 of 3

*Resource Name or #: 230 East 1st Street building (No. 7-2)

*Map Name: Los Angeles, CA

*Scale: 1:24,000 *Date of Map: 1966 (Photorevised 1981, Minor revision 1994)



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 230 East 1st Street building (No. 7-2)

B1. Historic Name: International Theater, San Kwo Low, S.K. Uyeda Store

B2. Common Name: La Chicken

B3. Original Use: commercial/office/residential building B4. Present Use: commercial/office building

*B5. Architectural Style: Classical Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

Built in ca. 1907 (City of Los Angeles, Building Permit # 4260). Alterations: doors and windows replaced, south elevation stuccoed over and new signage added (dates unknown). Second and third floors removed (post 1962).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

*B8. Related Features:

B9a. Architect:

b. Builder:

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria:

The subject property building was built in ca. 1907. It is unknown who built the building and for whom it was constructed. It was likely constructed for mixed retail and residential use. Its earliest known use was as the International Theater, featuring a Japanese stage operated by Bungoro Tani and Tadayoshi Isoyama. By 1917, a portion of the building was in use as a Japanese dry goods/grocery store, owned and operated by Jisaku Kawa. Kawa operated the grocery until the outbreak of World War II, when Japanese Americans were forcibly placed in internment camps. The second floor of the building housed "San Kwo Low", a chop suey restaurant reportedly popular with Hollywood actors including Charlie Chaplin. In the late 1940s, the building was purchased by Shizuko Uyeda, and operated as a department store. Uyeda was one of the first Japanese Americans to return to Little Tokyo and open a business following the end of the war. Despite its associations with the local Japanese American community, the building is not eligible for listing in the National or California registers. Significant alterations, including the removal of the second and third floors (post 1962), replacement of all original doors and windows, and the addition of stucco to the south elevation (dates unknown) have left the building unrecognizable to its original appearance. The building no longer retains sufficient integrity to convey historic significance. It is not eligible for listing in the National or California registers under Criterion C or 3 for its architecture or for its associations with significant events or people under Criteria A/1 or B/2. No evidence was discovered to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to a larger historic district.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

City of Los Angeles, Building Permit #s 4260, 378, and 5036, 1907, 1917, and 1918.

Little Tokyo Unplugged. "Prop 40- Little Tokyo Historical Markers Project"

<<http://www.littletokyou unplugged.org/LittleTokyo/prop40.aspx>>

Murase, Ichiro Mike. Little Tokyo One Hundred Years in Pictures.

Visual Communications Inc., 1983, 42, 119.

Pacific Telephone & Telegraph Co. *Los Angeles Street Address Directory*, 1915-1962.

Sanborn Fire Insurance Co., *Maps of Los Angeles, CA 1906-1951*: various sheets.

B13. Remarks:

*B14. Evaluator: F. Smith

*Date of Evaluation: 3/26/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 114-116 Astronaut Ellison S. Onizuka Street building (No. 7-3)

P1. Other Identifier: Olympic Shop, Fianzas

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

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

*b. USGS 7.5' Quad: Los Angeles, CA Date: 1966 (photorevised 1981, minor revision 1994) T 1S R 13W Sec. Unsectioned

B.M. San Bernardino

c. Address: 114-116 Astronaut Ellison S. Onizuka Street

City: Los Angeles

Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

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

APN: 5161-016-009

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a one-story, retail/office building. Alterations have left the building with little visible original fabric, making it difficult to discern its original style. It has a flat roof with a low parapet and brick walls laid in quarter bond. Access to the building is through pairs of storefront doors, flanked by fixed, steel-frame, multi-light windows. A series of supporting anchor ties pierce the east and north walls, just beneath the roofline (1988). The rear wall is whitewashed brick with metal doors, each, framed by a segmental arched lintel. The lintels are defined by triple courses of header bricks. The building has undergone significant alterations and as a result, no longer retains sufficient integrity. Most notably, the second floor was removed (post 1988). Additionally, the original fenestration was replaced with and metal-frame doors and windows, and most of the south and east elevations were stuccoed over (date unknown). It is located in Little Tokyo, and is surrounded by low, mid- and high-rise commercial/ retail buildings.

The subject property building was completed in 1926. No information was found on the original building use, owner, architect or builder. Because of described modifications, the building is not recognizable to its original appearance. The subject property is an ordinary example of a very common type, the remodeled retail building. It is not eligible for listing in the National or California registers under Criteria A/1, B/2 or C/3 because of its lack of integrity. No evidence was discovered to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to a larger historic district.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View northeast, March 16, 2009,
Photograph # IMG0072.jpg

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1910/1926, Los Angeles County Office of the Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)

S. Murray, S. Carmack, K. Harper and F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

*P9. Date Recorded: March 16, 2009

*P10. Survey Type: (Describe) Intensive*P11.

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California (SWCA Environmental Consultants 2009)

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

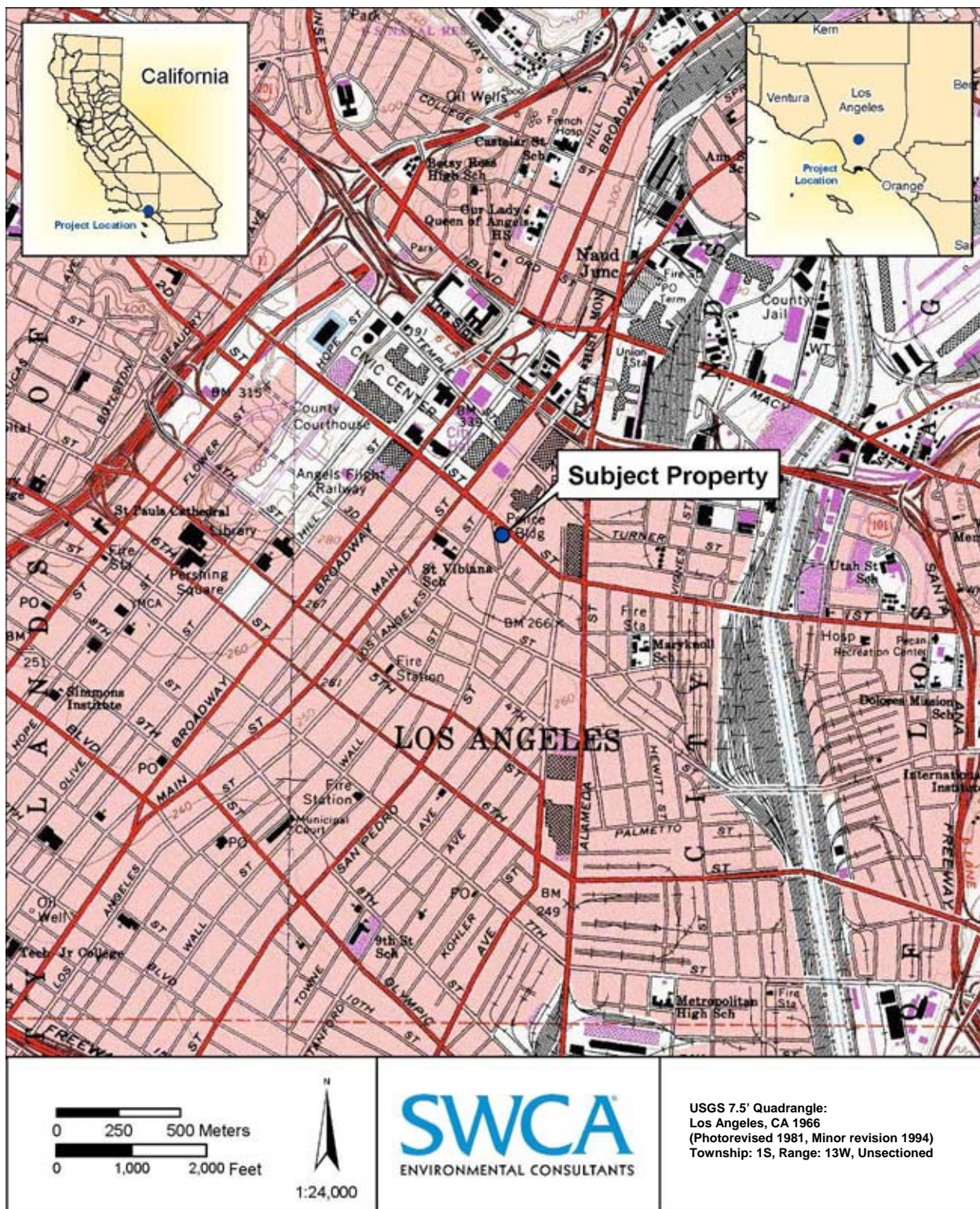
Primary #
HRI#
Trinomial

Page 2 of 2

*Resource Name or #: 114-116 Astronaut Ellison Shoji Onizuka Street building (No. 7-3)

*Map Name: Los Angeles, CA

*Scale: 1:24,000 *Date of Map: 1966 (Photorevised 1981, Minor revision 1994)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 234-240 East 1st Street building (No. 7-4)

P1. Other Identifier: Aid & Abet Bail Bonds Fianzas, Joseph's Men's Wear (Clothier Shorter Men), Get Legal Immigration Service

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** Los Angeles

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

****b. USGS 7.5' Quad:** Los Angeles, CA **Date:** 1966 (photorevised 1981, minor revision 1994) **T 1S R 13W Sec.** Unsectioned

B.M. San Bernardino

c. Address: 234-240 East 1st Street

City: Los Angeles

Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

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

APN: 5161-016-011

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a two-story, vernacular commercial building. It is primarily wood framed with a concrete block section. The building is rectangular in plan and has a flat roof. Fenestration on the facade consists of large, storefront windows on the first floor, and two sets of aluminum framed windows on the second floor, grouped in threes. A multi-light transom and sign band separates the first and second floors. Storefront doors provide ground and second floor access. A series of light fixtures rest above the transom and provide illumination to the first floor entrances and signage. The second floor façade is clad in small, vertical, blue tiles. The western portion of the façade features no ornamentation or fenestration, with only concrete blocks visible. Original storefronts may have been replaced; security gates and a rooftop sign were added (dates unknown). The building is located midblock between San Pedro and Astronaut Ellison S. Onizuka streets, and occupies the entire parcel. It is located in Little Tokyo and is surrounded by other low, mid- and high-rise commercial and retail buildings.

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



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

View southwest, March 16, 2009,

Photograph # IMG0087.jpg

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

1964, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)

S. Murray, S. Carmack, K. Harper and F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

***P9. Date Recorded:** March 16, 2009

***P10. Survey Type:** (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California
(SWCA Environmental Consultants 2009)

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

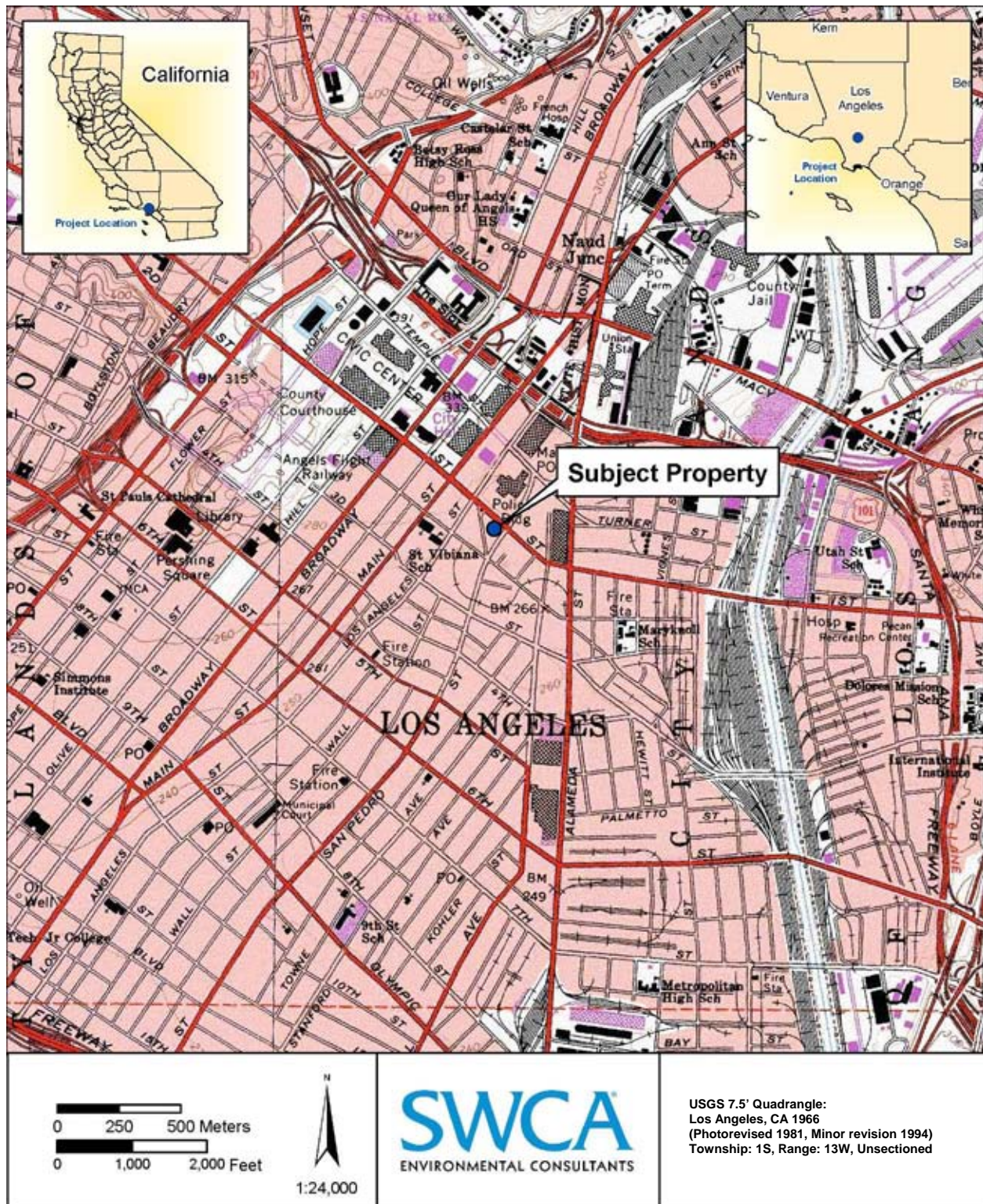
Primary #
HRI#
Trinomial

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*Resource Name or #: 234-240 East 1st Street building (No. 7-4)

*Map Name: Los Angeles, CA

*Scale: 1:24,000 *Date of Map: 1966 (Photorevised 1981, Minor revision 1994)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 234-240 East 1st Street building (No. 7-4)

B1. Historic Name:

B2. Common Name: Aid & Abet Bailbonds Fianzas, Joseph's Mens Wear (Clothier Shorter Men), Get Legal Immigration Service

B3. Original Use: commercial/office building B4. Present Use: commercial/office building

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

Built in 1961 (City of Los Angeles Building Permit, BP #21369). Alterations: Two-story addition at western two-thirds of building, replacement of original doors and windows, façade shop fronts altered (dates unknown).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

*B8. Related Features:

B9a. Architect: Kazumi Adachi

b. Builder: Integrated Inc.

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria:

The subject property was completed in 1962. It was built by contractor Integrated Inc., for Joseph Ito and cost a reported \$45,000 to complete. Ito operated "Joseph's Men's Wear" out of a portion of the building, and rented the remaining spaces out for retail purposes. The building was designed by Los Angeles architect, Kazumi Adachi (1913-1992), whose work included the Fort Moore Pioneer Memorial (1957, with Dike Nagano), and the Japanese American Center (1980, with Kiyoshi Sawano and Hideo Matasunaga). The building has undergone significant alterations, including replacement of all original windows and doors and the modification of the façade shop fronts (date unknown). Because of described modifications, the building is not recognizable to its original appearance. Further, the building is merely an altered example of a common resource type, and no longer retains sufficient integrity to convey historic significance. It is not eligible for listing in the National or California registers under Criterion C or 3 for its architecture and does not warrant further evaluation under Criteria A/1 or B/2. No evidence was discovered to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to a larger historic district.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

Ancestry.com. *Japanese Americans Relocated During World War II* [database on-line]. Provo, UT, USA: The Generations Network, Inc., 2005. Original data: Japanese-American Internee Data File, 1942-1946 [Archival Database]; Records About Japanese Americans Relocated During World War II, 1988-1989; Records of the War Relocation Authority, Record Group 210; National Archives at College Park, College Park, MD.

California Social Security Death Index.

City of Los Angeles, Building Permit #s 21369, 1961.

Sanborn Fire Insurance Co., Maps of Los Angeles, CA 1906-1951: various sheets.

"Kiyoshi Sawano, 87: on Little Tokyo Community Center's Design Team" *Los Angeles Times*, 28 October 2005:

B13. Remarks:

*B14. Evaluator: F. Smith

*Date of Evaluation: 3/26/09

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 242-248 East 1st Street building (No. 7-5)

P1. Other Identifier: Sakura Rent-a-Car/Insurance, David Baraz Bail Bonds, Nail Service, Los Angeles Immigration and Photo Services

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

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

*b. USGS 7.5' Quad: Los Angeles, CA Date: 1966 (photorevised 1981, minor revision 1994) T 1S R 13W Sec. Unsectioned B.M. San Bernardino

c. Address: 242-248 East 1st Street

City: Los Angeles

Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

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

APN: 5161-016-010

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a two-story, commercial building with a flat roof and parapet. It has brick walls clad in stucco. The building originally contained modest period revival elements; however it has been entirely altered and no longer retains those distinguishing features (date unknown, circa 1970s). Ground floor fenestration consists of aluminum storefront aluminum framed windows and doors with transoms. The first floor is four bays wide; piers clad in glazed tile separate the bays. The upper floor has six punched window openings, each separated by simple piers. Center windows are capped by segmental arches. A band of metal vents separates the first and second floors. At the center of the composition, metal, double doors provide access to the second floor. Several doors and windows were infilled (dates unknown). The building is located midblock in the Little Tokyo Redevelopment Area. Although the building was completed c. 1900, no information was found on its use, owner, architect or builder. Review of Sanborn Fire Insurance Co. maps depict the property as a brick building, occupied by retail shops and a lodging-house. Because of described modifications, the building is not recognizable to its original appearance and lacks integrity. The building is not eligible for listing in the National or California registers. Although it may have been associated with the development of Little Tokyo, the building no longer retains integrity to its original design (Criteria A/1 and C/3). It is not associated with any persons significant to history (Criterion B/2). No evidence was discovered to warrant consideration under Criterion D/4. Further, the property is also not eligible as a contributor to a larger historic district.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # IMG0090.jpg

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
ca. 1900, Sanborn Fire Insurance Map Co., Los Angeles Volume 1, sheet 16b.

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)

S. Murray, S. Carmack, K. Harper and F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

*P9. Date Recorded: March 16, 2009

*P10. Survey Type: (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California (SWCA Environmental Consultants 2009)

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

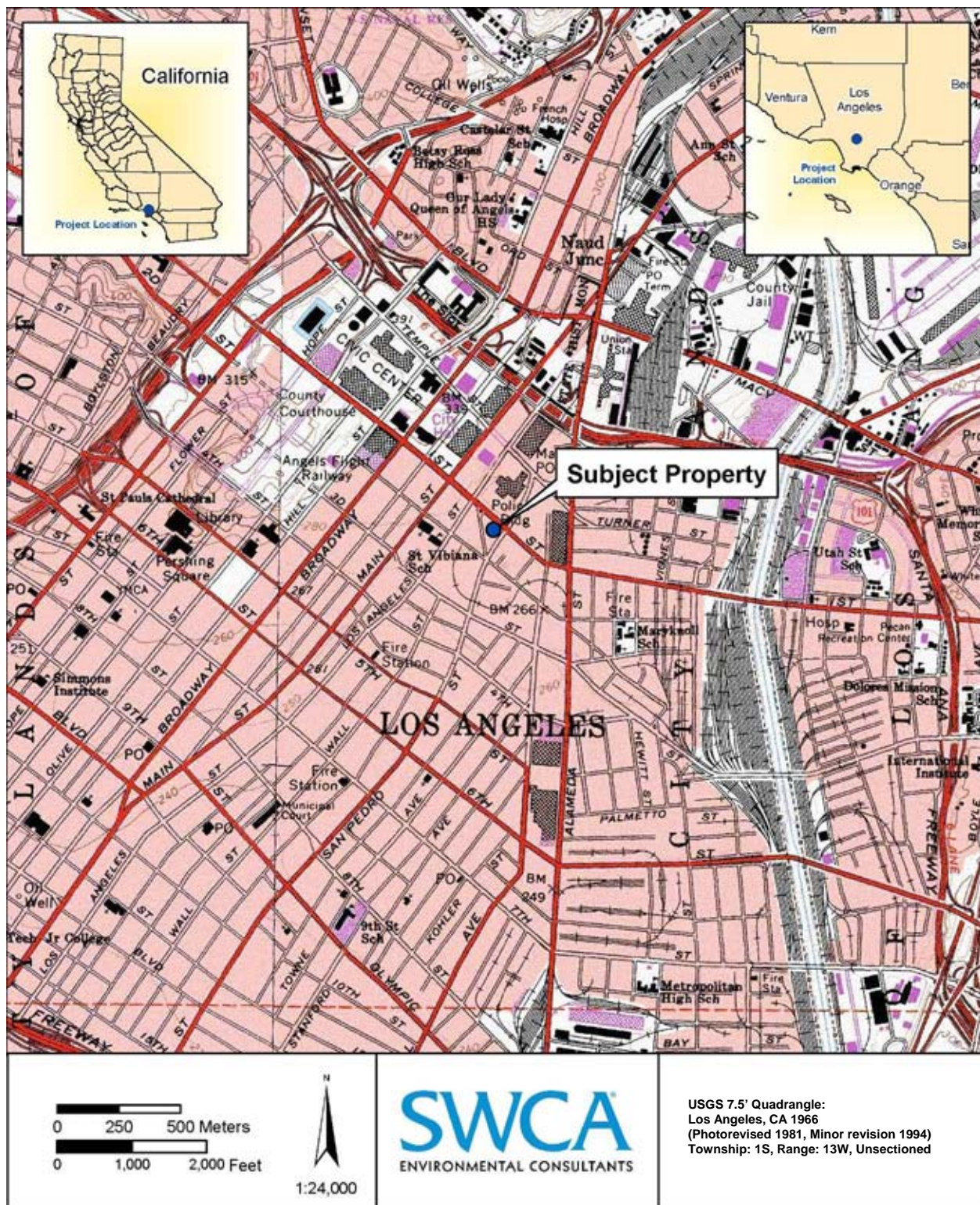
Primary #
HRI#
Trinomial

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*Resource Name or #: 242-248 East 1st Street building (No. 7-5)

*Map Name: Los Angeles, CA

*Scale: 1:24,000 *Date of Map: 1966 (Photorevised 1981, Minor revision 1994)



DPR 523J (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 101 South San Pedro Street building (No. 7-6)

P1. Other Identifier: Sumitomo Bank Tower, California Bank and Trust

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** Los Angeles

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

***b. USGS 7.5' Quad:** Los Angeles, CA **Date:** 1966 (photorevised 1981, minor revision 1994) **T 1S R 13W Sec.** Unsectioned
B.M. San Bernardino

c. Address: 101 South San Pedro Street, 250 East 1st Street

City: Los Angeles

Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

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

APN: 5161-016-014

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a 15-story, high-rise office building, with an attached three level above-ground parking structure. Designed in the Corporate International style, the building is rectangular in plan, and is 3 bays wide (facing San Pedro Street), with a flat roof. The attached parking structure is configured in an engaged, irregular triangle. The building has an exposed structural system, with reinforced concrete members defining bays and floors, with inset glazing. The simple base is entirely storefront, recessed on one side. The primary entrance, centered the San Pedro Street elevation features, paired storefront doors framed in concrete. The building has had minor alterations since it was completed. The building and parking structure occupy the entire parcel, which includes the full block on the San Pedro side. It is located in the densely built-up Central Business District, and is nearby the Little Tokyo Historic District.

***P3b. Resource Attributes:** (List attributes and codes) HP7. 3+ story commercial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) View southwest, May 5, 2009, Photograph # DSCN0026

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

1967, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)

S. Murray, S. Carmack, K. Harper, F. Smith, and K. Corbett
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

***P9. Date Recorded:** March 16, 2009

***P10. Survey Type:** (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California (SWCA Environmental Consultants 2009)

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

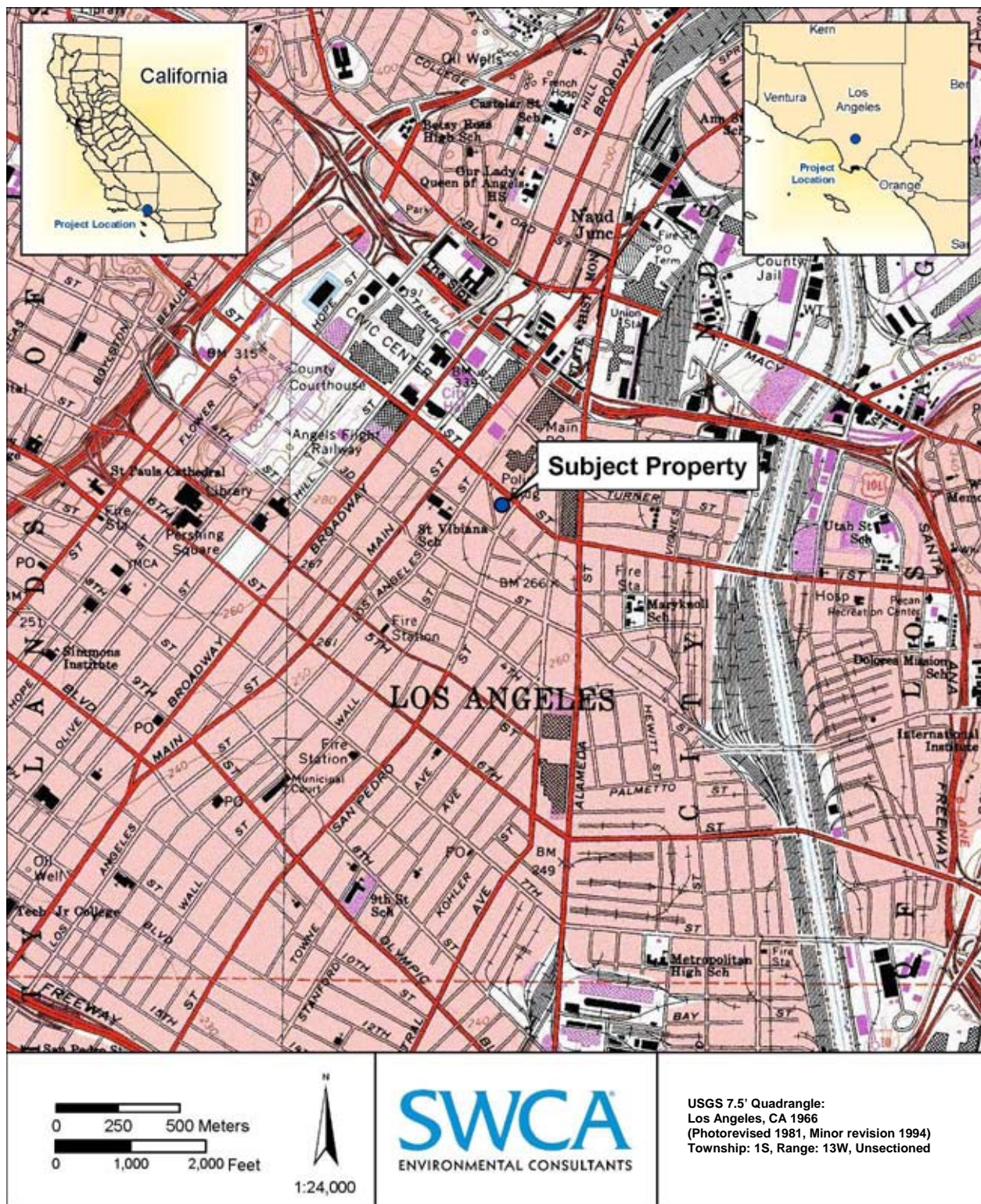
Primary #
HRI#
Trinomial

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*Resource Name or #: 101 South San Pedro Street building (No. 7-6)

*Map Name: Los Angeles, CA

*Scale: 1:24,000 *Date of Map: 1966 (Photorevised 1981, Minor revision 1994)



BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 101 South San Pedro Street building, 250 East First Street building (No. 7-6)

B1. Historic Name: Sumitomo Bank Tower

B2. Common Name: California Bank and Trust

B3. Original Use: commercial office building B4. Present Use: commercial office building

*B5. Architectural Style: Corporate International Style

*B6. Construction History: (Construction date, alterations, and date of alterations)

Built in 1967 (Assessor).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

*B8. Related Features:

B9a. Architect: Victor Gruen & Associates

b. Builder: Kajima International, Inc.

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria: N/A

The subject property building was completed in 1967. It was designed by Victor Gruen and Associates and was the first building completed in the United States by builder, Kajima International, Inc. The building was constructed for the Sumitomo Bank of California, which was formed in 1952 by Sumitomo Banking Ltd., of Osaka, Japan, to serve the Japanese American community (*Business Week*). Sumitomo was founded in Japan in 1840 and occupied the building until a merger with Grossmont Bank in 1998, resulted in the establishment of California Bank and Trust.

The architect, Austrian immigrant Victor Gruen, is recognized for having designed the first enclosed shopping mall in the United States, Southdale Mall in Minnesota (1956). He had established Victor Gruen and Associates in Los Angeles in 1950: and his "accomplishments downtown were overshadowed by what he designed in the suburbs" (Hardwick). He was best known in the Los Angeles area for innovative design in commercial retail environments.

Other than minor alterations related to ground floor tenants, ATMs and signage, no substantial alterations have been made to the subject property building. Although it is a reasonably good example of the evolution of post-War commercial design, it is nevertheless an ordinary example of an office building. The building retains integrity but is not a distinctive example of Commercial International style architecture or of Victor Gruen's work. It is not eligible for listing in the National or California registers under Criterion C/3 for its architecture and does not warrant further evaluation under Criteria A/1 or B/2. No evidence was discovered to warrant consideration under Criterion D/4. It is not a contributor to a larger historic district.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

Business Week, "Statement from the President of Sumitomo Bank of California," November 25, 1996.

http://findarticles.com/p/articles/mi_m0EIN/is_1996_Nov_25/ai_18895192/. Accessed May 7, 2009.

Gladwell, Malcolm, "The Terrazzo Jungle" *The New Yorker*, March 15, 2004.

Hardwick, M. Jeffrey. *Mall Maker: Victor Gruen, Architect of An American Dream*. Philadelphia: University of Pennsylvania Press, 2003: 206.

B13. Remarks:

*B14. Evaluator: F. Smith, K. Corbett

*Date of Evaluation: 3/26/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 19-167499 (Update)

HRI #

Trinomial

NRHP Status Code 3D

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 301 East 1st Street building (No. 7-9)

P1. Other Identifier: Mark Kuwata Real Estate, 104-106 North San Pedro Street, 104-106 Judge John Aiso Street

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

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

*b. USGS 7.5' Quad: Los Angeles, CA Date: 1966 (photorevised 1981, minor revision 1994) T 1S R 13W Sec. Unsectioned B.M. San Bernardino

c. Address: 301 East 1st Street

City: Los Angeles

Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

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

APN: 5161-012-004

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a one-story, brick vernacular commercial building with a narrow, rectangular plan with a clipped corner. The brick walls are laid in common bond pattern and are overpainted. The rear, north elevation wall features rougher, more random brick pattern that was typical of brick vernacular buildings constructed during the period. The building has flat roof with a continuous parapet and coping. Three stepped courses of corbelled brick wrap around the primary south and west elevations beneath the parapet. Large wood-frame storefront windows with multi-light transoms are arranged in various sizes atop the simple bulkhead. Double courses of projecting stretcher bricks form sills. Primary entry is on the southwest corner of the building, by a single light wood door flanked by narrow side lights and capped by a four-light transom. Additional entrances with similar doors on the west elevation serve additional retail spaces. Alterations include the addition (1970) and subsequent removal (post 1985) of painted metal cladding, the addition of tile to northern bays, and parapet correction (1952) and reconstruction (after 1985). Compatible, contemporary light fixtures and a neon sign were added (after 1985). The building is at the northeast corner of San Pedro and East First Street, and fills the entire parcel. It is in Little Tokyo, surrounded by one-story, mid- and high-rise commercial buildings.

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View northwest, March 16, 2009,
Photograph #2657

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
1908, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)

S. Murray, S. Carmack, K. Harper and F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

***P9. Date Recorded:** March 16, 2009

***P10. Survey Type:** (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California
(SWCA Environmental Consultants 2009)

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # 19-167499 (Update)

HRI#

Trinomial

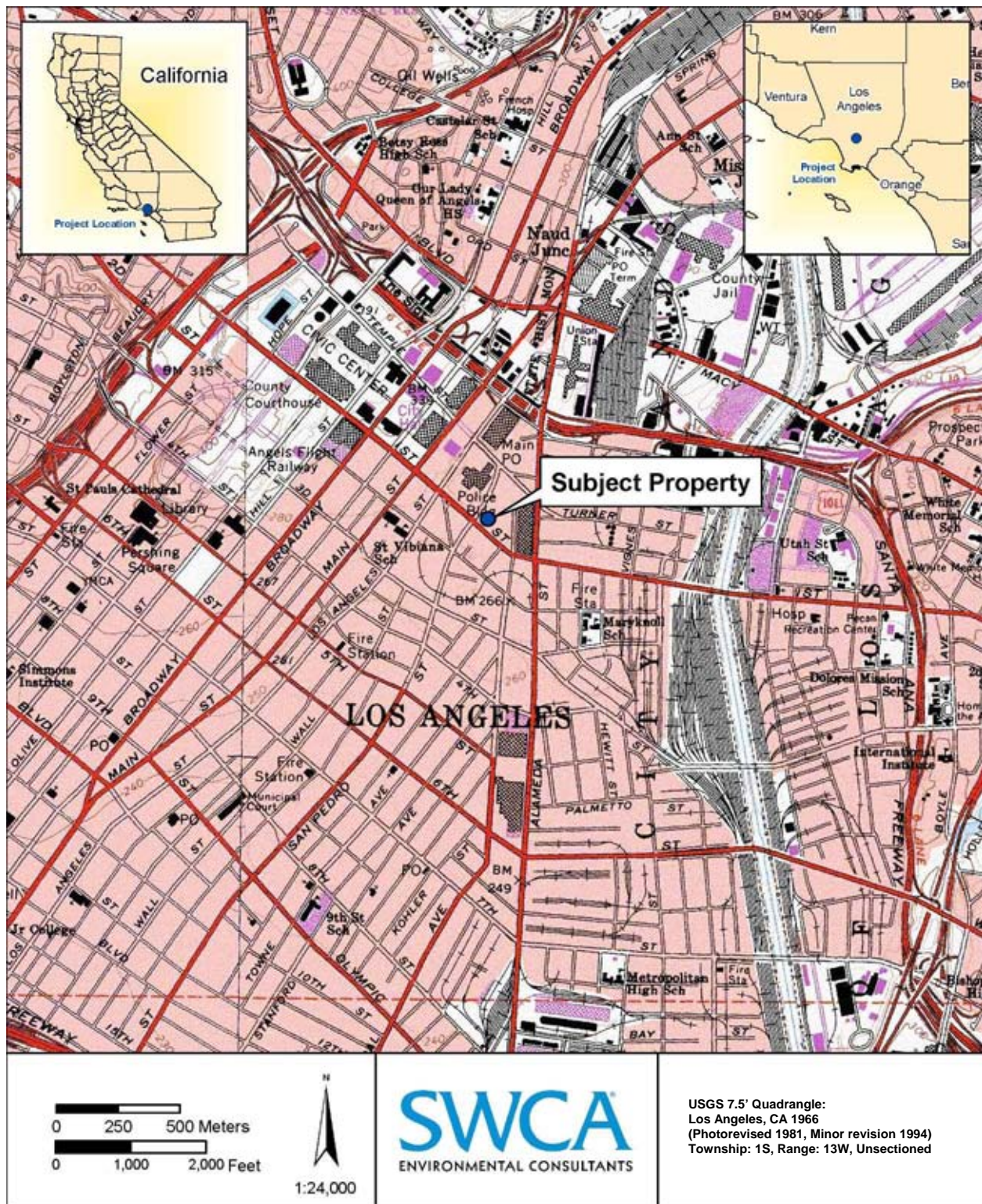
Page 2 of 3

*Resource Name or #: 301 East 1st Street building (No. 7-9)

*Map Name: Los Angeles, CA

*Scale: 1:24,000

*Date of Map: 1966 (Photorevised 1981, Minor revision 1994)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3

*NRHP Status Code 3D

*Resource Name or # (Assigned by recorder) 301 East 1st Street building (No. 7-9)

B1. Historic Name:

B2. Common Name: Mark Kuwata Real Estate

B3. Original Use: commercial/office building B4. Present Use: commercial/office building

*B5. Architectural Style: Brick Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

Built in 1908 (County of Los Angeles Assessor). Alterations: storefront altered (1918), brick parapet wall altered to conform to code (1952), exterior faced in painted metal skin (1970), doors replaced (date unknown). Remodeled to its original appearance (post 1977).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

*B8. Related Features:

B9a. Architect:

b. Builder:

*B10. Significance: Theme: Development of Little Tokyo

Area: Los Angeles

Period of Significance: 1900-1949 Property Type: commercial building

Applicable Criteria: A/1

The subject property building was built in 1908. No information was found regarding its original design or construction. It has undergone numerous alterations over the years, including addition changes to the parapet wall and storefronts. In 1918, alterations to the storefront were completed by architect Richard D. King (1879-1945). Research indicates that it was originally a mixed use residential and retail property. Between 1910 and 1915, the building operated as a saloon, owned by William J. Wagner. The northern end of the building operated as the Yamato Chop House restaurant, and by 1936, it had Akiyaya Senzo Chop Suey restaurant. By 1929, the southern end of the property was operated by jeweler, Sokichi Kataoka. Kataoka conducted business in the building until the outbreak of World War II, when Japanese Americans were "relocated" to internment camps. Following World War II, Japanese Americans returned to Little Tokyo in smaller numbers, however the subject property continued to be used to service the Japanese American community as a real estate office and travel agency.



The building was previously evaluated as part of the Little Tokyo Historic District and found to be a non-contributor, but "potentially contributing if restored." Its significance was as: "a small commercial district that served as a haven and foothold in America for arriving Japanese immigrants, and became the focus of the country's largest Japanese-American community before World War II. Though it has lost a significant part of its former size, the district nevertheless remains the historical focal point for the Japanese-Americans of Greater Los Angeles; it illustrates the historical development of the major Japanese-American community on the U.S. mainland and symbolizes the hardships and obstacles that this ethnic group has overcome" (National Historic Landmarks). Since that evaluation was made, the district was listed in

the National Register (1986) **Figure 1.** Subject property photograph, c. 1990s. Source NHL. and listed as a National Historic Landmark in 1995. Because the building has been substantially returned to its original appearance, including removal of the metal cladding and reconstruction of parapet and windows, it is eligible, as a contributor to the Little Tokyo Historic District, for listing in the National and California registers under Criteria A and 1. Its eligibility as a contributor to the National Historic Landmark District was not considered.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

City of Los Angeles, Building Permit #s 2158, 30514, and 12152, 1918, 1952 and 1970.

National Park Service, National Historic Landmarks Program. "Little Tokyo Historic District" <http://www.nr.nps.gov/iwisapi/explorer.dll?IWS_SCHEMA=NRIS1&IWS_LOGIN=1&IWS_REPORT=100000044>

National Park Service, National Register of Historic Places Inventory-Nomination Form, Little Tokyo Historic District. 1986, amended 1993.

Pacific Telephone & Telegraph Co. *Los Angeles Street Address Directory*, 1915-1942.

Sanborn Fire Insurance Co., *Maps of Los Angeles, CA 1906-1951*: various sheets.

B13. Remarks:

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*B14. Evaluator: F. Smith

*Date of Evaluation:

HISTORIC RESOURCES INVENTORY

29
Ser. No. 0053-377-9999
HABS _____ HAER _____ NR 7 SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

19-167499

1. Common name: Little Tokyo
2. Historic name: Little Tokyo
3. Street or rural address: area around East First and San Pedro Streets
City Los Angeles Zip 90013 County Los Angeles
4. Parcel number: _____
5. Present Owner: various Address: _____
City _____ Zip _____ Ownership is: Public _____ Private _____
6. Present Use: Japanese town Original use: Japan town

DESCRIPTION

- 7a. Architectural style:
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The Little Tokyo section of Los Angeles centers on First and San Pedro Streets and extends eastward to Central Avenue and westward to Los Angeles Street. It was the Japanese business section of Los Angeles, with a large concentration of shops, hotels, and offices operated and patronized by Japanese, as well as a residential district for the same population.

The area has undergone considerable redevelopment within recent years, and many churches, organizations and businesses have relocated to new sites, sometimes within the same area.

Attach Photo(s) Here

8. Construction date:
Estimated _____ Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
12/79

13. Condition: Excellent ____ Good ____ Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial ☒ Other: _____
16. Threats to site: None known ____ Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: redevelopment
17. Is the structure: On its original site? ____ Moved? ____ Unknown? ____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Almost every place where a significant number of Japanese congregated, Little Tokyos or Japantowns developed. The pattern was repeated throughout California. Typical of the enterprises found in Japantowns were restaurants, grocery stores, employment agencies, rooming houses, bathhouses, pool halls, gambling houses, etc. Japantowns were the center of Japanese American activities. Not only was it an economic center where one could buy groceries, conduct business, line up employment, but it was also a social and recreational center where one could meet friends, eat in a Japanese restaurant, enjoy ethnic entertainment, and attend church.

Of all the Japantowns or nihonmachi, Little Tokyo in Los Angeles has been the largest since early in this century. The size of this nihonmachi is a reflection of the fact that the Los Angeles metropolitan area has the largest Japanese population on the mainland. in the late 1800s when the Japanese population

A few businesses had begun in the area of First and San Pedro Streets, was still very sparse. After 1905, however, the population increased tremendously, and by 1910 Los Angeles County had the largest number of Japanese residents of any county in California. Even though it has been considered a business center, many Japanese
(continued)

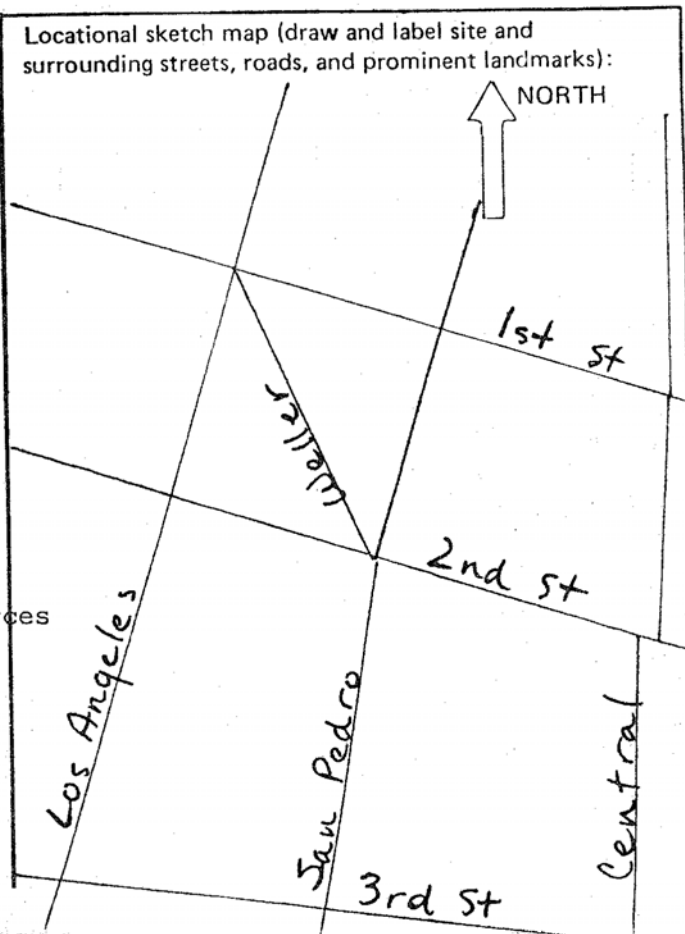
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture ____ Arts & Leisure ____
Economic/Industrial 1 Exploration/Settlement ____
Government ____ Military ____
Religion 3 Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates) Mason & McKinstry, the Japanese of Los Angeles; Roots, 1971; Isamu Nodera "A Survey of the Vocational Activities of the Japanese in LA", MA thesis, 1936; Kiyoshi Uono, "The Factors Affecting the Geographical Aggregation and Dispersion

22. Date form prepared 5/26/80 (contd)
By (name) Kay Fujita
Organization Ethnic Minority Cultural Resources
Address: P.O. Box 799 Survey ____
City El Cerrito Zip 94530
Phone: (415) 527-4629

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Little Tokyo, continued

19. Significance

also resided in Little Tokyo. It is estimated that by 1912, over a thousand Japanese lived within a few blocks of Little Tokyo; by 1935, this figure increased to several thousand.

Also an indicator of the tremendous growth of this section of Los Angeles is that by 1912, 1,241 telephones had been installed in the stores, offices, hotels and homes in Little Tokyo; East First Street alone had 377 telephones installed. In 1902, a decade previous, there were only 7 or 8 Japanese businesses, and probably no more than 100 Japanese living in the area.

Buddhist and Christian churches were established by the 1920's as were newspapers and a meeting hall (Yamato Hall). As the nisei approached adulthood, organizations geared to their interests became centered in Little Tokyo, like athletic teams, social clubs, prefectural organizations, church clubs, and other groupings.

All this activity came to a halt with the World War II internment of Japanese Americans. But the First Street area did not remain vacant for very long. Due to the great demand for labor by the war industries on the West Coast, migrants from the rural South moved into this district, and during the war years, Little Tokyo became a black community.

After release from the camps, Japanese slowly re-occupied the Little Tokyo section as landlords increased the rent, pushing out the black population here, and Japanese, willing and able to pay higher fees, moved back in. It again became the center of the Japanese population in Southern California, although other local Japantowns also developed.

Redevelopment has greatly changed the appearance of Little Tokyo. Only a few of the businesses that were originally there remain. Both the Buddhist Church and Christian Church have moved from their original buildings into new structures. Recently a mall called the Japanese Village has been added; many of the shops are owned and operated by Japanese from Japan, rather than Japanese Americans. Tokyo Towers, an issei housing project, has been erected, and a new complex, housing a number of Japanese community organizations, has been built. Despite the changes, Little Tokyo still remains a center of activity for the Japanese in Southern California.

21. Sources

of the Japanese Residences in the City of Los Angeles," MA thesis, 1972; Midori Nishi, "Changing Occupance of the Japanese in Los Angeles County, 1940-1950," doctoral dissertation, 1955.

April 8, 1994

Sandro Amaglio
Regional Environmental Officer
Federal Emergency Management Agency
Disaster Field Office
150 East Colorado Boulevard, Suite 303
Pasadena, California 91105-1937

Re: San Pedro Firm Building (AKA Little Tokyo Service Center, Inc.), 108-116 N. San Pedro St., Los Angeles
FEMA 1008-DR-CR, P.A. 037-90613, 207093

Dear Mr. Amaglio:

A preliminary field survey of the above-referenced property was performed on April 8, 1994. We find the following:

1. The San Pedro Firm Building (AKA Little Tokyo Service Center, Inc.) is listed in the National Register as a contributor to the Little Tokyo Historic District.
2. This office recommends that the applicant engage the services of a qualified preservation architect and engineer to propose repair methods which conform to the Secretary of the Interior's Standards. Under Section 106, undertakings which conform to the Standards do not constitute an adverse effect.
3. If the Damage Survey Report is solely for architect and engineer services, then there is no adverse effect pursuant to 36 CFR Section 800.9. Subsequent Damage Survey Report(s) should be submitted to this office for review, comment and determination of effect pursuant to 36 CFR Section 800.9.

Mr. Amaglio
San Pedro Firm Building
April 8, 1994
Page 2

4. Photodocumentation of the before and after conditions should be required of the project applicant.

Should you have any questions, please contact me.

Sincerely,

Cherilyn Widell, SHPO

Christy Johnson McAvoy
By: Christy Johnson McAvoy, Principal
Historic Resources Group as
SHPO Representative

cc: Thomas Ottoman

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

For NPS use only

received

date entered

53-377-9999
(1-13)

1. Name

historic Little Tokyo Historic District

NRm 8-22-86

and/or common Little Tokyo Historic District

2. Location

street & number (See attached map)

N/A not for publication

city, town Los Angeles

N/A vicinity of

state California

code 06

county

Los Angeles

code 037

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> Not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name See continuation sheets

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Hall of Records

street & number 227 North Broadway

city, town Los Angeles

state California 90012

6. Representation in Existing Surveys

title Los Angeles County Historic
Resources Inventory

has this property been determined eligible? ☐ yes ☒ no

date 1976-77

☐ federal ☐ state ☒ county ☐ local

depository for survey records Natural History Museum of Los Angeles County

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date N/A

Describe the present and original (if known) physical appearance

The Little Tokyo Historic District consists of the north side of the 300 block of East First Street, and the southern portion of the east side of the 100 block of San Pedro Avenue, bounded by San Pedro Avenue on the west and Central Avenue on the east. Thirteen buildings comprise the block, the remainder of which is visually and functionally distinct, being given over to a city-owned parking structure and a lot, graced by a Moreton Bay fig tree, serving the nearby Temporary Contemporary Museum.

Most of the buildings in the district partake of the commercial styles of the first quarter of the 20th century. Ranging in height from one to four stories, all of the structures are brick and present somewhat formalized facades to the street, leaving in most cases unaltered utilitarian red brick elevations on the sides and rears. Decoration and ornaments are typically derived from the classical styles in architecture. Notable exceptions to this unifying style occur at 309-13 East First Street, an exercise in Art Deco built in 1933; 355-369 East First Street, in which oriental motifs indicate the presence of the Homba Hongwanji Buddhist Temple; and 120 North San Pedro Avenue, the former Union Church, a distinguished straightforward neoclassical design. Portions of a granite block curbing, and scored and colored concrete sidewalk reinforce the identity of the district. Multiple use in a typically urban mode characterizes the present and the historic functions of the buildings of East First Street. The lower stories were devoted to retail and service establishments, while the upper levels housed the proprietors and their families, offered furnished rooms, or provided office space. Occasionally, merchants would also live on the ground level in the rear of the buildings and, as a result, truck gardens were planted behind some of the buildings. Ancillary structures, both wood frame and brick were constructed in the rear and usually connected to the principal building on the property. Two religious structures within the district attest to the residential character of the neighborhood. The visual character of the Little Tokyo District is unified by having no setbacks along First Street. Ground floor retail along the street frontage provides a pedestrian orientation as well as a commercial unity. The district stands out from the newer buildings across the street because the district typifies styles from the early decades of the 20th century and because of the common building materials which include brick, plaster, cast stone and terra cotta. The district integrity is strong with nine of the thirteen buildings in the district as contributors.

Located immediately east of the Los Angeles Civic Center, the 300 block of East First Street is the centerpiece of the historic fabric of Little Tokyo. While nearby blocks, specifically the south sides of the 200 and 300 block of East First Street, retain a few structures of complementary age, scale, and design, the 300 block streetface is continuous. Its architectural presence is also enhanced by the brick construction which characterizes the industrial district to the east and south.

CONTRIBUTING:

1. 120 North San Pedro Street
 Built: 1922-23
 Architect: H. M. Patterson

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property 3.8

Quadrangle name Los Angeles

Quadrangle scale 1:24000

UTM References

A 111 38156110 31761821510
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A		N/A	
N/A		N/A	

11. Form Prepared By

name/title Los Angeles Conservancy Volunteers and Little Tokyo Advisory Committee

organization Los Angeles Conservancy

date October 1986

street & number 849 South Broadway, Suite M-22

telephone (213) 523-2489

city or town Los Angeles

state California 90014

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national ✓ state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

Kathryn *Shaw*
date 6/30/86

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) (ethnic)

Specific dates 1905-1942 Builder/Architect See descriptions

Statement of Significance (in one paragraph)

The area proposed for historic district designation is a surviving fragment of a much larger area that constituted Little Tokyo in Los Angeles. Most of that area has given way to new construction, although isolated individual older buildings belonging to an earlier period remain. First Street North between San Pedro and Central is the only whole block that remains of sufficient integrity and cohesion to constitute a historic district, representing various building types -- storefronts with residential upper floors and two religious institutions -- which typify the historic Little Tokyo community.

The Little Tokyo Historic District is significant as the focal point of one of the largest concentration of "Nikkei" (of Japanese heritage) in America and as the remaining pre-World War II block of this community in Los Angeles. The buildings attest to the development and contributions of this group. The district documents the economic, social, and cultural history of this community from 1905 to 1942 and reflects the commercial architectural styles which were popular in Los Angeles during the early decades of the 20th century. It retains its design integrity from the period of significance and imparts a strong sense of time and place. The district is of exceptional significance even though a portion of the time period for which it is significant is less than the 50-year requirement. The district is of exceptional significance because of its cultural and social importance with the Japanese/American community on the West Coast and documents this group's history as one of the largest in the United States. Additionally, the contributing buildings in this district are over 50 years old and the district's significance has a clear cut-off date of 1942 when the evacuation of the community began.

Little Tokyo's origin is attributed to an ex-seaman name Kame, who opened a restaurant on East First Street in 1885. By 1890, Sanshichi Akita had opened a restaurant called the Quaker Dairy at 304 East First Street, and Inosuke Inose opened the Sunrise Restaurant at 209 East First Street in 1895. By the late 1890s, there were 16 Japanese-owned restaurants in the East First Street neighborhood. Most of the restaurants served American meals to an ethnically mixed working class who resided in the district.

The East First Street district had existed for many years as a mixed neighborhood before it evolved into and was christened Little Tokyo by Americans (circa 1903). It abutted Chinatown and a black district. A large number of businesses were Jewish-owned. By 1903, the Japanese were concentrated in boarding houses within the district.

The fluid population and cheap rentals, the lack of discrimination, and the numerous buildings with retail space on the street and living quarters above were conducive to the establishment of East First Street as the center of Los Angeles' Japanese American community. Japanese boarding houses gradually crowded out other ethnic groups; businesses offering Japanese goods and services proved better located and more profitable than other establishments. As early as 1903, Americans were referring to

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

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received

date entered

Continuation sheet

Item number 7

Page 2

0

Hist. Res. Doe. 19-94-0336-0002
PROP 021453

53-377-1

The Union Church is a brick building in the Classical Revival style separated from the street by an iron-railed forecourt. It is three stories in height, and rests on a concrete foundation. The symmetrical front facade is clad in brown colored brick while the remaining sides of the building are of red brick.

The two-story high portico is dominated by four concrete Ionic columns with cast stone capitals featuring egg and dart molding. The entablature has rosettes on the architrave which repeats the egg and dart detail. Within the portico are three inset arches flanked by pilasters with classical capitals and bases. Each arch consists of

an arched window of favrile glass surrounded by stained glass above a patterned brick spandrel with cross motifs. At the base of each arch is a pair of wood paneled doors leading into the church.

The portico pediment continues into a cornice with an egg and dart pattern, wrapping around the sides of the building forming small returns. Above the portico a high parapet rises into a triangle with a squared apex topped by a metal six-foot high cross.

Additional arched stained glass windows as well as one-over-one double-hung wood sash window appear on the sides and the rear elevation. Further fenestration of a utilitarian nature on the parapeted east elevation suggest residential and other uses in the rear of the sanctuary. The interior contains a large auditorium on the second floor, and classrooms and dining facilities on the lower floor. The church is separated from the commercial building to the south by a narrow walkway which slopes down to a partial basement.

2. 108-116 North San Pedro Street
Built: 1925

Architect: William E. Young for San Pedro Firm Inc.

PROP 021454

Hist. Res. Doe. 19-94-0336-0001

53-377-2

Simplified elements of Classical Revival styling are in evidence on this three-story commercial structure of brick construction. The building has a brown brick facade above a shallowly rusticated cast stone base. Piers define five bays. With the exception of the central bay on the third story, which contains a single window, all of the upper story bays are occupied by pairs of wood-framed, one-over-one double-hung sash windows. Inset squares of green terra cotta ornament the tops of the piers. Beneath a plain stringcourse which marks the top of the base, the ground story accommodates four fairly intact storefronts and the central entry to the upper floors. The storefronts are nearly identical, with angled display cases flanking aluminum framed doors and prism glass transoms. Two hallmarks of the commercial street, a revolving barber ship cylinder and a pair of canvas awnings, embellish the storefronts. Recessed behind a flattened arch, the building entrance has an aluminum-framed double-door and transom. Above the entry, a painted metal fire escape rises up the central bay. The building culminates at the top with a brick parapet above a belt course. The end bays are raised, accented by recessed panels above the piers, and connected by a pipe railing across the central three bays. A free-standing building, the structure's

NATIONAL HISTORIC LANDMARK NOMINATION

19-167499

NPS Form 10-900

USDI/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018

LITTLE TOKYO HISTORIC DISTRICT

United States Department of the Interior, National Park Service

Page 1

National Register of Historic Places Registration Form

1. NAME OF PROPERTY

Historic Name: LITTLE TOKYO HISTORIC DISTRICT

Other Name/Site Number: Japantown

2. LOCATION

Street & Number: Not for publication:_____
110-120 San Pedro Street;
119 Central Avenue

City/Town: Los Angeles Vicinity:_____

State: CA County: Los Angeles Code: 037 Zip Code: 90012

3. CLASSIFICATION

Ownership of Property Private: <u>X</u> Public-local: <u>X</u> Public-State: _____ Public-Federal: _____	Category of Property Building(s): _____ District: <u>X</u> Site: _____ Structure: _____ Object: _____
--	--

Number of Resources within Property

Contributing <div style="text-align: center;"> <u>9</u> _____ _____ <u>9</u> </div>	Noncontributing <div style="text-align: center;"> <u>4</u> buildings _____ sites _____ structures _____ objects <u>4</u> Total </div>
---	--

Number of Contributing Resources Previously Listed in the National Register: 9

Name of related multiple property listing:

LITTLE TOKYO HISTORIC DISTRICT

United States Department of the Interior, National Park Service

Page 2

National Register of Historic Places Registration Form

4. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this _____ nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property _____ meets _____ does not meet the National Register Criteria.

Signature of Certifying Official_____
Date_____
State or Federal Agency and Bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria.

Signature of Commenting or Other Official_____
Date_____
State or Federal Agency and Bureau**5. NATIONAL PARK SERVICE CERTIFICATION**

I, hereby certify that this property is:

Entered in the National Register _____

Determined eligible for the _____

National Register

Determined not eligible for the _____

National Register

Removed from the National Register _____

Other (explain): _____

Signature of Keeper_____
Date of Action

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6. FUNCTION OR USE

Historic: Domestic	Sub: Multiple Dwelling
	Hotel
Commercial Trade	Specialty Store, Restaurant,
	Business
Religion	Religious Facility
Current: Domestic	Sub: Multiple Dwelling
Commerce/Trade	Specialty Store, Restaurant,
	Business
Recreation and Culture	Museum

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Eclectic

MATERIALS:

Foundation:	Masonry
Walls:	Brick, Concrete, Stucco
Roof:	Composition
Other:	Glazed Tile (decoration and bulkhead-beneath storefront windows)

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Describe Present and Historic Physical Appearance.**SUMMARY¹**

The Little Tokyo Historic District typifies the economic, social, and cultural development of the Japanese-American community of Los Angeles before the Second World War. The district consists of the north streetfront of the 300 block of E. First Street and several other buildings on the same city block, directly east of the Los Angeles Civic Center. This area is "generally recognized as the center of Little Tokyo,"² and is the only block in the larger former "Little Tokyo" or "Japantown" that retains a continuous streetface.

Although the district is only the commercial heart of the original Japanese-American community of Los Angeles, it nevertheless effectively preserves the neighborhood's distinctive ethnic flavor. This ethnicity is evident, for example, in signs in Japanese characters and food displays in restaurant windows and in the markets.

Most buildings in the district are in common Los Angeles commercial styles of the first quarter of the 20th century. Ranging in height from 1 to 4 stories, all are brick and present somewhat formalized facades to the street, with, in most cases, unaltered utilitarian red brick elevations on the sides and rears; there are no setbacks from First Street.

With exceptions set out in the detailed description below, decoration and ornaments are typically derived from Classical architectural styles. One building each incorporates Art Deco, Neoclassical, and Oriental motifs.

Multiple use characterizes the present and historic functions of the buildings. Ground floor retail along the street frontage provides a pedestrian orientation as well as a commercial unity. The lower stories were devoted to retail and service establishments, while the upper levels housed the proprietors and their families, offered furnished rooms, or provided office space. Occasionally, merchants would also live on the ground levels in the rear of the buildings and, as a result, truck gardens were planted behind some of them. Ancillary structures, both wood

¹ The descriptions of buildings here are modified and updated slightly from those that appear in the National Register of Historic Places nomination prepared by the Los Angeles Conservancy and Little Tokyo Advisory Committee in 1986. Additional information has been added from studies prepared by and for the Community Redevelopment Agency of the City of Los Angeles. Mr. Tom Furushiro of the latter agency reviewed the text for accuracy in April 1993.

² Los Angeles *Herald Examiner*, August 18, 1978, E-2.

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frame and brick, were constructed in the rear and usually attached to the principal buildings. Two former religious structures are within the district.

The district's historic integrity is strong, with nine of its 13 buildings classed as contributing and most in good condition. Some storefronts have been altered.

JAPANESE UNION CHURCH (120 NORTH SAN PEDRO STREET) (1)

The northernmost building in the district is the Japanese Union Church. The church was the designated "Civil Control Station" for Little Tokyo to which all Japanese-Americans were required to report under the provisions of "Civilian Exclusion Order No. 33" on May 4-5, 1942, preliminary to "relocation."

This brick edifice was designed by architect H.M. Patterson and erected in 1922-23. The church is in the Classical Revival style separated from the street by an iron-railed forecourt and from the commercial building to its south by a narrow walkway which slopes down to a partial basement.

The church is 3 stories in height and rests on a concrete foundation. The symmetrical front facade is clad in brown-colored brick while the remaining sides are of red brick. The facade features a 2-story Greek portico supported by four concrete Ionic columns with cast stone capitals featuring egg-and-dart molding. The entablature has rosettes on the architrave which repeat the egg-and-dart detail. Within the portico are three inset arches flanked by pilasters with Classical capitals and bases. Each arch contains an arched window of favrile glass surrounded by stained glass above a patterned brick spandrel with cross motifs. At the base of each arch is a pair of wood paneled doors leading into the church.

The portico pediment continues into a cornice, at the second-floor level, in an egg-and-dart pattern, which wraps around the sides of the building forming small returns. Above the portico a high gabled parapet rises into a triangle with a squared apex topped by a 6' high metal cross.

Additional arched stained glass windows as well as 1-over-1 double-hung wood sash appear on the sides and the rear elevation. Further fenestration of a utilitarian nature on the parapeted east elevation suggests residential and other uses in the rear of the sanctuary.

The interior contains a large auditorium on the second floor and classrooms and dining facilities on the lower floor. Its social hall served as a gymnasium. In the early 1950s, the classrooms held popular English classes when it became possible for Issei (first-generation immigrant Japanese) to become citizens. The church is no longer used for religious purposes but remains in good condition. (Contributing.)

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SAN PEDRO FIRM BUILDING (108-116 NORTH SAN PEDRO) (2)

To the south of the Union Church stands a 3-story commercial building, designed by William E. Young in 1925. Simplified elements of Classical Revival styling are in evidence on the building. It has a brown brick facade above a shallowly rusticated cast stone base. Brick pilasters or piers rise from the first-floor stuccoed storefronts and define 5 bays. Inset squares of green terra cotta ornament the tops of the piers. With the exception of the central bay on the third story, which contains a single window, all of the upper story bays are occupied by pairs of wood-framed, 1-over-1 double-hung sash windows. Brick corbelling runs just below the second-floor sills and along the cornice line.

Beneath a plain stringcourse which marks the top of the base, the ground story accommodates four (recent) storefronts and the central entry to the upper floors. The storefronts are nearly identical, with angled display cases flanking aluminum frame doors and prism glass transoms. Canvas awnings embellish the storefronts. Recessed behind a flattened arch, the building entrance has an aluminum framed double door and transom. Above the entry, a painted metal fire escape rises up the central bay. The building culminates at the top with a low stepped brick parapet above a belt course. The end bays are raised, accented by recessed panels above the piers, and connected by a pipe railing across the three central bays. A free-standing building, its straightforward utilitarian red brick side elevations are visible from the street. (Contributing.)

106 N. SAN PEDRO / 301 E. FIRST STREET (3)

This 1-story brick commercial building, wrapping around the corner of First and San Pedro, was constructed in 1908 and modified in 1925. From 1930 until World War II, the building was owned by Yneto Kataoka, a jeweler-watchmaker.

It encompasses a narrow storefront on First Street with an angled entry on the corner and extends some 104' along San Pedro. The First Street frontage is totally obscured, its brick walls sheathed with vertical siding, and its parapet hidden by signage. A single square of brick is visible, hinting at corbelling in the parapet. On the west elevation the parapet becomes visible and rises up in two shallow steps to hide the roof. The northern portion of the San Pedro elevation is filled by two storefronts, marked by canvas awnings, which consist of display windows above painted brick and wood-framed doors and transoms. There is a rounded screen of corrugated metal, at first glance resembling a column, which shields the pipes on the northwest corner of the building. (Non-contributing.)

303--307-1/2 E. FIRST STREET (4)

Nat Dryden built this building in 1907 for William Bennett. It was acquired in 1915 by Edmund Jung, who was apparently an American-born Chinese, who could own land because of his American

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birth. In 1927, the tenants included only Japanese: a bookstore-stationer, a druggist, a hardware store, and a restaurant.

It is a 1-story, brick commercial building containing three storefronts. Lathwork and a backlit sign cover much of the transom and parapet, which probably remain somewhat intact behind these accoutrements. Brick corbelling is barely visible at the roof line. Sheathed in modern materials with the brick now hidden, this building retains the basic shape of the 1930s storefronts. (Non-contributing.)

309--313-1/2 E. FIRST STREET (5)

An Art Deco design characterizes the stucco facade of this 2-story brick and concrete commercial building, erected in 1933 by builder Mieki Hayano from a design by W.C. Cook, who was the engineer for Yasujiro Kawasaki. Kawasaki's children were the original legal owners of the property because the State's Alien Land Law prevented foreign-born Japanese from owning land. It was the only building in the district that continued to be owned by Japanese-Americans throughout World War II, and is still in the family. In addition, it was the home of the first Nisei Week Festival and Parade (1934). Finally, because of its relatively high integrity and its architectural quality as a small-scale foray into Art Deco design, this building rates as one of the best architecturally in the district.

Framed by raised end bays with stepped pilasters, the second story preserves the Art Deco scheme. A series of six casement windows with transoms, separated by slightly raised pilasters, forms a gallery between the end bays. Ornate, shallow, cast panels in foliage design are above the end bay windows, while the end pilasters and the central bays are ornamented with bands of chevron moldings at the cornice. The south side of the first story has been altered in appearance but not in proportion. A decorative grille transom spans the eastern, smaller, storefront and the entry to the second floor. The broader west transom, topping two 1950s vintage brick- and aluminum-framed glass storefronts, has been filled in but may just cover the transoms. Narrow bands of lotus-shaped designs, echoing those above the second-story windows, punctuate the transom.

The original Oriental motifs utilized at 313, including a diamond window over the double wood and glass door, are of interest. Two second-story neon signs projecting at 90 degree angles over the building are also notable. In the rear of the property, but visible over the 1-story buildings to the west, a 2-story brick ancillary structure is connected by a 1-story infill to the main building. (Contributing.)

315-319 E. FIRST STREET (6)

The only post-World War II building in the district, 315-319 E. First is a 1-story commercial building containing three storefronts; it dates to 1957. Its scale and lack of setback are

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compatible with the character of the district. The architect was Y. Tom Makins for the Kawasakis, owners of the adjacent building at 309-313-1/2. Framed by stone piers, the face is spanned by a corrugated metal parapet to which signs are attached. Stone is also used for the bases of the display windows which flank the central entries of the three identical storefronts. Canvas awnings shade the facades of the three establishments. (Non-contributing.)

321-323 E. FIRST STREET (7)

A 2-story, brick, commercial, vernacular building, this 1930 structure by an unknown builder resembles the 3-story building to the east, but has been much more modified, notably by the removal of the third story in 1967, leaving an unembellished parapet above the second level.

The whitewashed facade contains five second-story bays on an AABAA scheme. Raised piers separate the end bays. Pairs of 1-over-1 double-hung sash windows occupy the A bays, while single broader 1-over-1 sash windows are in the B bay. Some of the windows are now framed with aluminum and a couple have been given decorative shutters, although others retain the original wood surrounds. Each flat-headed window is set within a segmented opening whose arch is outlined with two courses of header brick. A series of molding, culminating in an egg-and-dart design, bands the facade just below the second-story windows, but is mostly obscured by signage. It contains two storefronts, faced with narrow red brick or ceramic tile and lit by metal-frame openings. The original entry to the upper story at 321-1/2 is intact. Another remnant of the original construction is a cast-iron column marking the common wall at the east end of the building. (Non-contributing.)

325-329 E. FIRST STREET (8)

This 3-story commercial building, built about 1920, has served as a hotel and a store. Once the twin of the building adjacent to it on the west, the brick structure has a whitewashed facade. The ground floor has been rehabilitated to its historic appearance, featuring tile bulkheads, large display windows, awnings, transom windows, and new signage.

The window pattern creates a division which adheres to a AABAA scheme. Pairs of tall and narrow, 1-over-1, double-hung sash windows occupy segmentally arched apertures in the "A" bays, while a single broader window, fronted by the fire escape, fills the "B." Some of the windows have been altered by the substitution of metal frames for the original wood. Two-story brick piers flank the end "A," rising through egg-and-dart stringcourses which band the facade beneath the window openings on both upper stories. The piers continue through the plainly corbelled cornice to the top of the unembellished parapet. (Contributing.)

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331-335 E. FIRST STREET (9)

This building dates to 1914 and was designed by Alfred F. Priest for non-Japanese owners as a hotel with first-floor storefronts. Before and after World War II it was known as the Mikado Hotel; during the war, when it served a largely Black clientele, it was the Shreveport Hotel and housed a "soul food" restaurant.

A fine example of the commercial vernacular that filled American "Main Streets" in the early years of the 20th century, this 3-story brick building is one of the highlights of the block, for it retains a high degree of architectural and historic integrity.

Above storefronts in glazed white brick on the first story, the second and third stories are intact and faced with buff brick ornamented with darker red brick decorative details. This is a symmetrical composition of 5 bays, arranged in a AABAA plan. Each bay contains a wood-framed 1-over-1 double-hung sash window, with a narrow opening in the central bay. Lintels, articulated by soldier courses of red brick, cap each window and are accented with keystones of radiating bricks on the third story. Corbelled sills also ornament the third-floor openings. The second-story windows are set directly above the ground-floor entablature. Consisting of several courses of brick culminating in a dentil-like band, this frieze and cornice provide a visual balance for the elaborate corbelled brick cornice above the third floor. End brackets, consolled in a T shape, frame this cornice.

The ground floor remains as it looked in 1932 and contains three storefronts plus the entry to the upper stories. The east and central openings contain a slightly recessed glass door set between unevenly sized display windows atop glazed tile bulkheads, lavender on the east and turquoise on the west. There are transoms of lead prism glass and canvas awnings. The westernmost storefront has been lengthened and its transoms covered. While the door to the upper level has also been changed, the paneled metal canopy suspended on chains from the facade is in place. (Contributing.)

337-339 E. FIRST STREET (10)

An extremely pared down design of Classical Revival influences is discernible on this 2-story commercial, vernacular building dating to ca. 1905. Built of brick, it displays a whitewashed facade that has been altered below the transoms. Raised brick pilasters, banded by stove moldings, separate the four paired window sets on the upper story. Flatheaded windows appear in the end sets while segmentally arched openings are in the central bays. All are covered from view by awnings. A frieze zone is delineated by a beltcourse beneath the windows and a stove molding which bands the facade above the storefronts. The storefronts were remodeled about 1986 and are a simplified interpretation of a traditional storefront. The long casement windows with transoms are paired and topped with segmental arched and flat arched heads. (Contributing.)

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341-345 E. FIRST STREET (11)

A straightforward, commercial, vernacular design dating to ca. 1905, and unaltered above the ground floor, distinguishes this 4-story brick building. This modest building has intact materials and design elements on the upper floors. In 1927, it housed three Japanese tenants on the ground floor: a bookstore, a druggist, and a barber.

The facade, sheathed with hard-fired buff brick, is divided into five equal-sized bays of 1-over-1 wood-framed sash. Corbelled sills adorn the third- and fourth-floor window openings. Additional corbelling, punctuated by raised blocks which open downward in the form of miniature inverted pyramids, bands the parapet. Centered beneath the parapet is an inset panel which probably once contained the name of the building but has been stuccoed. The second-story windows rest directly above a decorative belt course which separates the retail ground level from the residential upper floors. Four storefronts and the entry to the upstairs, the latter on the east end, occupy the ground level. (Contributing.)

347-353 E. FIRST STREET (12)

This 3-story, commercial building, in good condition, dates to ca. 1911, and was remodelled in 1935 under the influence of Art Deco. It is constructed of brick faced with scored stucco. A 3-bay ABA scheme is followed on the upper stories. The A bays contain pairs of 1-over-1, wood-framed, double-hung sash linked by single stone lintels and sills. Outlined by a 2-story, raised, round stucco arch, the central double-size bay is filled by two pairs of windows, separated by attenuated stone pilasters on each level. Those on the second story are tall and narrow double-hung sash, while the outer windows on the third story are fixed and conform to the sides of the arch in shape. A corbelled sill, bisected by an iron fire escape which rises up the center of the facade, connects the second-floor windows in the B bay. Slightly raised patterns of diamonds and chevrons band the facade above the ground story and are echoed above each bay at the roofline. The zig-zag decorative motif is particularly reflective of the Art Deco style.

Two storefronts and the entrance to the upper stories are contained on the first floor. The larger one of the two occupies slightly more than half the street frontage and accommodates the Far East Cafe, which has fine interior period features. The building displays typical storefront elements, including a wood-framed transom, glazed tile bulkheads for display windows, and four notable neon signs, two attached to the building and two in the windows. The smaller storefront on the east utilizes glass block in place of glazed tile. (Contributing.)

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355-369 E. FIRST STREET (CORNER OF FIRST STREET AND CENTRAL AVENUE (13))

This facade is part of the temple complex on Central Avenue described immediately following.

HOMPA HONGWANGI BUDDHIST TEMPLE (119 N. CENTRAL AVENUE)

The former Nishi Hongwangi or Hompa Hongwangi Buddhist Temple is an eclectic building consisting of three sections, distinct from one another architecturally and historically, but all constructed in 1925 for the *Jodo Shinshyu* Buddhist sect from a design by architect Edgar H. Cline.

The temple merged three existing Buddhist churches in the area under Bishop Koyo Uchida, and became one of the largest and most influential Buddhist churches in the United States.³ Except during World War II, when it was used to store the household goods of its "relocated" parishioners, and continued to function under the Rev. Julius Goldwater, a Caucasian Buddhist priest, it remained open until sold by the congregation in 1969 in anticipation of urban renewal in the area.

Anchoring the corner of E. First Street and Central Avenue is a 3-story business block, occupied by stores and offices. On the Central Avenue frontage, the temple rises slightly higher than the commercial block and displays an eclectic styling, drawing upon Oriental and Egyptian precedents. The temple office (the northernmost portion of the structure) echoes the style of the First Street elevation.

The First Street facade curves around the corner of First Street and Central Avenue. It has dark red brick, laid in common bond, on the first and second stories, while the third is finished in plaster, which is scored to simulate stone and is topped by a narrow cornice. A stringcourse marks the transition from one material to the other along the third-floor sill level. The second and third floors feature symmetrically spaced double-hung windows. Most of the ground floor shops retain their original storefronts, including glass paneled doors, transom windows, and checkerboard bulkheads of black and yellow tiles. The office entry on the west end has a terra cotta surround and a shield and scroll ornament centered above it.

The corner storefront consists of a wood-framed glass door with a geometric pattern of muntins which is recessed by two free-standing pillars. Side windows are above checkered tile bulkheads which are pierced by metal lattice vents.

³ *Buddhist Churches of America, 75 Years of History* (Chicago: Nobart Publishing Company, 1974), pp. 197-209, supplied additional information for this description.

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The Central Avenue temple facade, rising three stories--slightly higher than the adjoining First Street office section--is particularly noteworthy. It is framed by two massive raised pylon-like bays and faced with scored concrete. The south bay contains the impressive tile-faced temple entry with its huge cement roof canopy (*karahafu*) sitting on large elaborate brackets. This entry duplicates the imperial gateway at the Mother Temple in Kyoto, but in cement rather than wood.

Sawn wood ornaments decorate one beam, which spans the underside of the canopy. It is adorned with a shield and scroll at its apex and framed by a roundel set on each side. A single broad window with a geometric fretwork of muntins pierces the upper levels of the entrance bay. The same window motif appears on the north bay, topping a single tall narrow window on the second story and a secondary entrance at ground level. Flanked by small recessed windows, this entrance is set within an unornamented frame with tapered sides and extended lintel.

The center of the temple facade, flanked by the contrasting side wings, is articulated by four 2-story brick piers against a scored concrete surface atop a 1-story brick base. The lotus petal-designed capitals and the patterned bases of the piers use Egyptian motifs. A deep cavetto cornice marks the roofline of the temple with a small patterned terra cotta parapet above the central portion.

There is a social hall on the first floor, but the highlight of the interior is the *hondo* (sanctuary) on the second floor of the temple portion of the complex. This was the largest assembly hall in Little Tokyo, seating 800-1,000, including meetings of the Central Japanese Association. The pews were an Occidental innovation, not customarily being used in Japan. The *hondo's* decorations, however, closely parallel those in the Nijo Castle and Nishi Hongwanji in Kyoto. The pillars that frame the altar and the dramatically high coffered ceilings and walls retain their historic motifs; historic light fixtures also remain.

The squarely proportioned temple office section, which included the priest's quarters on the upper floor, is smaller and set back slightly. Its design is the same as the storefronts and the offices, which face on First Street, having 3 stories, double-hung windows, a facade of brick and scored concrete, and a continued cornice.

In 1992, the building reopened as the Japanese-American National Museum. The rehabilitation reused the second floor sanctuary as an exhibition space by leveling the sloped auditorium floor in a manner that is removable at a later date. (The pews are in storage.) The first-floor social hall is reused as an interactive learning center. Some of the First Street storefronts have become space for the museum shop, while the former priests' quarters are used as workshop and storage space. The second and third floor office spaces remain in their original use. (Contributing.)

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8. STATEMENT OF SIGNIFICANCE

Certifying official has considered the significance of this property in relation to other properties: Nationally: X Statewide: Locally:

Applicable National

Register Criteria: A X B C D

Criteria Considerations

(Exceptions): A X B C D E F G

NHL Criteria: 1

NHL Exceptions: 1

NHL Theme(s): XXX. American Ways of Life
E. Ethnic Communities

Areas of Significance: Ethnic Heritage: Asian--Japanese-American

Period(s) of Significance: 1905-1942

Significant Dates:

Significant Person(s):

Cultural Affiliation:

Architect/Builder:

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State Significance of Property, and Justify Criteria, Criteria Considerations, and Areas and Periods of Significance Noted Above.**SUMMARY**

The Little Tokyo district, also known to its residents as Japantown, "J-Town," Nihonmachi, or "Sho Tokyo," is a small commercial district along First Street in Los Angeles that served as "a haven, a foothold in America" for arriving Japanese immigrants,¹ and became the focus of the nation's largest Japanese-American community before World War II. That community was substantially reduced in size by the combined effects of the war, during which Japanese-Americans were forcibly relocated, as well as urban renewal and higher-density development. The district nevertheless remains the historical focal point for the Japanese-Americans of greater Los Angeles. The Little Tokyo Historic District illustrates the historical development of the major Japanese-American community on the U.S. mainland and symbolizes the hardships and obstacles that this ethnic group has successfully overcome.

The first Japanese immigrants arrived in the Los Angeles area in the 1880s, a decade in which total Japanese immigration to the mainland U.S. never exceeded 700 a year, but no significant community emerged until the city entered a period of explosive growth in the first decade of the 20th century. During that decade, Japanese immigration also soared in relative terms; between 1900 and 1908, Japanese immigration exceeded 10,000 in every year except 1901, and peaked at just over 30,000 in 1907, the year before the exclusionary "Gentleman's Agreement" was put in place. (To put the scale of Japanese immigration into perspective, 1,285,000 persons were admitted as immigrants in 1907.)

Despite attempts at both State and national levels to prevent further immigration the population swelled in the area that became Little Tokyo, responding to the demand for labor. Discriminatory land tenure legislation also did not prevent the persevering Japanese from securing a dominant role in the Southern California retail produce industry by 1916. The Japanese immigrants utilized their labor and group cooperation in the Little Tokyo community and by 1941 were well on their way to establishing a secure position in the American socio-economic structure.

The government-ordered wartime internment of Japanese Americans, however, proved, according to an article in *Counterpoint: Perspectives on Asian America*, "a major turning point in the history of Little Tokyo just as it was for all Japanese

¹ John Modell, *The Economics and Politics of Racial Accommodation: The Japanese of Los Angeles, 1900-1942* (Urbana, University of Illinois Press, 1977), p. 68.

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Americans."² Although Japanese-Americans overcame this tragic experience and entered the mainstream of American social and economic life after the war, the Little Tokyo community dispersed, not regaining its previous size and influence. Only the core of the neighborhood remains.

The Little Tokyo district consists of 13 buildings in downtown Los Angeles along N. San Pedro Street, E. First Street, and N. Central Avenue, the popularly and historically recognized heart of the Japanese-American community. Although isolated buildings survive in the surrounding area, the district is the only significant remnant of the pre-World War II years when the community was at its peak as the thriving center of the largest Japanese community in the United States. The low-scale brick buildings are generally in good condition and include stores, offices, restaurants, small hotels, and two churches.

HISTORY

The relaxation of previous restrictions by the Emperor of Japan opened up Japanese emigration for the first time in 1868, but immigration to the mainland U.S. never exceeded 1,000 in any year until 1891. At first, San Francisco attracted the largest number, but that city's Japanese community declined after the 1906 earthquake. Many moved to Los Angeles.

The date of 1885 claimed for Little Tokyo is attributed to an ex-seaman named Kame, who opened a restaurant on E. First Street that year. By the late 1890s, there were 16 Japanese owned restaurants in the immediate area. Most served American meals to an ethnically mixed working class clientele who resided in the area.

The E. First Street area evolved into a predominantly Japanese neighborhood that abutted Chinatown and a Black district. A number of the buildings and businesses were German and Jewish-owned. By 1903 the Japanese were beginning to concentrate in boarding houses in the area and the term Little Tokyo began to be applied.

A variety of ethnic groups lived in the Little Tokyo area at the turn of the century and operated second-hand shops, saloons, gambling houses, and boardinghouses that catered to the largely transient population. The availability of cheap, temporary housing attracted the city's first Japanese immigrants, who were nearly all male laborers without families, generally from the southern and western parts of Japan. Some had come to Los Angeles as strikebreakers at Pacific Electric, while others worked for the Southern Pacific and Santa Fe railroads. Like the "birds of passage" characteristic of Italian immigration in the

² Little Tokyo Anti-Eviction Task Force, "Redevelopment in Los Angeles' Little Tokyo," in *Counterpoint: Perspectives on Asian America*, ed. by Emma Gee (Los Angeles: Asian American Studies Center, University of California, 1976), p. 329.

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late 19th century, these workers intended to return to Japan and their families. As the city entered a new period of growth about the middle of the first decade of the new century, however, economic opportunities opened up that made permanent settlement increasingly attractive. This change in outlook and prospects became evident toward the end of the decade, when for the first time female immigrants outnumbered males. With the arrival of wives and prospective brides, the transient character of the neighborhood yielded to more settled and cohesive community development.

Even before the San Francisco earthquake 3,000 Japanese were living in Los Angeles' Little Tokyo, which soon became the nation's largest Japanese-American community. Sushi-ya (sushi bars) and nomi-ya (drinking places) flourished. Several of the buildings on E. First Street, the center of the community, were built during this period (301, 303-307, 337-339, and 341-345). These buildings were not constructed for Japanese owners as Japanese immigrants could not own land under the California Alien Land Law.

The numbers of Japanese immigrants and their success, however, offered another target for the racial prejudice that had surfaced against the Chinese. The Exclusion Acts of 1882, 1892, and 1902 curtailed only Chinese immigration, but support increased by the early 20th century for similar action against the Japanese. The "Gentlemen's Agreement" worked out between the United States and Japan in 1907-08 ended the immigration of laborers and satisfied labor partisans critical of the immigrants' willingness to work for low wages. Japanese immigration fell from a peak of 30,000 in 1907 to a mere 3,100 in 1909. This did not, however, quiet widespread fears of the "Yellow Peril."

Yielding to nativist pressure nationally, Congress passed the highly restrictive general Immigration Act of 1924, which virtually halted further Japanese immigration, along with that from many other nations. After that year, Japanese immigration to the U.S. did not exceed 1,000 a year again until 1952.

At the same time, court rulings also systematically denied citizenship to East Asians on the basis of race. California State legislators used this ineligibility to restrict land ownership and leasing rights in a series of bills passed between 1913 and 1923. In short, "discrimination, enforced congregation, and legal disabilities" soon became part of the Japanese-American's daily life.³ Restrictive racial real estate covenants, legal until 1948, also were partially responsible for the congregation of Japanese-Americans in Little Tokyo.

Despite these restrictions, the Issei, or first generation of Japanese-Americans, prospered economically. "The close proximity and clear communications offered by Little Tokyo were crucial" in

³ Modell, *op. cit.*, p. 66.

LITTLE TOKYO HISTORIC DISTRICT

United States Department of the Interior, National Park Service

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National Register of Historic Places Registration Form

securing employment.⁴ By cooperating closely and joining with fellow workers and boardinghouse proprietors who functioned as go-betweens, the Japanese negotiated gang labor contracts that gave them an advantage with area employers, particularly at nearby fruit and vegetable farms. These labor-intensive enterprises produced substantial profits.

The Japanese quickly proved so adept and skillful at producing sizeable and profitable yields from these otherwise marginal farms, that many advanced to become operators and managers. The ambitious then moved on to share tenantry, cash tenantry, and eventually land ownership. The tenantry arrangements usually allowed the *Issei* farmers to function independently but without running into the restrictions on land ownership. Some attempted to avoid these restrictions by putting land in the names of their American-born children (the *Nisei*) or in the names of sympathetic Caucasians; in any case, they demonstrated an amazing upward mobility. The Japanese Americans dominated the cut flower industry in the region by 1920 and accounted for nearly 80 percent of the retail produce business in Southern California by 1916.

Japanese-American economic enterprise followed the traditional pattern of minority enterprise in this country ... it started out by exploiting the fringes of Caucasian economic enterprise, where initiative, hard work, and the willingness to put up with a great deal of discomfort can make a substantial difference.⁵

Japanese-Americans in the Los Angeles area worked in the non-agricultural sector as well, particularly in canneries, lumber mills, mines, and personal service. According to Harry H.L. Kitano, "by 1924, next to agriculture, the major occupation of the Japanese was in small shops and businesses."⁶ These enterprises were located largely within Little Tokyo and provided the amenities essential to a growing ethnic community. Rooming-houses and boardinghouses continued to operate, although many of the proprietors now functioned largely as labor contractors. The red-light district yielded to more respectable restaurants, grocery stores, banks, and other small businesses that reflected the settled nature of the community. Newspapers flourished, led by the *Rafu Shimpo*, founded in 1903, and the oldest existing Japanese newspaper in the United States.⁷

⁴ *Ibid.*, p. 69.

⁵ *Ibid.*, p. 27.

⁶ Harry H. L. Kitano, *Japanese Americans: The Evolution of a Subculture* (Englewood Cliffs, N.J.: Prentice-Hall, Inc., 1969), p. 21.

⁷ *Los Angeles Herald Examiner*, August 18, 1978, E-2.

LITTLE TOKYO HISTORIC DISTRICT

United States Department of the Interior, National Park Service

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Religious buildings were also established, beginning with a Protestant mission in 1889 and the first Buddhist mission in 1904. These enterprises and institutions provided the basis for the nation's largest and fastest growing Japanese American community. In the years between 1920 and 1940, gains in Los Angeles County accounted for all the growth of the Japanese population in the United States.

Little Tokyo's phenomenal growth reflected the nurturing atmosphere of the close-knit community. Cooperation, cohesion, and a sense of community fostered economic and social development. Local businessmen formed temporary credit associations or pools, called *tanomoshi-ko*, to provide capital on a rotating basis for new ventures. Local leaders also established formal organizations, such as the Central Japanese Association, to promote internal harmony and community development. In 1940 there were *kenjin-kai* associations in Little Tokyo based on prefecture of origin, representing 40 of Japan's 46 prefectures, as well as the Japanese-American Citizens' League and the Japanese Chamber of Commerce.

The influence of community cooperation was most evident in the low levels of crime and welfare in Little Tokyo relative to the greater Los Angeles area. Group sanctions such as gossip, publication of the names of offenders, and ostracism proved effective in reducing crime. While poverty was a problem, Little Tokyo welfare rolls remained low due to community efforts. In a more positive vein, this cohesion and sense of community was manifested in festivals (such as Nisei Week in August, beginning in 1934), an annual picnic, and other efforts to preserve ethnic traditions.

By the advent of World War II, Little Tokyo was a thriving community of more than 35,000 (within three miles of the present historic district). Pearl Harbor and the entry of the United States into the war against Japan, however, brought this era to an end.

Wartime suspicions and hysteria led to the popular conclusion that the Japanese Americans on the West Coast were engaging in sabotage and espionage to prepare the way for Japanese military invasion. This culminated in February 1942 in a Presidential order authorizing the internment and resettlement of all Japanese residents in most Western States in designated coastal areas. As a consequence, 112,000 Japanese-Americans [anyone with 1/16 or more Japanese blood was eligible for internment], two-thirds of whom were American citizens against whom no formal charges of disloyalty were even identified, were herded off to Assembly Centers--those from Little Tokyo being mainly shipped to converted horsestalls at the Santa Anita Racetrack--and then sent for the duration of the war to Internment Camps in remote areas, mainly in the West. (Manzanar, in Inyo County, California, the best known of the Internment Camps, and the Rohwer Internment Camp Cemetery in Desha County, Arkansas, have been designated National Historic Landmarks; Manzanar is also included in the National Park System.)

LITTLE TOKYO HISTORIC DISTRICT

United States Department of the Interior, National Park Service

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National Register of Historic Places Registration Form

From the camps, Japanese-Americans volunteered for service in the U.S. Armed Forces in higher proportion than any comparable ethnic group. According to historian Lynn Bowman, "After the war ended, it became clear that the treatment of the Japanese was one of the most serious injustices in U.S. history."⁸

In addition to the deprivation of their civil rights, the Japanese-Americans experienced severe economic losses as a consequence of internment. While some managed to return to their former homes and businesses, many found that they had lost all. Blacks had moved into Little Tokyo during the war, when it became known as "Bronzeville," and the character of the community had changed drastically. Determined to reestablish their community, some of the returning evacuees lived for a time at the Hongwangi Temple. Eventually, the central core of Little Tokyo along First Street was revived, but the community was otherwise severely reduced in size and influence. The former residents, particularly the Nisei, had dispersed, and the economic base in the produce industry had vanished. Two other factors caused Little Tokyo to shrink. The City expanded its civic complex just to the west, eliminating the northwest quadrant of the San Pedro-First Street intersection, historically a part of Little Tokyo. Development pressures, some of them coming, ironically, from Japanese firms, led to rebuilding south of First Street.

City plans for the area as a whole cast into serious doubt the preservation of even the remaining strip on the north side of First Street. By the mid-1980s, however, consensus had been reached to undertake a major preservation effort on the north side of First Street. As part of this effort, the area was nominated to the National Register of Historic Places. One of the centerpieces of the effort was the establishment of the Japanese American National Museum in former Nishi Hongwanji Temple.

Little Tokyo was the historical focus of Japanese-American settlement in Los Angeles. The Little Tokyo Historic District, as the most visible symbol of that historical heritage, also illustrates the bitter experiences of discrimination and internment endured by Japanese-Americans, as well as their prideful building of a prosperous community. Little Tokyo continues to be a magnet for the Japanese-American community of Southern California and an attraction for visitors of all races and nationalities.

⁸ Lynn Bowman, *Los Angeles: Epic of a City* (Berkeley: Howell-North Books, 1974), p. 335.

LITTLE TOKYO HISTORIC DISTRICT

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9. MAJOR BIBLIOGRAPHICAL REFERENCES**BIBLIOGRAPHY**

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1922, p. 30; August 25, 1922, p. 30; January 3, 1925, p. 57;
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Previous documentation on file (NPS):

- ☐ Preliminary Determination of Individual Listing (36 CFR 67) has been
requested.
☒ Previously Listed in the National Register.
☐ Previously Determined Eligible by the National Register.
☐ Designated a National Historic Landmark.
☐ Recorded by Historic American Buildings Survey: # _____
☐ Recorded by Historic American Engineering Record: # _____

Primary Location of Additional Data:

- ☐ State Historic Preservation Office
☐ Other State Agency
☐ Federal Agency
☒ Local Government
☐ University
☐ Other (Specify Repository): _____

LITTLE TOKYO HISTORIC DISTRICT**Page 22**

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

10. GEOGRAPHICAL DATA

Acreage of Property: 4 acres

UTM References: Zone Easting Northing

A	7	385610	3768360
B	7	385740	3768180
C	7	385740	3768080
D	7	385540	3768230

Verbal Boundary Description:

A line beginning at the northwest corner of the Subdivision of the Property of Don Manuel Requena, Lot 38 (120 N. San Pedro Street) and extending east approximately 183' along said lot's north boundary to its northeast corner; thence, south approximately 128' along the east (rear) boundaries of the Subdivision of the Property of Don Manuel Requena, Lots 38, 39, 40, 41, and 42 (110-120 N. San Pedro Street) to the southeast corner of Lot 42; thence, eastward approximately 226' along the north (rear) boundaries of Tract M.R. 10-8, Lot 11 (321 E. First Street); Hanley Property, Lot A (327 E. First Street); and the Subdivision of the Pryor Tract of Land, Block 4, Lots 15, 14, and 13 (331-343 E. First Street), to the northwest corner of the Subdivision of the Pryor Tract of Land, Block 4, Lot 9, Sublot 2 (119 N. Central Avenue);

Thence, northeast approximately 74' along the north boundary of said lot to its northeast corner; thence, southwest approximately 210' along the west edge of the right-of-way of Central Avenue to its intersection with First Street; thence, west approximately 597' along the north edge of the right-of-way of First Street to its intersection with San Pedro Street; thence north some 229' along the east edge of the right-of-way of San Pedro Street to the point of beginning.

Boundary Justification:

Included within the boundary described below are 13 structures. The district so defined was the historic heart of Little Tokyo and is the only intact section of the larger pre-World War II community.

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United States Department of the Interior, National Park Service

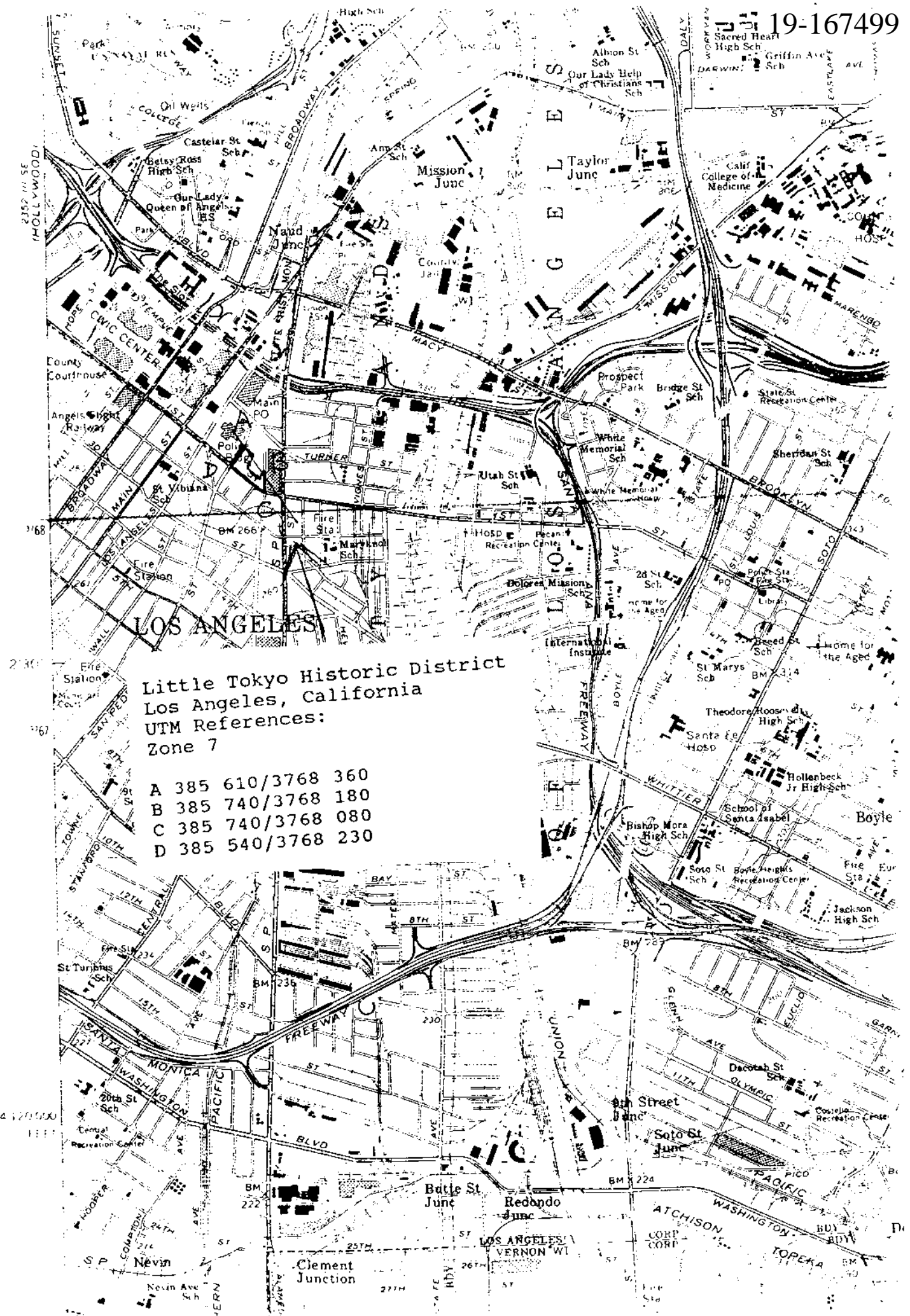
National Register of Historic Places Registration Form

11. FORM PREPARED BY

Name/Title: Dr. James B. Gardner, for the American Association for State and Local History, under contract with the National Park Service, 1979, as revised by James H. Charleton, Historian, NPS/WASO/History Division (418), P.O. Box 37127, Washington, DC 20013-7127

Telephone: 202/343-3793

Date: May 7, 1993





LITTLE TOKYO HISTORIC DISTRICT
Los Angeles, California

Northwest corner, 1st Street and
Central Avenue

Photo: Community Redevelopment Agency, 1993

19-167499



LITTLE TOKYO HISTORIC DISTRICT
Los Angeles, California
Hompa Hongwangi Buddhist Temple (13),
Central Avenue temple office section
Photo: Community Redevelopment Agency, 1993

19-167499



LITTLE TOKYO HISTORIC DISTRICT
Los Angeles, California
Hompa Hongwangi Buddhist Temple (13),
Central Avenue temple facade
Photo: Community Redevelopment Agency, 1993

19-167499



LITTLE TOKYO HISTORIC DISTRICT

Los Angeles, California

Honpa Hongwani Buddhist Temple (13),
business block (left)

Photo: Community Redevelopment Agency, 1993

19-167499



LITTLE TOKYO HISTORIC DISTRICT

Los Angeles, California

347--353 East 1st Street (12)

Photo: Community Redevelopment Agency, 1993

19-167499



LITTLE TOKYO HISTORIC DISTRICT

Los Angeles, California

341--345 East 1st Street (11)

Photo: Community Redevelopment Agency, 1993

19-167499



LITTLE TOKYO HISTORIC DISTRICT

Los Angeles, California

331--335 East 1st Street (9)

Photo: Community Redevelopment Agency, 1993

19-167499



LITTLE TOKYO HISTORIC DISTRICT

Los Angeles, California

325--329 East 1st Street (8)

Photo: Community Redevelopment Agency, 1993

19-167499



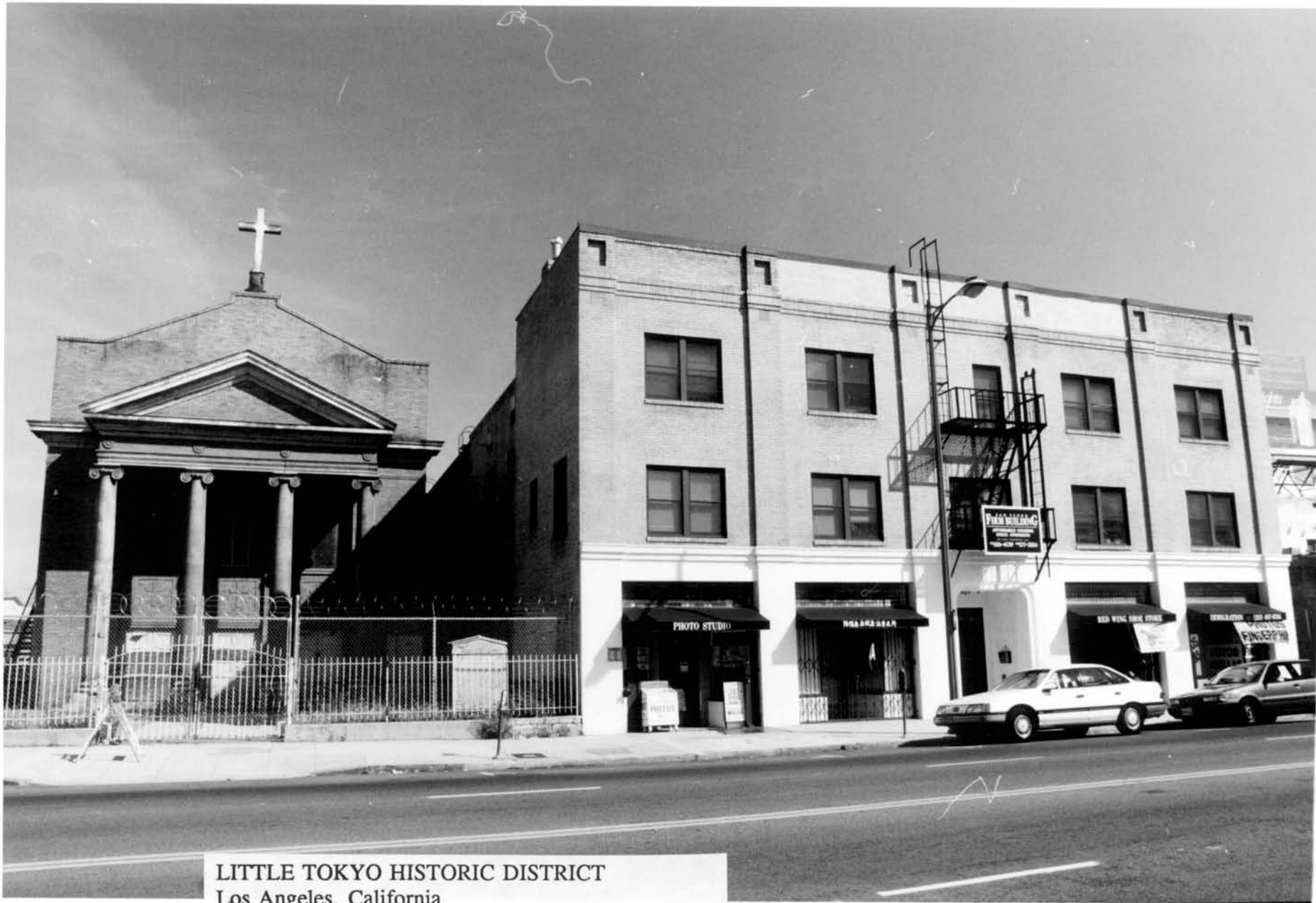
LITTLE TOKYO HISTORIC DISTRICT

Los Angeles, California

309--313-1/2 East 1st Street (5)

Photo: Community Redevelopment Agency, 1993

19-167499




LITTLE TOKYO HISTORIC DISTRICT

Los Angeles, California

Japanese Union Church (1) (left),
San Pedro Firm Building (2) (right)

Photo: Community Redevelopment Agency, 1993

19-167499



LITTLE TOKYO HISTORIC DISTRICT
Los Angeles, California
Northeast corner, San Pedro and 1st Streets,
San Pedro Firm Building (2) (left)
Photo: Community Redevelopment Agency, 1993

19-167499



LITTLE TOKYO HISTORIC DISTRICT

Los Angeles, California

337-339 East 1st Street (10)

Photo: Community Redevelopment Agency, 1993

19-167499

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-167499 (Update)

HRI #

Trinomial

NRHP Status Code 6Z

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 303-307 East 1st Street building (No. 7-10)

P1. Other Identifier: Little Tokyo Visitor Center

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** Los Angeles

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

***b. USGS 7.5' Quad:** Los Angeles, CA **Date:** 1966 (photorevised 1981, minor revision 1994) **T 1S R 13W Sec.** Unsectioned
B.M. San Bernardino

c. Address: 303-307 East 1st Street

City: Los Angeles

Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 5161-012-908

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a one-story, brick vernacular commercial building. It is rectangular in plan and has a flat roof with a continuous, decorative parapet. The façade is four bays wide, with brick piers and recessed storefront and entrances.

Storefronts were recently altered and contain bulkhead finished in decorative tile and anodized storefront. There are recessed transoms and glass doors (1999). Canvas awnings cover the entry to each storefront below opaque transoms. The top portion of the façade and parapet are clad in wood fascia-board featuring a decorative, gothic-inspired motif. Contemporary signs and light fixtures are affixed beneath the fascia-board.

The building is located midblock and occupies the entire parcel. It is surrounded by other mid- and highrise commercial buildings. The subject property building is located in the boundaries of the Little Tokyo National Register and National Historic Landmark Historic District and was previously found to be a non-contributor. Although its recent remodel made the building compatible with the district, it has been subject to numerous alterations, including replacement of windows, doors and tile bulkhead (1999). Because the building is no longer recognizable to its period of significance, the building is not eligible for separate listing in the National or California Registers under any applicable significance criteria.

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View northeast, March 16, 2009,
Photograph # 0042

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

1907, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)

S. Murray, S. Carmack, K. Harper and F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

***P9. Date Recorded:** March 16, 2009

***P10. Survey Type:** (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California
(SWCA Environmental Consultants 2009)

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

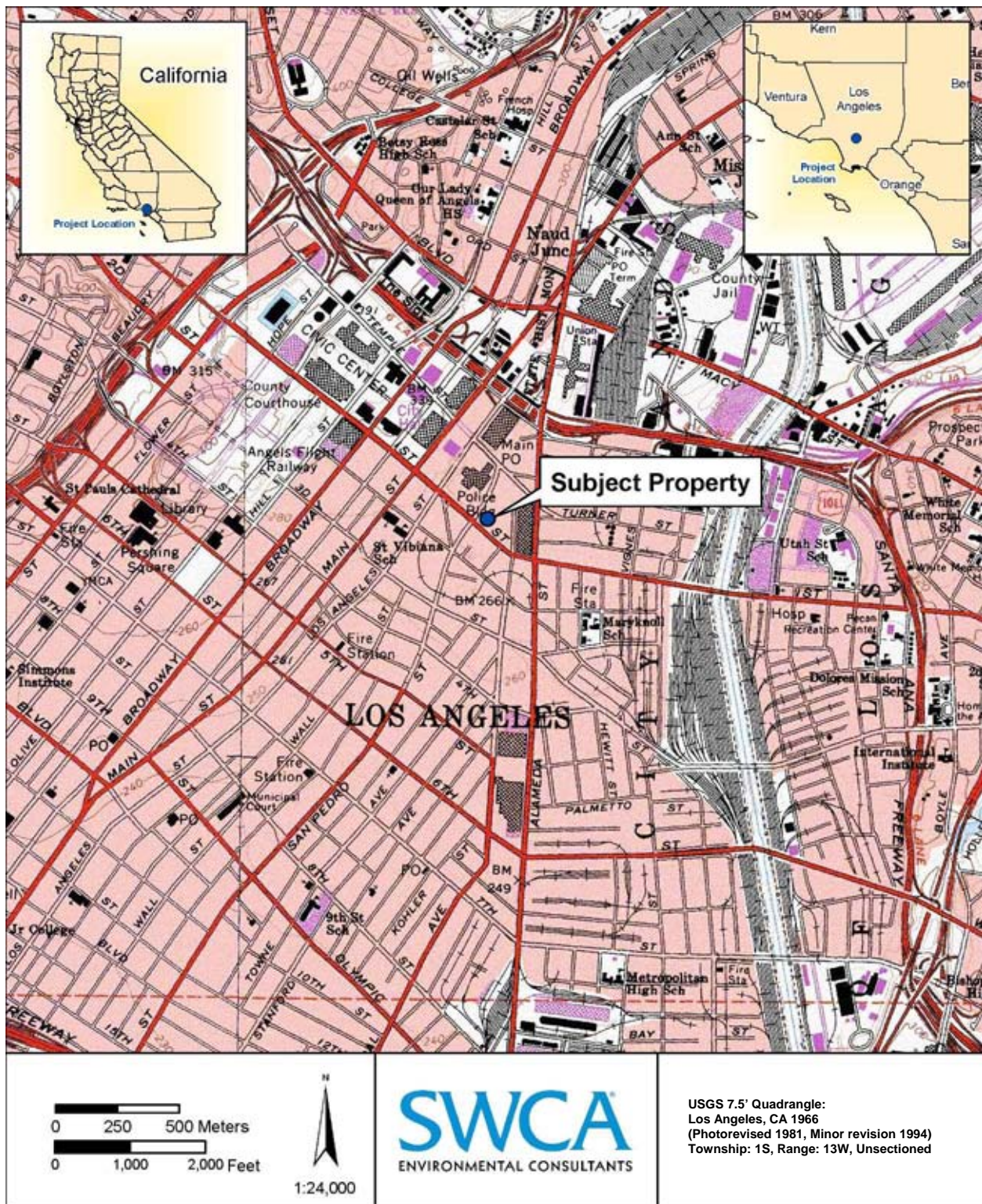
Primary # P-167499 (Update)
HRI#
Trinomial

Page 2 of 2

*Resource Name or #: 303 and 307 East 1st Street building (No. 7-10)

*Map Name: Los Angeles, CA

*Scale: 1:24,000 *Date of Map: 1966 (Photorevised 1981, Minor revision 1994)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 19-167499 (Update)

HRI #

Trinomial

NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 315, 317, 319 East 1st Street building (No. 7-12)

P1. Other Identifier: Ace Hi Cleaners; Fugetsu-Do Sweet Shop, Little Tokyo Arts & Gifts, Zippo DVD

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** Los Angeles

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

***b. USGS 7.5' Quad:** Date:

T

R ¼ of ¼ of Sec.

B.M.

c. Address: 315, 317, 319 East 1st Street

City: Los Angeles

Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

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

APN: 5161-012-008

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a one-story, reinforced concrete block commercial building. It has a rectangular plan and a flat roof with parapet. The south-facing façade is three bays wide; each contains a recessed entrance, flanked by projecting display windows and capped with canvas awnings. Fenestration consists of storefront windows and doors with transoms. The top portion of the façade and parapet are clad in painted, corrugated metal. Contemporary signs and light fixtures are attached to the metal cladding. The bulkhead and side piers are finished in natural stone. The only visible exterior alteration is the application of the painted metal cladding at the signband. The building is located midblock and occupies the entire parcel. It is surrounded by other mid- and highrise commercial buildings. The subject property building is located in the boundaries of the Little Tokyo National Register and National Historic Landmark Historic District and is a non-contributor.

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View north, March 16, 2009,
Photograph # 2647

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

1957, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)

S. Murray, S. Carmack, K. Harper and F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

***P9. Date Recorded:** March 16, 2009

***P10. Survey Type:** (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California
(SWCA Environmental Consultants 2009)

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # 19-167499 (Update)

HRI#

Trinomial

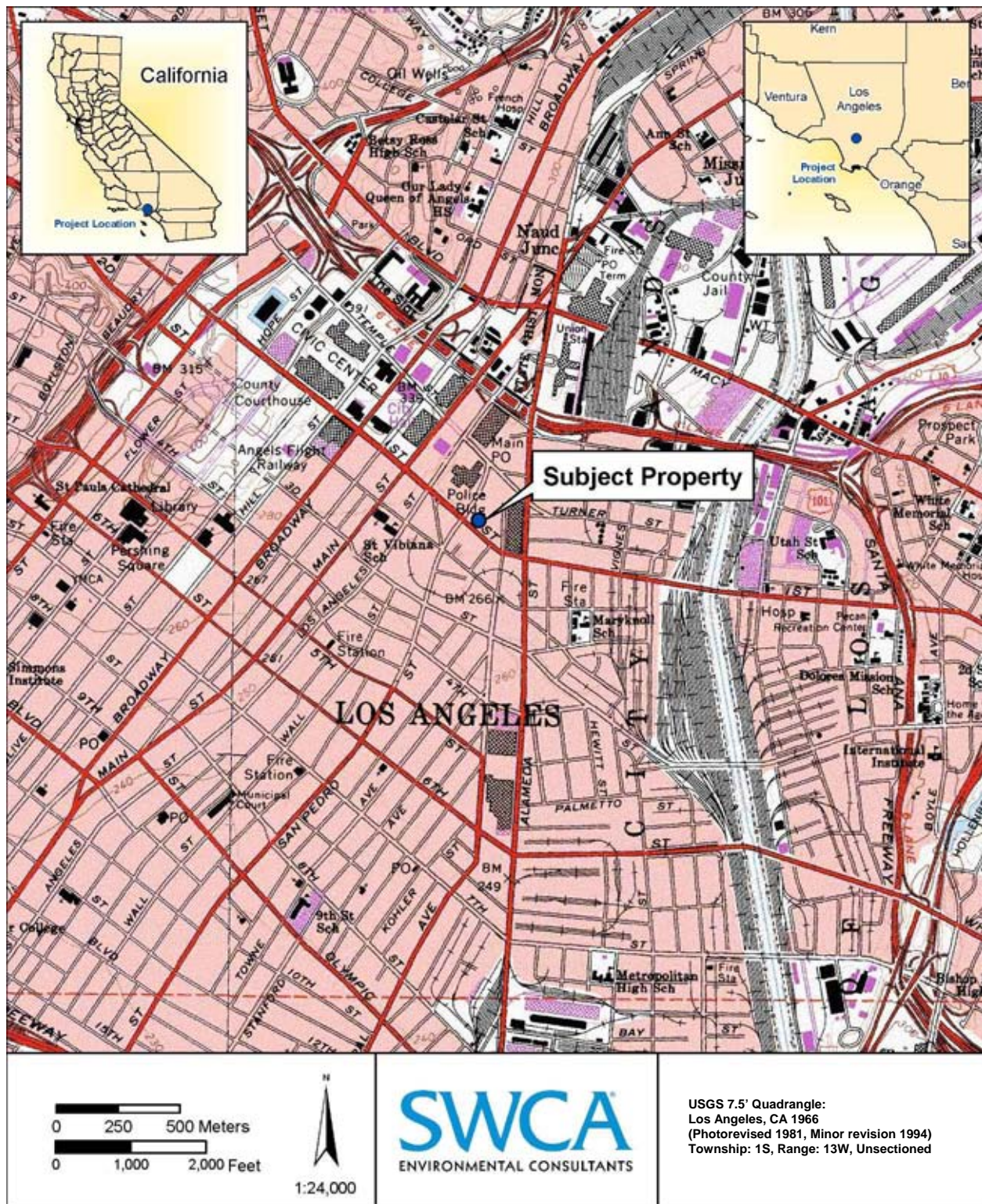
Page 2 of 3

*Resource Name or #: 315, 317, and 319 East 1st Street building (No. 7-12)

*Map Name: Los Angeles, CA

*Scale: 1:24,000

*Date of Map: 1966 (Photorevised 1981, Minor revision 1994)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 315, 317, 319 East 1st Street building (No. 7-12)

- B1. Historic Name: Ace Hi Cleaners
B2. Common Name: Fugetsu-Do Sweet Shop, Little Tokyo Arts & Gifts, Zippo DVD
B3. Original Use: commercial/retail building B4. Present Use: commercial/retail building

*B5. Architectural Style: vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

Built in 1957 (City of Los Angeles Building Permit, BP #71702). Alterations: corrugated metal siding, awnings and signs (dates unknown).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

*B8. Related Features:

B9a. Architect: Yoshimi Tom Makino

b. Builder:

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria:

The subject property building was built in 1957. It was constructed for the Kawasaki Corporation and cost a reported \$30,000 to complete. The first tenants included Kito Roy Waichi Fugetsu-Do (confectionary sugar), the Nippon bookstore and the Kongo Co. (gifts and art, Pacific Telephone). Little information was found on Los Angeles architect Yoshimi Tom Makino, who was born in 1907 and died in 1993, (California Social Security Death Index). He is recognized for designing the Hompa Hongwanji Buddhist Temple (1969, with Toshiaki Miura), located nearby at 815 East 1st Street ("New Buddhist Temple").

Alterations have included the addition of corrugated metal siding, awnings and various signs (dates unknown). In 1986, the building was identified as a non-contributor in the National Register nomination for the Little Tokyo Historic District. The nomination asserted that "with careful remodeling this building could blend with the appearance of the district" however because the district period of significance is from 1905-1942, the subject property was not completed during the identified period of significance. The building retains modest integrity but is not a particularly fine example of mid-century vernacular commercial design. It was not directly associated with any persons significant in our past or for its association or linkage to events (Criteria A/1 and B/2). The building does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). It does not represent a significant and distinguishable entity whose components lack individual distinction to be considered a contributor to a larger historic district. There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The property is not eligible for listing in the California or National registers.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

California Social Security Death Index.

City of Los Angeles, Building Permit # 71702, 1957.

National Park Service, National Register of Historic Places Inventory-Nomination Form, Little Tokyo Historic District. 1986, Amended 1993.

Pacific Telephone & Telegraph Co. *Los Angeles Street Address Directory*, 1960, n.p.

Sanborn Fire Insurance Co., *Maps of Los Angeles, CA 1906-1951*: various sheets.

"New Buddhist Temple Blends Ancient, New" *Los Angeles Times*, 27 April 1969: I8.

B13. Remarks:

*B14. Evaluator: F. Smith

*Date of Evaluation: 3/26/09

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-167499 (Update)

HRI #

Trinomial

NRHP Status Code 6Z

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 321-323 East 1st Street building (No. 7-13)

P1. Other Identifier: Video Paradise, Korean BBQ

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

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

*b. USGS 7.5' Quad: Los Angeles, CA Date: 1966 (photorevised 1981, minor revision 1994) T 1S R 13W Sec. Unsectioned
B.M. San Bernardino

c. Address: 321-323 East 1st Street

City: Los Angeles

Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 5161-012-007

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a vernacular, two-story, brick building. The commercial building is rectangular in plan and has a flat roof with a parapet. Brick piers define the second floor and organize the building into three bays. Each bay on the ground floor contains an irregular storefront with recessed entries and display windows set at angles. Glazed tile defines the bulkheads, and anodized storefront is above. Retractable awnings shade entrances beneath the wide, divided, opaque transoms. Between the eastern and center bay, an arched opening leads to the second floor. The first floor façade is finished in thick stucco. A simple stringcourse with decorative molding defines the ground floor. Punched second floor windows are double-hung, flat-head, metal-frame sash. Double courses of brick form segmental arches above the second floor openings, in keeping with unreinforced masonry building construction practices. A simple raked cornice beneath the parapet spans the façade. Several openings on the west elevation have been infilled. The building is located midblock and occupies the entire parcel. It is surrounded by other mid- and highrise commercial buildings. The subject property building is located in the boundaries of the Little Tokyo National Register and National Historic Landmark Historic District and was determined to be a non-contributor. The building has undergone numerous alterations, most notably the removal of the third floor (1967), and addition of stucco to the first floor façade. In addition, the alteration to the storefronts and replacement of all original windows and doors has resulted in a significant loss of integrity. Although the building is more compatible with the district than prior to the recent remodel, it is no longer recognizable to the district's period of significance, and is not eligible for separate or district-contributing listing in the National or California registers under any applicable significance criteria.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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

P5b. Description of Photo: (View, date, accession #)
View north, March 16, 2009,
Photograph # 2646

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
1930, Los Angeles County Office of the Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)
S. Murray, S. Carmack, K. Harper and F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

*P9. Date Recorded: March 16, 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Built Environment Resources Technical Report,
Regional Connector Transit Corridor Project, Los
Angeles County, California (SWCA

Environmental Consultants 2009)

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # P-167499 (Update)

HRI#

Trinomial

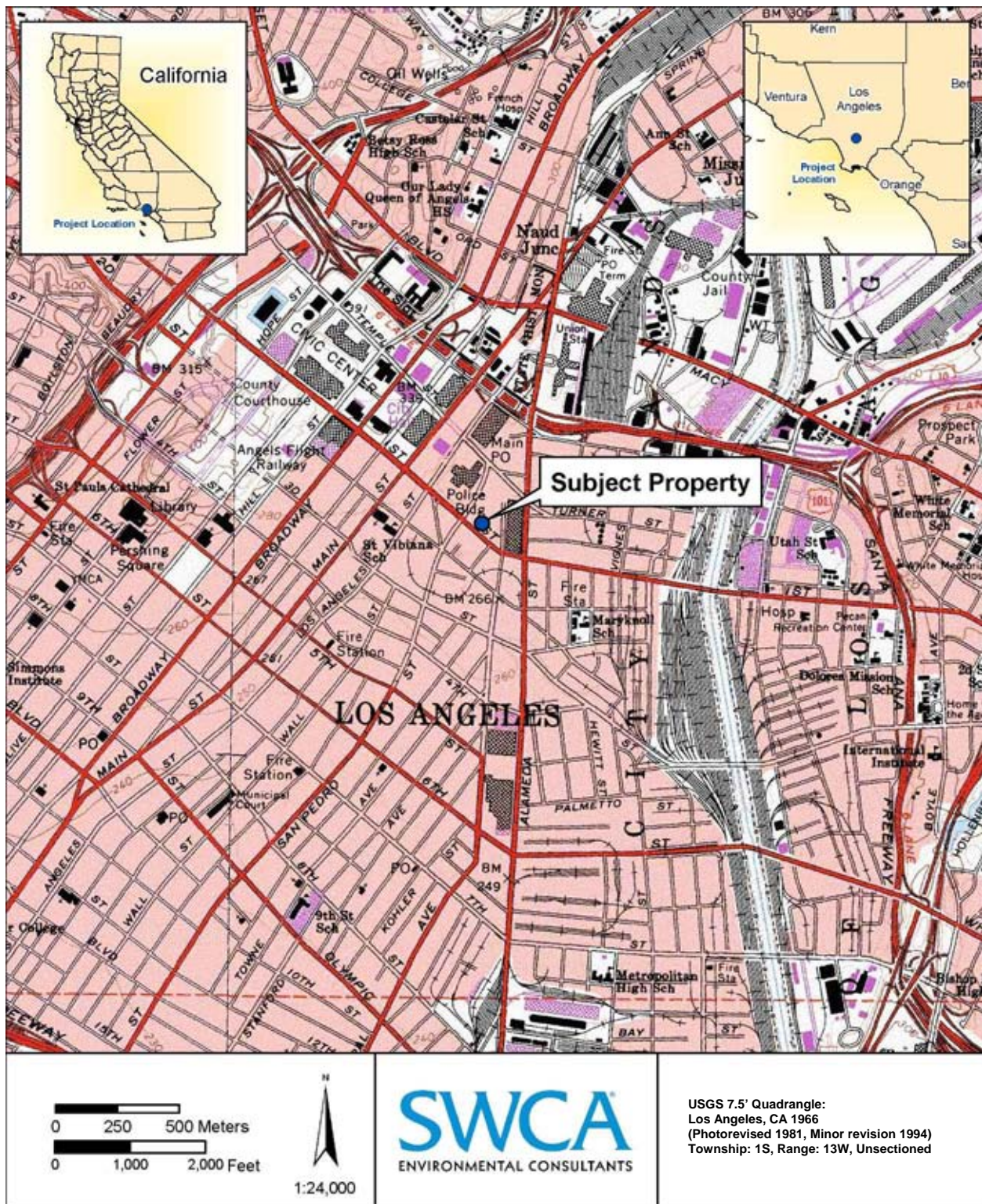
Page 2 of 2

*Resource Name or #: 321-323 East 1st Street building (No. 7-13)

*Map Name: Los Angeles, CA

*Scale: 1:24,000

*Date of Map: 1966 (Photorevised 1981, Minor revision 1994)



DPR 523J (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CS

Other Listings City of Los Angeles Historic-Cultural Monument, #920

Review Code Reviewer Date

Page 1 of 4

*Resource Name or #: Aoyama tree, 119-135 North Central Avenue (No. 7-20)

P1. Other Identifier: Aoyama Tree

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** Los Angeles

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

***b. USGS 7.5' Quad:** Los Angeles, CA **Date:** 1966 (photorevised 1981, minor revision 1994) **T 1S R 13W Sec.** Unsectioned
B.M. San Bernardino

c. Address: 119-135 North Central Avenue, 335, 357, 359 East 1st Street City: Los Angeles Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

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

APN: 5161-012-903

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a tree, which was described in a recent Historic-Cultural Monument Application:

Planted in 1920, this fifty feet high rubber tree (*Ficus elastica*) is located on a pedestrian walkway (formerly Central Avenue) in the Little Tokyo community of downtown Los Angeles. The subject tree is situated on a parking lot immediately north of the National Center for the Preservation of Democracy building, a component of the Japanese American National Museum.

The former home of the Koyasan Temple at 133 N. Central was occupied by various Japanese American organizations up until the early 1950s, when the building was razed by the City of Los Angeles for a parking lot. The subject rubber tree was left untouched and remains at the same site (Matsumoto).

The tree is about 50 feet wide and is located in a parking lot between 2nd and Temple streets on the axis of former Central Avenue. It occupies a very limited area of the much larger parcel. It is located in the densely built-up Little Tokyo neighborhood, and is surrounded by low-, mid- and highrise commercial buildings, various surface parking lots and parking structures and paved plazas.

***P3b. Resource Attributes:** (List attributes and codes) HP30. Trees/vegetation, HP36. Ethnic minority property (Japanese-Americans)

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View southwest, April 14, 2009,
Photograph # IMG802 414.jpg

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

1920, Historic-Cultural Monument application

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)

S. Murray, S. Carmack, K. Harper and F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

***P9. Date Recorded:** April 14, 2009

***P10. Survey Type:** (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California (SWCA Environmental Consultants 2009)

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

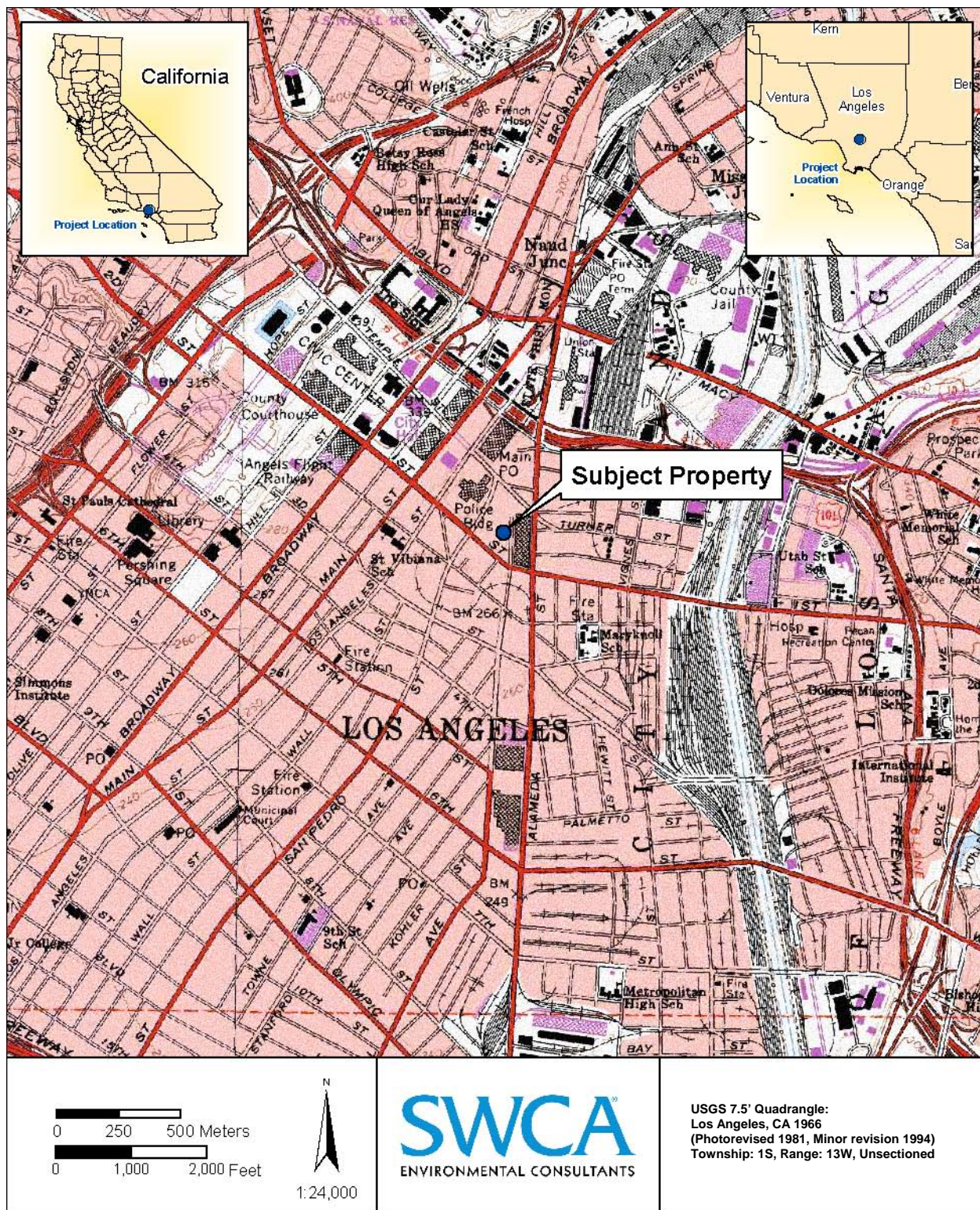
Primary #
HRI#
Trinomial

Page 2 of 4

*Resource Name or #: Aoyama tree, 119-135 North Central Avenue (No. 7-20)

*Map Name: Los Angeles, CA

*Scale: 1:24,000 *Date of Map: 1966 (Photorevised 1981, Minor revision 1994)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 3CS

*Resource Name or # (Assigned by recorder) Aoyama Tree, 119-135 North Central Avenue (No. 7-20)

B1. Historic Name: Aoyama Tree

B2. Common Name:

B3. Original Use: tree B4. Present Use: tree

***B5. Architectural Style:**

***B6. Construction History:** Planted in 1920 (Matsumoto). Surrounding buildings demolished in 1950s.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:**

B9a. Architect:

b. Builder:

***B10. Significance: Theme:** ethnic history, Japanese-Americans

Area: Los Angeles, Little Tokyo

Period of Significance: 1920-early 1950s

Property Type: tree

Applicable Criteria: 1

The tree was recently designated a local landmark. The application, prepared by Deanna Matsumoto, asserted that the Aoyama Tree is

symbolic of the history of the Koyasan Buddhist Temple and of Japanese Americans in Los Angeles. The subject rubber tree was planted in 1920 by members of the Koyasan Buddhist Temple, founded in 1912 by Reverend Shutai Aoyama [1882-1934] as the Koyasan Daishi Mission. Having immigrated to Los Angeles from Japan in 1898, Reverend Aoyama organized the Koyasan Daishi Mission to support the needs of Japanese immigrant workers. In 1920, the temple moved to a wood-frame building at 133 N. Central Ave and planted the subject tree at the temple's front entrance. At this location, various mutual aid associations, a fujinkai (women's association), and a Boy Scout troop were established in the 1930s for the growing Japanese-American community in Los Angeles. In 1940, the temple moved to its current location at 342 E. 1st Street. During World War II, Koyasan congregants were relocated to internment camps where temple members continued to meet.

The former home of the Koyasan Temple at 133 N. Central was occupied by various Japanese American organizations up until the early 1950s, when the building was razed by the City of Los Angeles for a parking lot.

In Buddhism, the Bodhi Tree is one of the traditional symbols of Buddha, believed to be the tree beneath which the Buddha achieved enlightenment. The sacred tree of Buddha or tree of knowledge is said to impart wisdom, produce "food of immortality" and "affords an abiding place for the souls of the blessed" (Folkard). It is usually "represented in *Ficus religiosa* or *Ficus udumbara*" (Folkard), although the subject tree is *Ficus elastica*. The book, *Kōyasan Beikoku Betsuin Gojūnenshi* (1974) makes no mention of the tree, although a chapter is devoted to Reverend Aoyama. No described connection between the tree and Shutai Aoyama could be found in any of the numerous books and scholarly articles on Japanese-Americans in Los Angeles, or on Buddhism and Buddhists in Los Angeles and Little Tokyo.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) N/A

***B12. References:**

Los Angeles Department of City Planning- Recommendation Report, CHC Case No.: 2008-147-HCM, February 21, 2007.

Folkard, Richard. *Plant Lore, Legends, and Lyrics* London: R. Folkard & Son. 1884: 4.

Matsumoto, Deanna for Little Tokyo Historical Society "Historic-Cultural Monument Application" November 25, 2007: various pages.

13. Remarks:

B14. Evaluator: F. Smith

***Date of Evaluation:** 3/26/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*Recorded by: Francesca Smith

*Date: March 26, 2009

☒ Continuation

☐ Update

***B10. Significance:** (continued from page 3)

The Aoyama Tree is a designated City of Los Angeles Historic-Cultural Monument (#920). As a local landmark in a Certified Local Government community, the tree has the presumption of California Register eligibility. Its eligibility is under Criterion 1, for its associations with the cultural and historical development of the Japanese American community in Los Angeles. Although the tree was a feature present in the changing landscape of Little Tokyo since 1920, its presence seems more incidental than as a confirmed symbol of faith. Alterations to the setting have reduced integrity of its original feeling and association, and although the location has not changed, the tree's setting is nearly unrecognizable as evidenced by review of historic photos. Because of the loss of integrity as well as the fact that no direct spiritual connection with Rev. Aoyama was discovered or demonstrated, the tree is not eligible for listing in the National Register under Criteria A, B or C. No evidence was discovered to warrant consideration under Criterion D/4. The resource is also not eligible as a contributor to a larger historic district.



Figure 1. Excerpted photograph of Aoyama Tree in 1920 from Historic-Cultural Monument Application. The subject tree is on the left and Reverend Aoyama is on the porch of the no-longer-extant Koyasan Daishi Mission.



Figure 2. Excerpted photograph of Aoyama Tree in March 1926 from Historic-Cultural Monument Application. The subject tree is on the left (double trunks) and visiting Japanese sailors are in the yard and porch of the no-longer-extant building at 133 North Central Avenue. Compare with Figure 1.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 19-167026 (Update)

HRI #

Trinomial

NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 312 East 1st Street building (No. 7-21)

*P1. Other Identifier: Color & Copy (multi-use building)

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

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

*b. USGS 7.5' Quad: Los Angeles, CA Date: 1966 (photorevised 1981, minor revision 1994) T 1S R 13W Sec. Unsectioned
B.M. San Bernardino

c. Address: 302-312 East 1st Street, 100-110 South San Pedro Street

City: Los Angeles

Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

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

APN: 5161-017-035

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property was previously evaluated for historic significance in 1976, and was found to appear eligible for listing in the National Register. It is located on a corner lot in Little Tokyo.

The building evaluated in that survey was demolished (date unknown) and was replaced by the extant, midrise contemporary building in 1991. Because the extant building was completed fewer than 50 years ago, and no information was discovered to suggest exceptional significance (Criterion Consideration G), the subject property is not eligible for listing in the National Register. No information was found to warrant consideration of the subject property for listing in the California Register. Furthermore, it is not eligible as a contributor to a larger historic district.

*P3b. Resource Attributes: (List attributes and codes) HP7. 3+ story commercial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View south, March 16, 2009, Photograph #
IMG002662

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1991, Los Angeles County Office of the Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)

S. Murray, S. Carmack, K. Harper and F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

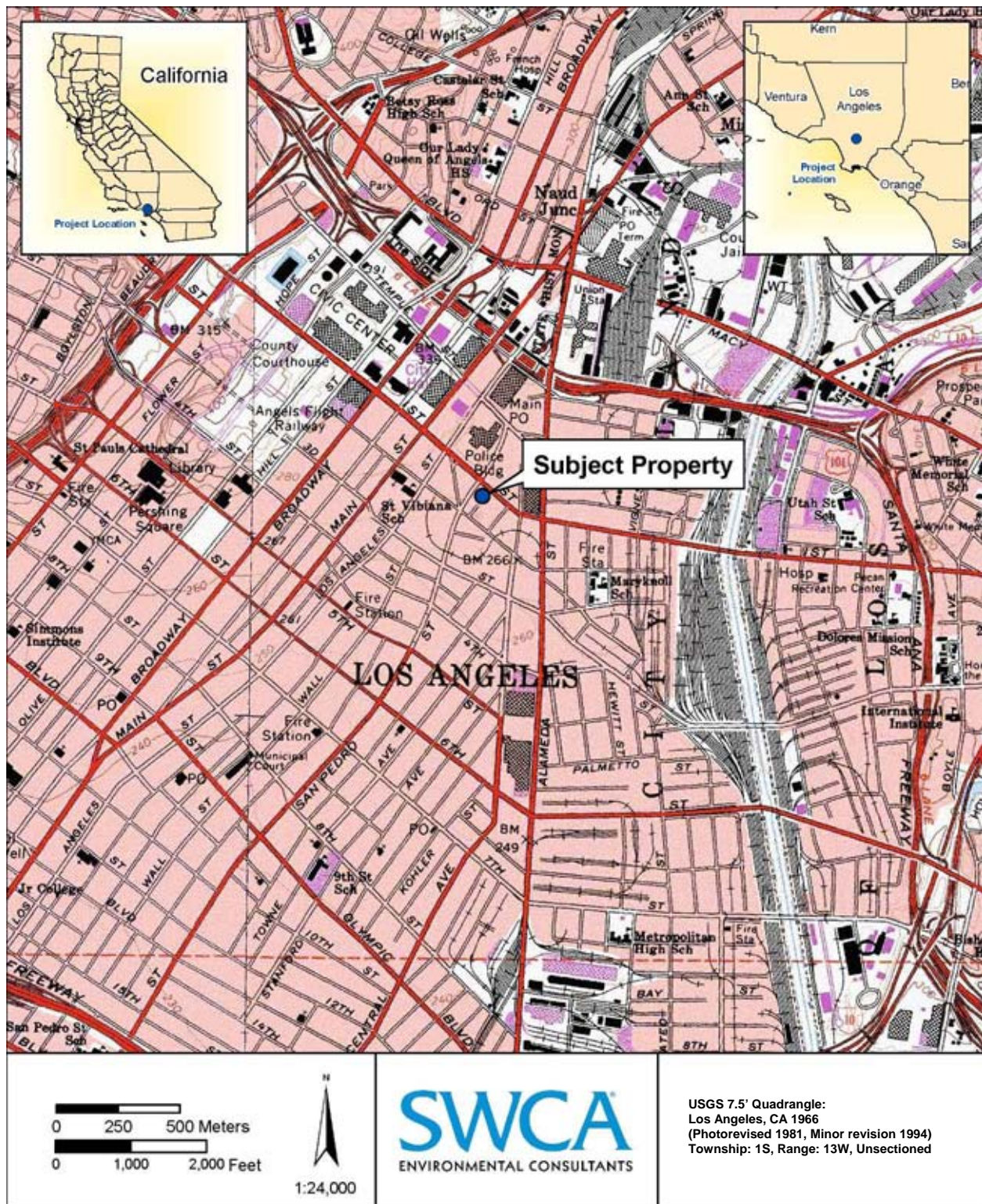
*P9. Date Recorded: March 16, 2009

*P10. Survey Type: (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California
(SWCA Environmental Consultants 2009)

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



HISTORIC RESOURCES INVENTORY

IDENTIFICATION

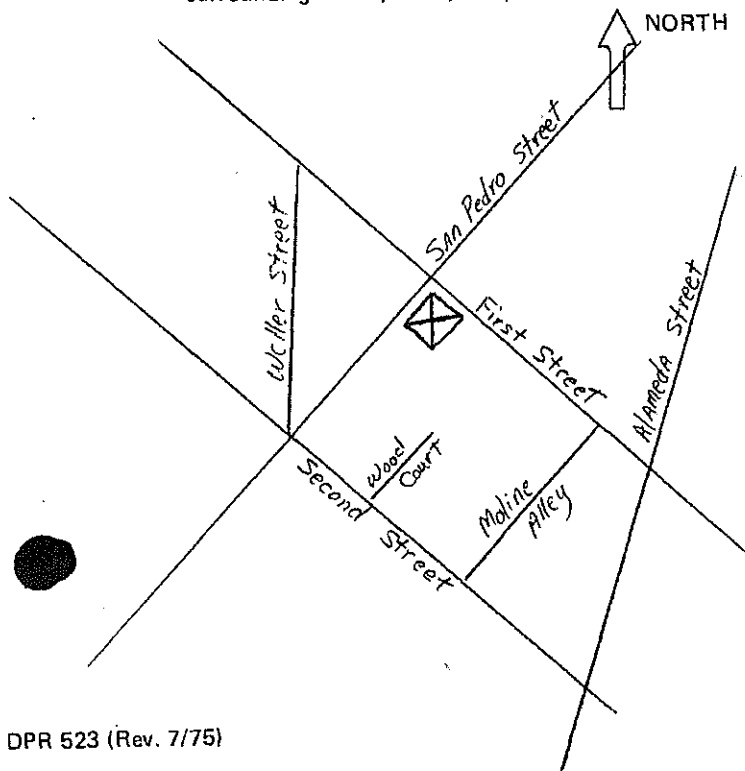
1. Common name: UYEDA BUILDING 19-0053-144 Drop No 020961
2. Historic name, if known: Newmark Brothers Building
3. Street or rural address: 312 East First Street
City: Los Angeles ZIP: 90012 County: Los Angeles
4. Present owner, if known: S.K. Uyeda Investment Co. Address: 717 Orme Avenue
City: Los Angeles ZIP: 90023 Ownership is: Public ☐ Private ☒
5. Present Use: offices and shops Original Use: factory and warehouse
Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

A five story plus basement structure in the shape of a rectangular box. Almost devoid of ornamentation, the building has three-sectional windows separated by plain columns, the fifth story windows being arched at the top. Top four stories are divided into offices while the street-level floor is divided into shops. Major alterations include the remodeling of the pressed-brick ornamentation on the lower floor into shop areas, addition of a marquee at the main entrance, and removal of the original parapet.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:

Lot size (in feet) Frontage 50
Depth 100;
or approx. acreage _____.

9. Condition: (check one)

a. Excellent ☐ b. Good ☒ c. Fair ☐
d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☒ b. Unaltered? ☐

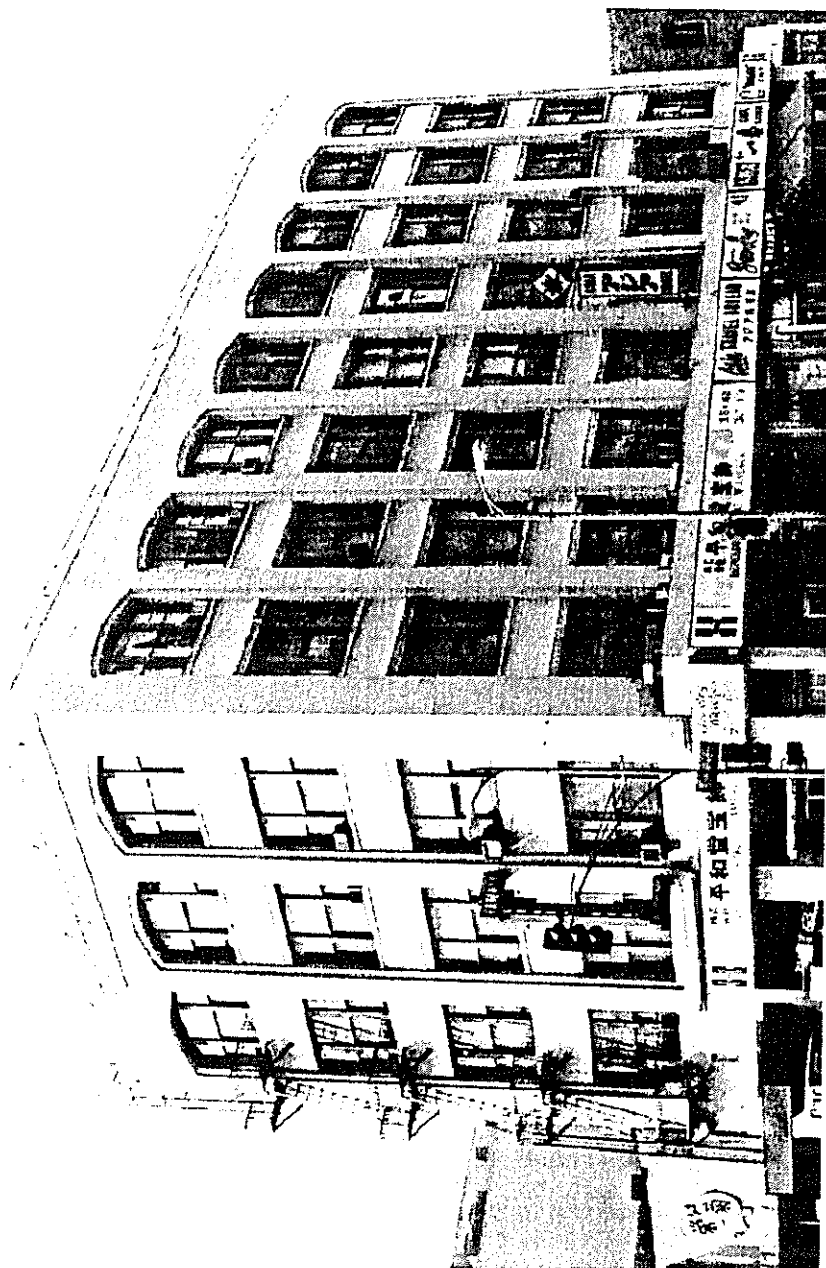
11. Surroundings: (Check more than one if necessary)

a. Open land ☐ b. Scattered buildings ☐
c. Densely built-up ☒ d. Residential ☐
e. Commercial ☒ f. Industrial ☐
g. Other ☐

12. Threats to site:

a. None known ☐ b. Private development ☐
c. Zoning ☐ d. Public Works project ☒
e. Vandalism ☐ f. Other ☐

13. Date(s) of enclosed photograph(s): July 1976



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 314 East 1st Street building (No. 7-22)

P1. Other Identifier: Mitsuru's Sushi-Bar & Grill, Mikarana

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** Los Angeles

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

***b. USGS 7.5' Quad:** Los Angeles, CA **Date:** 1966 (photorevised 1981, minor revision 1994) **T 1S R 13W Sec.** Unsectioned
B.M. San Bernardino

c. Address: 314 and 316 East 1st Street

City: Los Angeles

Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

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

APN: 5161-017-005

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a two story, two-unit wide commercial building that has been extensively altered. It is trapezoidal in plan, and includes two storefronts. The building has a flat roof and with a decorative parapet on the west side of the building. That side has a stucco façade articulated by metal strips, with glass block storefront and paired Herculite doors. It is embellished with neon, and has an arched central bay. A rounded, fillet band contains an exposed neon sign. The eastern unit has anodized unequal-sized storefront windows on the ground floor and punched, sliding aluminum windows and stucco walls on the upper level. Anodized storefront doors are topped by a transom with an illuminated box sign above. It is located in the Little Tokyo Redevelopment Area, across the street from the Little Tokyo Historic District.

The subject property building was completed ca. 1909. Earliest documented uses for the building include a restaurant and a dry goods store. No information was found on the original building owner, architect or builder. Alterations have complete exterior remodeling replacing all windows and doors (circa 1980s). Because of described modifications, the building is not recognizable to its original appearance. The subject property is an ordinary example of a very common type, the remodeled commercial building. The building is not eligible for listing in the National or California registers under Criterion C or 3 for its architecture and does not warrant further evaluation under Criteria A/1 or B/2 because of its lack of integrity. No evidence was discovered to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to a larger historic district.

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # 020074

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
1909, City of Los Angeles Building Permit No. 7578

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
S. Murray, S. Carmack, K. Harper, F. Smith, and K. Corbett
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

***P9. Date Recorded:** March 16, 2009

***P10. Survey Type:** (Describe) Intensive

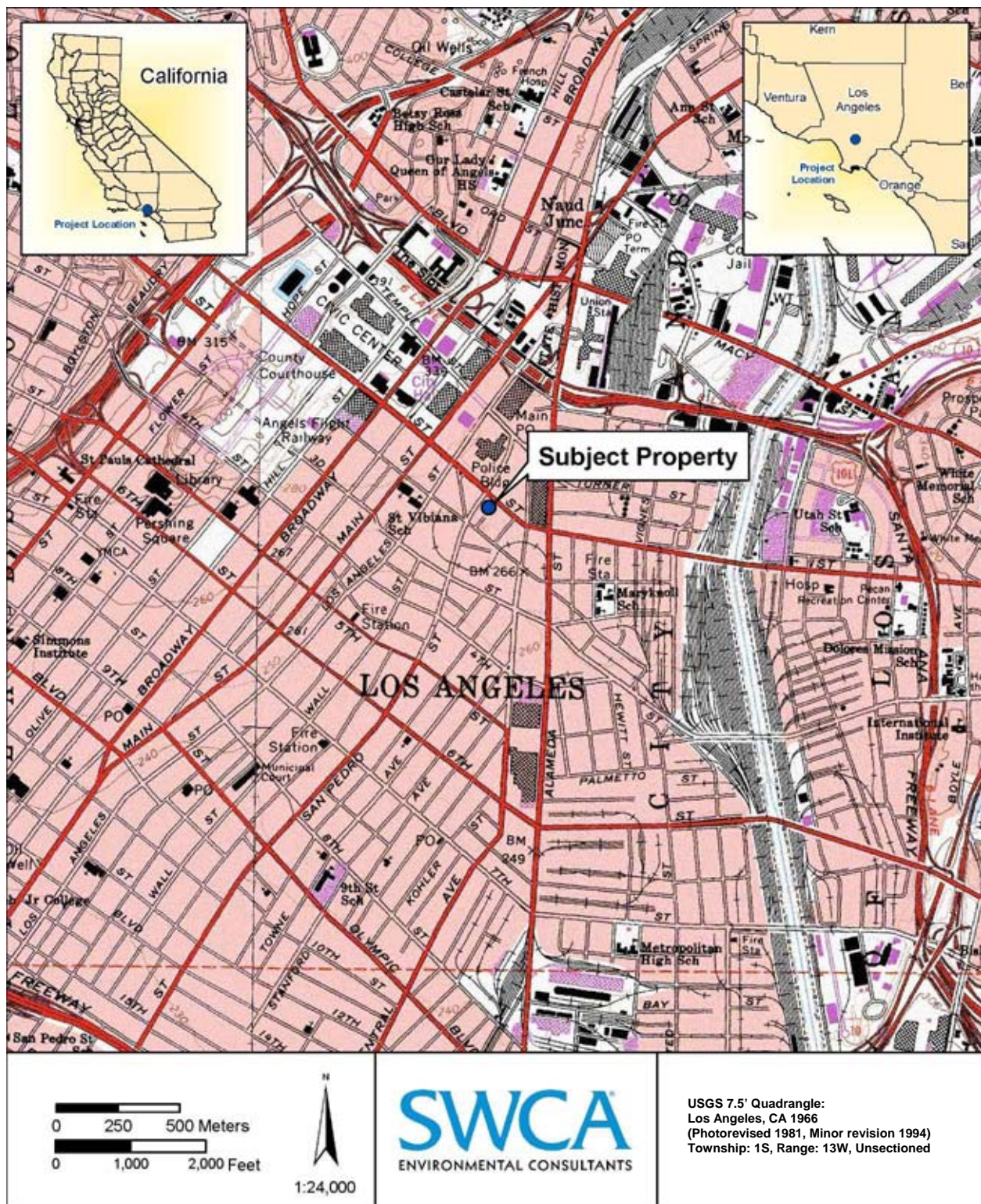
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California (SWCA Environmental Consultants 2009)

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

DPR 523A (1/95)

***Required information**



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 19-167027 (Update)

HRI #

Trinomial

NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 320 East 1st Street vacant lot (No. 7-23)

P1. Other Identifier: Progressive Theater, Sapporo-Ya

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** Los Angeles

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

***b. USGS 7.5' Quad:** Los Angeles, CA **Date:** 1966 (photorevised 1981, minor revision 1994) **T 1S R 13W Sec.** Unsectioned
B.M. San Bernardino

c. Address: 320 East 1st Street

City: Los Angeles

Zip:

90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

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

APN: 5161-017-003

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property building, Progressive Theater, Sapporo-Ya restaurant was previously evaluated for historic significance by Tom Sitton for the Natural History Museum and was found to appear eligible for listing in the National Register (1976). The property is located mid-block in Little Tokyo.

The Progressive Theatre, Sapporo-Ya building evaluated in that survey was demolished some time after 2003 and the lot is currently vacant, containing a paved parking lot. Because the subject property building is no longer extant, the vacant lot is not eligible for listing in the National Register. No information was found to warrant consideration of the subject property for listing in the California Register. Furthermore, it is not eligible as a contributor to a larger historic district.

***P3b. Resource Attributes:** (List attributes and codes) HP31. Urban open space

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # IMG20077

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

1910, Los Angeles County Office of the Assessor,
demolished after 2003

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)

S. Murray, S. Carmack, K. Harper and F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

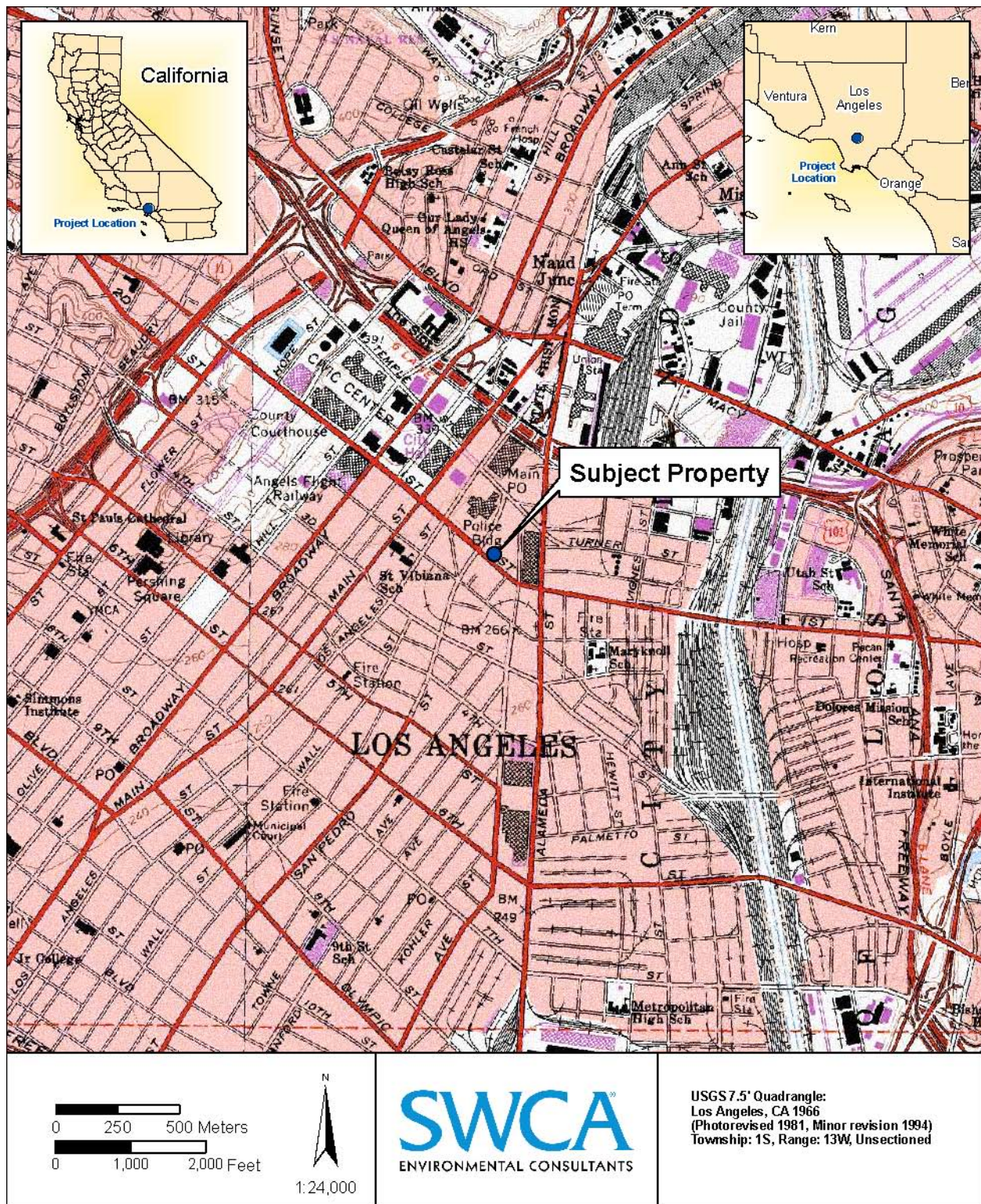
***P9. Date Recorded:** March 16, 2009

***P10. Survey Type:** (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California
(SWCA Environmental Consultants 2009)

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



HISTORIC RESOURCES INVENTORY

IDENTIFICATION

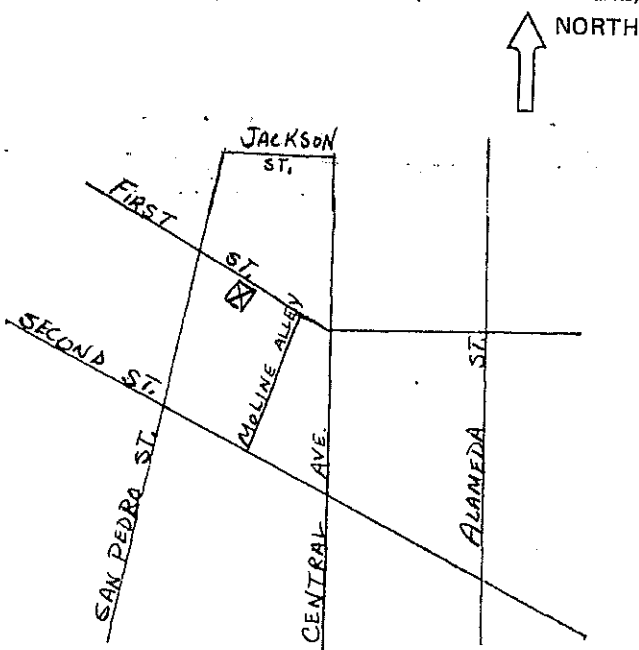
1. Common name: SAPPORO-YA RESTAURANT 19-0053-145 prop. # 020962
2. Historic name, if known: Progressive Theater
3. Street or rural address 320 East First Street
City: Los Angeles ZIP: 90012 County: Los Angeles
4. Present owner, if known: Toyo Miyatake Address: 318 East First Street
City: Los Angeles ZIP: 90012 Ownership is: Public ☐ Private ☒
5. Present Use: Restaurant Original Use: Theater
- Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

A simple one-story brick structure, rectangular in shape with a concrete foundation. Facade consists of square pressed brick columns on the ends supporting a large flat parapet covered by a sign. An arch with decorative designs spans the length between the pillars. The balance consists of two glass display windows and a modern glass door with metal frame. The principal alterations to the building have been the remodeling of the glass windows and door, an addition to the rear of the building in 1924, and several remodelings of the interior.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:

Lot size (in feet) Frontage 20'
Depth 122'
or approx. acreage _____

9. Condition: (check one)

a. Excellent ☐ b. Good ☐ c. Fair ☒
d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature: a. Altered? ☒ b. Unaltered? ☐

11. Surroundings: (Check more than one if necessary)

a. Open land ☐ b. Scattered buildings ☐
c. Densely built-up ☐ d. Residential ☐
e. Commercial ☒ f. Industrial ☐
g. Other ☐

12. Threats to site:

a. None known ☐ b. Private development ☐
c. Zoning ☐ d. Public Works project ☒
e. Vandalism ☐ f. Other ☐

13. Date(s) of enclosed photograph(s): June 1976

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☒ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other ☐
15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐
16. Year of initial construction 1910 This date is: a. Factual ☒ b. Estimated ☐
17. Architect (if known): R. B. Young
18. Builder (if known): _____
19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ i. None ☒

SIGNIFICANCE

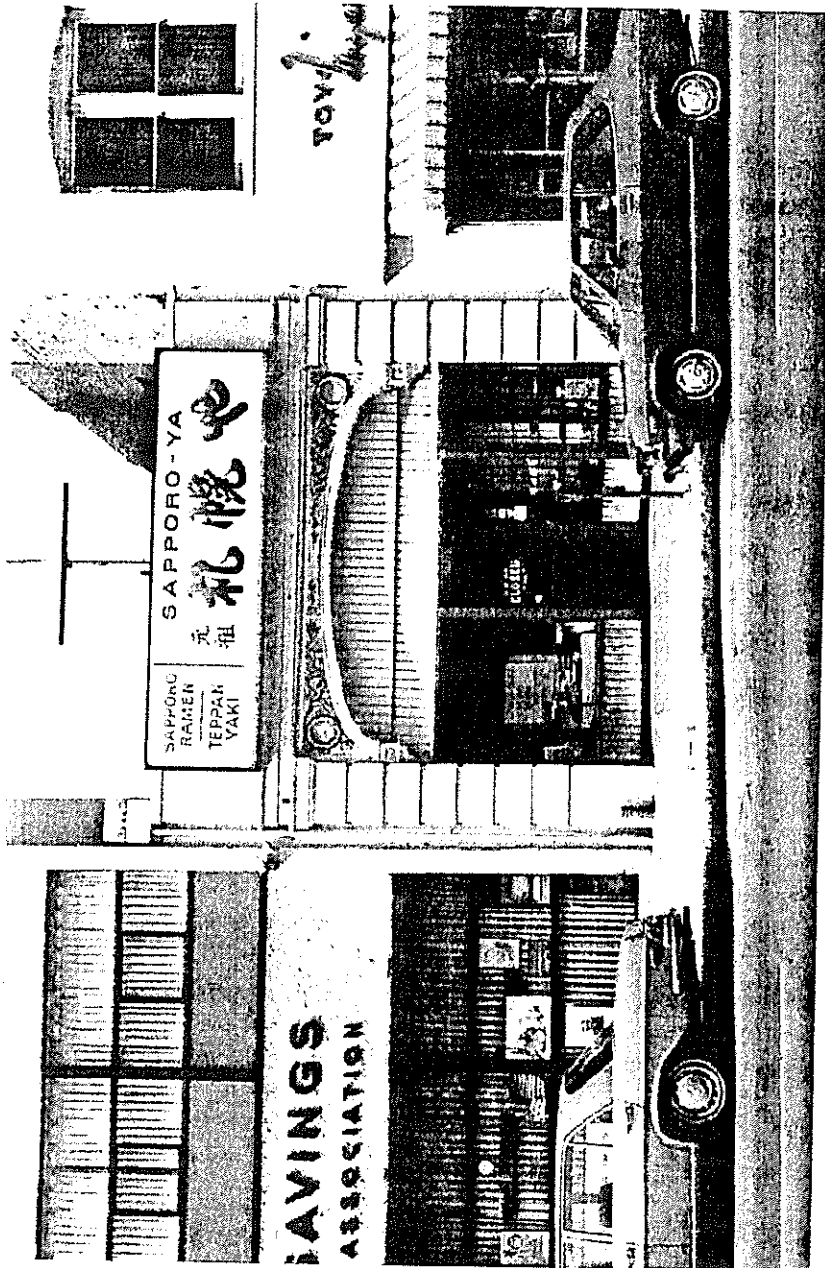
20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

The Sappora-Ya Restaurant originally opened in 1911 as the Progressive Theater, a small motion picture house designed by R. B. Young. The theater was not a financial success, and by 1920 it had been converted into a Chinese restaurant by its owner George Lem. Although he was Chinese, Lem became an important businessman in the developing Little Tokyo area where the structure is located. The building continues to serve as a restaurant, now Japanese, in the Little Tokyo area of Los Angeles which is now in the midst of redevelopment. The building may be endangered if redevelopment continues along East First Street.

22. (cont.) Museum of Natural History Contribution No. 1, 1969.

21. Main theme of the historic resource: (Check only one): a. Architecture ☐ b. Arts & Leisure ☒
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐
22. Sources: List books, documents, surveys, personal interviews, and their dates:
Southwest Builder & Contractor, October 8, 1910, p. 4; August 15, 1924, p. 57. Los Angeles City Directories. Los Angeles: Los Angeles City Directory Company, 1909-1920. Mason, William, and McKinstry, John A., "The Japanese of Los Angeles," Los Angeles County (cont.)
23. Date form prepared: Nov. 1976 By (name): Tom Sitton
Address: 900 Exposition Blvd. City: Los Angeles ZIP: 90007
Phone: (213) 746-0410 x241 Organization: Natural History Museum

(State Use Only)



State of California — The Resources Agency
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Trinomial
NRHP Status Code 6Z

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*Resource Name or #: 324 East 1st Street building (No. 7-24)

P1. Other Identifier: Citibank

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Date:

T

R ¼ of ¼ of Sec.

B.M.

c. Address: 324 East 1st Street

City: Los Angeles

Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

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

Elevation:

APN: 5161-017-002

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a four-story, mid-rise commercial building, some walls of which are brick, and a modern steel and glass treatment on the façade. It is rectangular in plan, and three bays wide with a flat roof enclosed by a railing. The ground floor has a recessed storefront entrance set into the center bay. The asymmetrical side bay is stepped out and contains a stairwell, through the curtainwall windows. A large, street-facing clock is set into a boxed parapet which extends above the roof line. The entire façade has been remodeled, including replacement of windows and doors (date unknown). The building is located mid-block, between a parking lot to the west and a larger office building to the east. It occupies the entire parcel, and lies in the densely built-up Central Business District, in the Little Tokyo Redevelopment Little Tokyo Historic District.

The subject property building was completed in 1965, for Merit Savings and Loan; one of the first businesses to be part of the post-war redevelopment of Little Tokyo. No information was found on the building's architect or builder. Historical research indicates the each upper floor of the building originally contained horizontal bands of metal frame windows. Alterations over the years have included refacing the exterior entirely and the replacement of all windows (dates unknown). Because of described modifications, the building is not recognizable to its original appearance. The subject property is an ordinary example of a very common type, the remodeled commercial office building. The building is not eligible for listing in the National or California registers under Criterion C or 3 for its architecture and does not warrant further evaluation under Criteria A/1 or B/2 because of its lack of integrity. No evidence was discovered to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to a larger historic district.

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



***P3b. Resource Attributes:** (List attributes and codes)
HP7. 3+ story commercial building

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

P5b. Description of Photo: (View, date, accession #)
View southeast, March 16, 2009,
Photograph # 0849

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
1965, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

P8. Recorded by: (Name, affiliation, and address)
S. Murray, S. Carmack, K. Harper, F. Smith, and K. Corbett
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

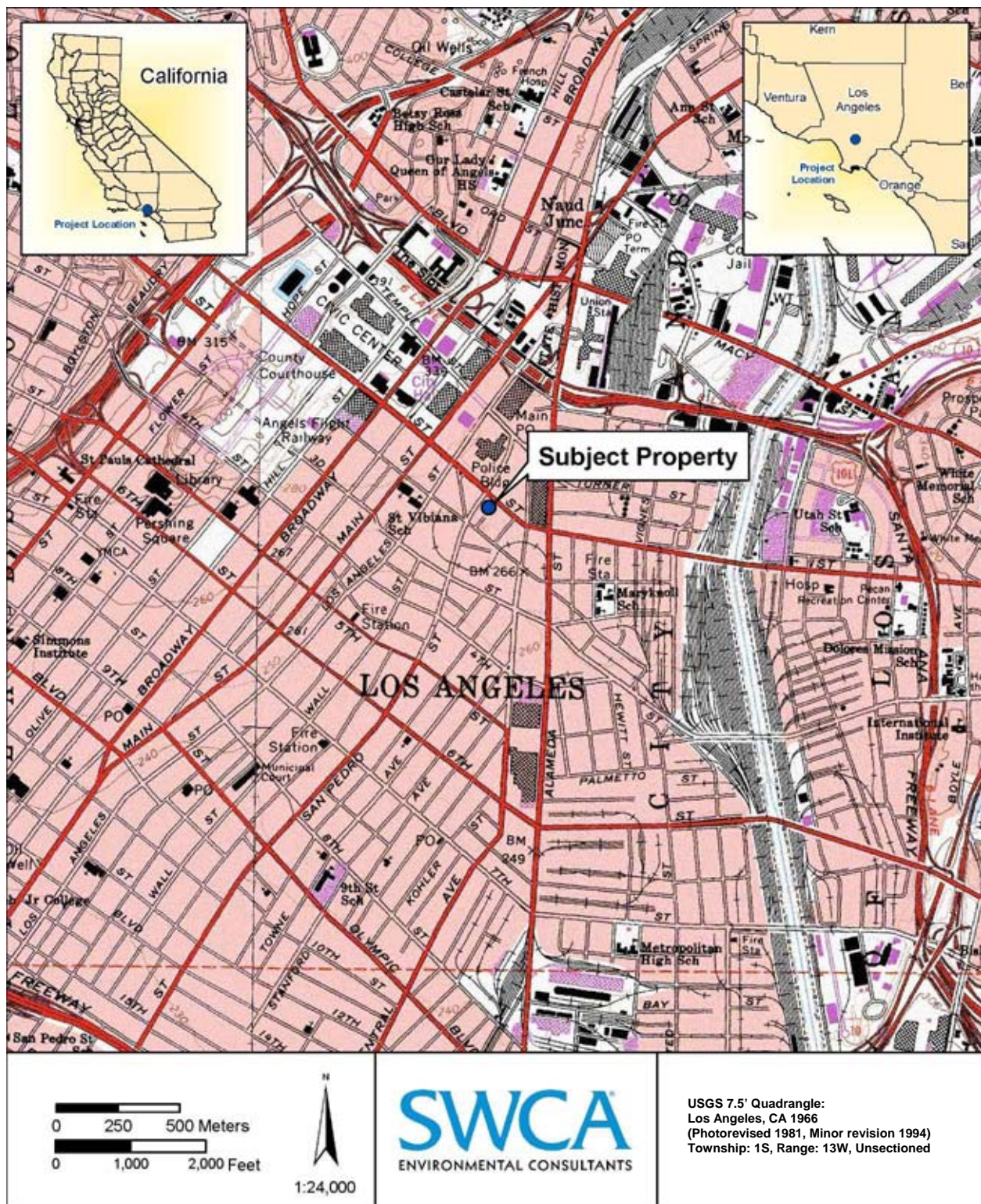
***P9. Date Recorded:** March 16, 2009

***P10. Survey Type:** (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California
(SWCA Environmental Consultants 2009)

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



State of California — The Resources Agency
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*Resource Name or #: 340 East 1st Street building (No. 7-25)

P1. Other Identifier: Bun Ka Do Gifts Music

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** Los Angeles

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

***b. USGS 7.5' Quad:** Los Angeles, CA **Date:** 1966 (photorevised 1981, minor revision 1994) **T 1S R 13W Sec.** Unsectioned

B.M. San Bernardino

c. Address: 340 East 1st Street

City: Los Angeles

Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

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

APN: 5161-017-011

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a two-story brick masonry commercial building, which is rectangular in plan and has a flat roof. It is a two-bay building with a scored, smooth stucco façade. The main feature is wide, centered second floor window, discretely hidden behind a metal screen, set against a scored stucco wall. The wall is set atop a recessed, nearly continuous expanse of storefront with a low bulkhead. There is an asymmetrical, roughly central door, and an additional door at the side. The ground floor is protected by a fixed, narrow, continuous canopy. Below the canopy, there are retractable security gates. The entrance is embellished, Asian-inspired awning supported on attached columns (2001). A wedge-shaped, neon blade sign is affixed to a "floating" end wall, and features Japanese characters. Above the entrance, neon channel letters spell "Bun Ka Do" in script, with gifts and music in smaller block letters, all on exposed raceways. A narrow, square granite marker stands just east of the It is located mid-block, on a relatively level parcel, surrounded by other low and midrise buildings, in the Little Tokyo area of downtown Los Angeles.

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # 2691

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

1964, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)

S. Murray, S. Carmack, K. Harper, F. Smith, and K. Corbett

SWCA Environmental Consultants

625 Fair Oaks Avenue, Suite 190

South Pasadena, CA 91030

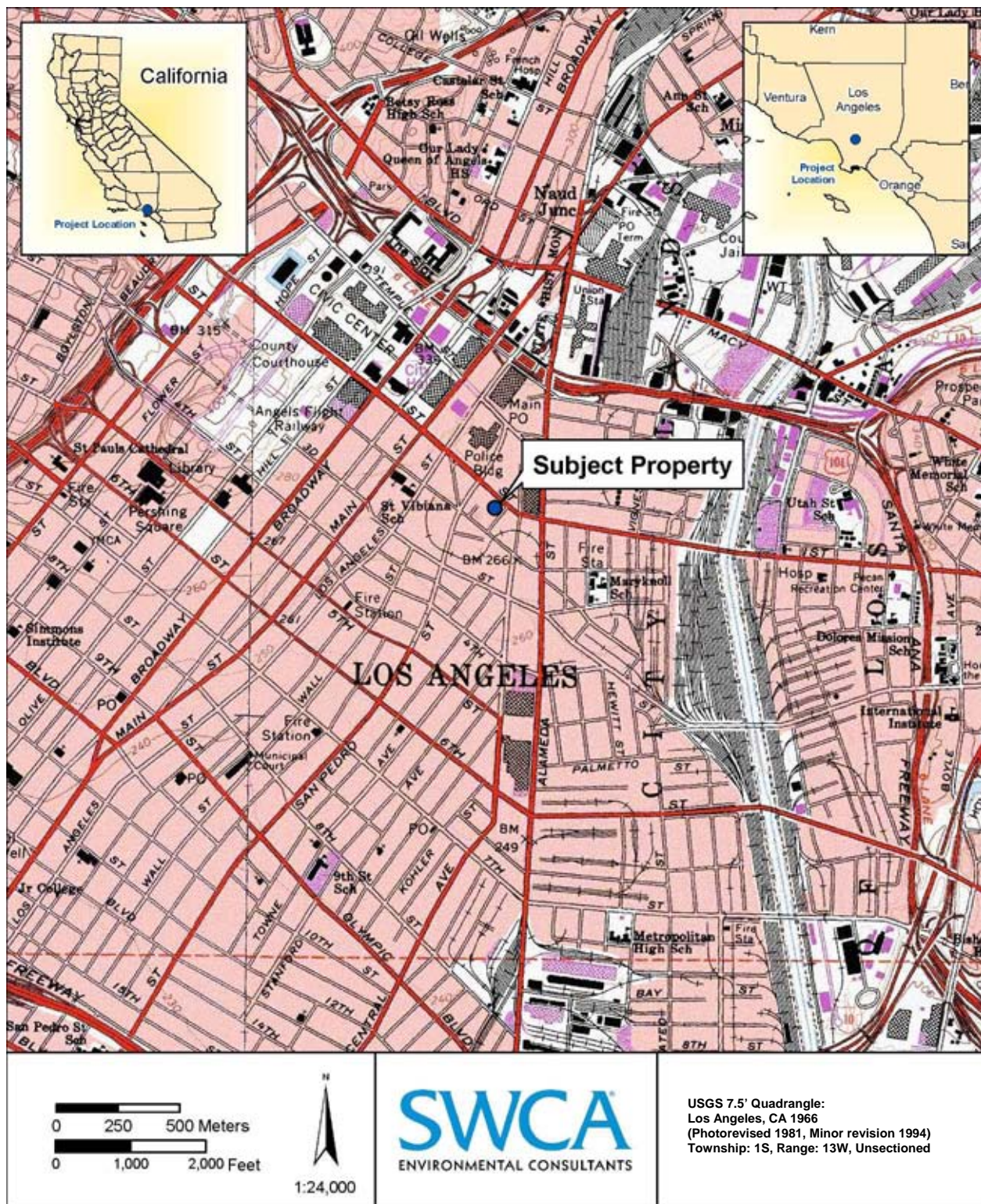
***P9. Date Recorded:** March 16, 2009

***P10. Survey Type:** (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California (SWCA Environmental Consultants 2009)

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



BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 340 East 1st Street building (No. 7-25)

B1. Historic Name:

B2. Common Name: Bun Ka Do Gifts Music

B3. Original Use: retail/office building B4. Present Use: retail/office building

*B5. Architectural Style: Contemporary

*B6. Construction History: Built in 1964. Security gates added (date unknown). Decorative canopy added, 2001.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

*B8. Related Features:

B9a. Architect:

b. Builder:

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria:

The subject property building was completed in 1964, for owner Suye Ueyama, as a mixed use office and retail building. According to "Discover Nikkei: Japanese Migrants and their Descendants:" "Bunkado, meaning 'House of Culture' was founded in 1945 by Tokio Ueyama and his wife Suye." Mr. Ueyama (1899-1954) had been a clerk and painter of some note, publicly showing paintings in Los Angeles before the war ("Art Exhibition"). After being released from internment camp, where Tokio continued painting painter, they could finally "pursue his dream of owning a business. Tokio ... envisioned his store as a hub of artistic talent, dialogue and for artistic rarities and materials that can only be found in Japan. Since its opening the store has passed through the family, from relation to relation, and is now owned by as niece..., who took it over from her parents. Bunkado gifts and music... specializes in authentic Japanese imports. Members from the Little Tokyo community who have been coming to Bunkado since its opening call it a 'retro store' because it hasn't changed in character. Many of the store items are still the same as in 1945..." Mrs. Ueyama was born in Japan in 1897 and died in the Los Angeles area in 1997 (California Social Security Death Index). Alterations made sometime over the years have included replacement of doors and addition of the decorative canopy at the entrance (2001).

Although the building is recognizable to its appearance in 1964, it is a reasonably common type- the Contemporary retail building. The building is not eligible for listing in the National or California registers under Criterion C or 3 for its architecture and is not eligible under Criteria A/1 for its associations with events or B/2 for its associations with the Ueyedas, as their substance of their significance was not established. No evidence was discovered to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to a larger historic district

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

"Art Exhibition Reviewed" *Los Angeles Times*, February 23, 1936: C9.

California Social Security Death Index: 1940-1997.

"Discover Nikkei: Japanese Migrants and their Descendants"

<http://www.discovernikkei.org/en/>

13. Remarks:

B14. Evaluator: F. Smith, S. Carmack

*Date of Evaluation: 3/26/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 35

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 342 East 1st Street building (No. 7-26)

P1. Other Identifier: Koyasan Church, Koyasan Temple, Koyasan Buddhist Temple (Historic Name); Koyasan Buddhist temple (Current Name)

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** Los Angeles

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

***b. USGS 7.5' Quad:** Los Angeles, CA **Date:** 1966 (photorevised 1981, minor revision 1994) **T 1S R 13W Sec.** Unsectioned
B.M. San Bernardino

c. Address: 342 East 1st Street

City: Los Angeles

Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

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

APN: 5161-017-019

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a two-story, wood-framed, Buddhist temple. The asymmetrical temple is vernacular Japanese style, with eclectic influences. It has brick walls with smooth stucco cladding. The building has an L-shaped plan, and is generally divided into two "legs;" the larger, southern temple wing, and shorter, northern segment containing offices. The offices were likely constructed shortly after the temple was built (ca. 1940-1945). The temple has a side-gabled roof with exposed rafter tails and is capped with Japanese-style glazed tiles. A loggia sheathed in glazed tile extends along the north elevation of the temple, and is supported by square and circular columns. A series of stringcourses and piers define the five bays of the temple building. Each bay contains steel-frame multi-light windows. A series of roundels are located above the second floor windows within each bay. The entrance to the temple is through an elaborate portico, clad in glazed tiles and supported by wood columns. A decorative finial tops the roof and double wood doors, and a carved transom all with Japanese detailing, complete the entrance. The northern office segment of the building is two stories, and has a flat roof with coping and parapet that is gently shaped at the center. The brick walls are clad in smooth stucco. The office is three bays wide, each containing steel-frame, multi-light casement windows with transoms. The second floor bays are framed by belt courses and separated by piers. Situated between the coping and belt course of each bay is a religious motif in relief. There are two entrances on the office wing; at the southeastern end of the first floor is a sloped concrete wheelchair ramp and a second floor entrance at the northern end of the wing, accessed via steel staircase. The building appears to have undergone few alterations, and retains a high level of integrity. It is located at the rear of the lot, between two retail buildings with a narrow driveway, within the heart of Little Tokyo, and is surrounded by small retail properties, as well as mid- and high-rise commercial buildings.

***P3b. Resource Attributes:** (List attributes and codes) HP16. Religious building, HP36. Ethnic minority property (Japanese Am).

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph #2639

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

1940, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)

S. Murray, S. Carmack, K. Harper and F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

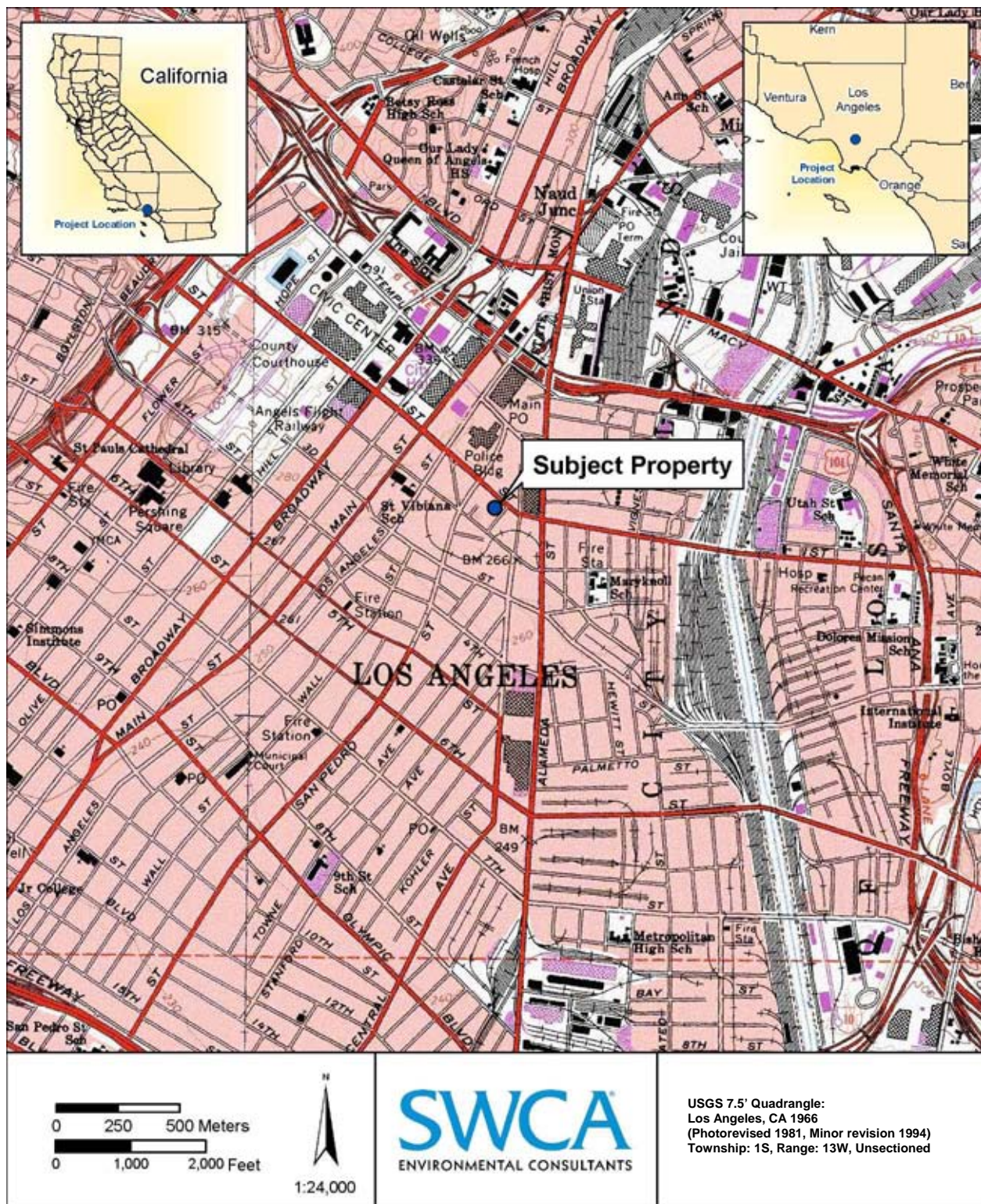
***P9. Date Recorded:** March 16, 2009

***P10. Survey Type:** (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California (SWCA Environmental Consultants 2009)

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



BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 342 East 1st Street building (No. 7-26)

- B1. Historic Name: Koyasan Beikoku Betsuin, Daishi Mission Temple
B2. Common Name: Koyasan Buddhist Temple
B3. Original Use: religious temple B4. Present Use: religious temple

*B5. Architectural Style: Japanese-influenced

*B6. Construction History: (Construction date, alterations, and date of alterations)

Built in 1940 (City of Los Angeles Building Permit, BP #43252).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

*B8. Related Features:

B9a. Architect: Mieki Hayano

b. Builder: Cooper Construction Co.

*B10. Significance: Theme: Ethnic History- Japanese Americans

Area: Little Tokyo, Los Angeles

Period of Significance: 1940-1945

Property Type: Temple

Applicable Criteria: A/1

The Koyasan Buddhist Temple was built in 1940, for Bishop Seytsu Takahashi. It was constructed by the Cooper Construction Company at a cost of \$35,000. The new temple was the fourth location for the organization, which was first established in 1898, when Reverend Shutai Aoyama arrived in the United States from Japan to work as a laborer (see Aoyoma Tree DPR). By the late 1930s, the organization had acquired enough capital to purchase a property. The new temple was designed by Mieki Hayano, a little-known architect and builder noted for constructing several other Japanese American owned properties. Two commercial buildings were constructed along 1st Street, to be used as rental properties. A narrow driveway separated the buildings and led to the temple at the southern end of the parcel. The temple was opened on October 26, 1940. Celebrations at the new temple were brief, as the bombing at Pearl Harbor sparked the beginning of devastating events for the temple and the community it served, as Japanese Americans were forced into internment camps. Bishop Takahashi was arrested by the FBI and detained as an "enemy alien" until May 1946. Without a leader, under government control, the temple was used as temporary housing for the Japanese American residents of Terminal Island, awaiting transfer to internment camps. During of the war, the temple served as a storage place for the belongings of those who were interned. At the end of the war, the temple was reopened with a new leader, and served as a hostel for Japanese Americans left homeless by internment.

The temple has undergone few alterations throughout the years and retains a high level integrity. It is eligible for listing in the National and California registers for its direct association with the Japanese American community and with events surrounding World War II (Criteria A/1). Although it is religious property, the Koyasan Buddhist Temple meets National Register Criterion Consideration A, as its significance is derived from non-religious events, and the property is strongly associated with the cultural values of the Japanese American community. The building is not directly associated with persons significant in our past (Criteria B/2). Although the building retains integrity, it is not an outstanding example of a particular architectural type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). The building does not represent a significant and distinguishable entity whose components lack individual distinction to be considered a contributor to a large historic district. There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4).

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

City of Los Angeles, Building Permit # 43252, 1938.

California Department of Parks and Recreation, Office of Historic Preservation "Five Views: An Ethnic Historic Site Survey for California" December, 1988.

Little Tokyo Historical Society, "History of the Koyasan Buddhist Temple, Los Angeles, California."

Sanborn Fire Insurance Co., *Maps of Los Angeles, CA 1906-1951*

"Little Tokyo Opens Temple" *Los Angeles Times*, 27 October 1940: p.13.

B13. Remarks:

*B14. Evaluator: S. Carmack

*Date of Evaluation: 3/26/09

(This space reserved for official comments.)



State of California — The Resources Agency
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Trinomial
NRHP Status Code 6Z

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*Resource Name or #: 342 and 342 ½ East 1st Street building (No. 7-27)

P1. Other Identifier: Ginza Ginza and Tokyo Salon

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** Los Angeles

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

***b. USGS 7.5' Quad:** Los Angeles, CA **Date:** 1966 (photorevised 1981, minor revision 1994) **T 1S R 13W Sec.** Unsectioned
B.M. San Bernardino

c. Address: 342 and 342 ½ East 1st Street City: Los Angeles Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

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

APN: 5161-017-012

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a single story, brick, vernacular commercial building. It is 2 bays wide, rectangular in plan and clad in plaster on the front elevation. The roof is flat with a truncated parapet, notched at the roofline. Stepped, attached pilaster-like features at the roofline appear to have been truncated. The façade is finished in stucco with a tile bulkhead (date unknown). A series of four-light casement windows face the alley. The building has undergone numerous modifications and as a result, lacks integrity. Alterations include addition of stucco and tile to the facade, replacement of original windows and doors and addition of steel security gates, removal or reduction of parapet, and signage replacement (dates unknown).

The subject property building was completed in 1938. It was constructed by George Fosdyke for the Daishi Mission (later known as the Koyasan Buddhist Temple), for use as commercial property to support temple activities. Significant alterations have left the building unrecognizable to its original appearance. The building no longer retains sufficient integrity to convey historic significance. It is not eligible for listing in the National or California registers under Criteria C/3 for its architecture or for associations with significant events or people under Criteria A/1 or B/2. No evidence was discovered to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to a larger historic district.

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building, HP14. Ethnic minority property (Japanese American)

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) View southwest, March 16, 2009, Photograph # 2693

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
1938, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
S. Murray, S. Carmack, K. Harper and F. Smith, and K. Corbett
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

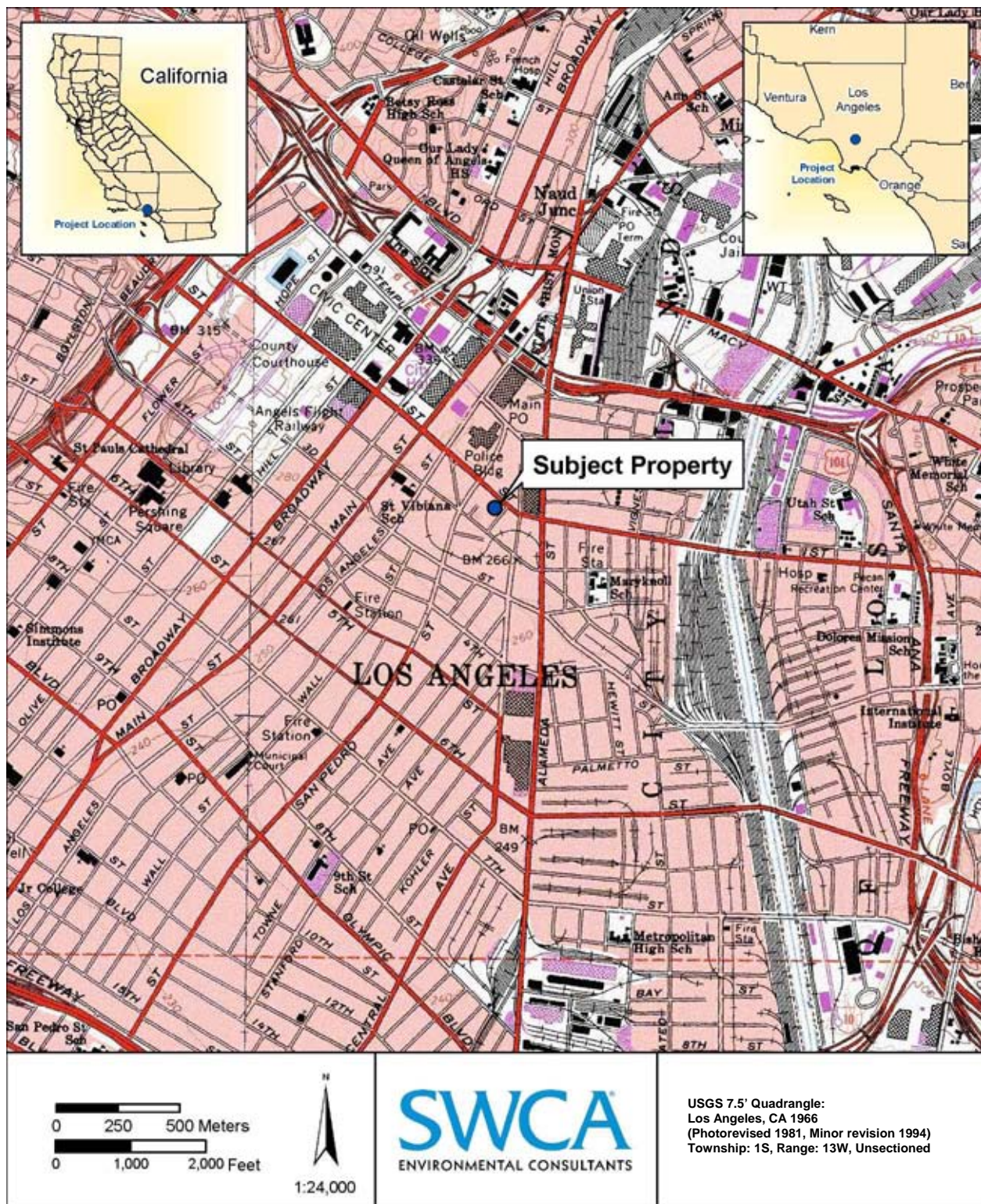
***P9. Date Recorded:** March 16, 2009

***P10. Survey Type:** (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California (SWCA Environmental Consultants 2009)

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



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 321 East 2nd Street building (No. 7-28)

P1. Other Identifier: Three Twenty One Building, Mitsubishi Bank, Federal Public Defender Building

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** Los Angeles

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

***b. USGS 7.5' Quad:** Los Angeles, CA **Date:** 1966 (photorevised 1981, minor revision 1994) **T 1S R 13W Sec.** Unsectioned

B.M. San Bernardino

c. Address: 321 East 2nd Street

City: Los Angeles

Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

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

APN: 5161-017-009

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a ten story high-rise office building. It is Modern in design, with moderate International style influence. Rectangular in plan, the base level is four bays wide; the center bays continue vertically to form the tower. The flanking, one-story bays have terrace roofs. The base level piers are clad in white brick, the upper tower is concrete. Banded windows are separated blue spandrel panels delineating each floor. At the cornice, repetitive folded-plate embellishment at the stepped out roofline above windows creates visual interest. Above the folded-plate detail, a ghost sign reads "Mitsubishi Bank." The base level has been modified, beneath the full length canopy. The pedestrian level has polished granite cladding, a sign on stand-out letters and replaced storefront doors (dates unknown). The building occupies the entire midblock parcel, in the Little Tokyo Redevelopment Area, nearby the Little Tokyo Historic District.

***P3b. Resource Attributes:** (List attributes and codes) HP7. 3+ story commercial building, HP14. Ethnic minority property (Japanese American)

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View northwest, April 20, 2009, photograph #
IMG020041.jpg

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

1965, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

P8. Recorded by: (Name, affiliation, and address)

S. Murray, S. Carmack, K. Harper, F. Smith, and K. Corbett

SWCA Environmental Consultants

625 Fair Oaks Avenue, Suite 190

South Pasadena, CA 91030

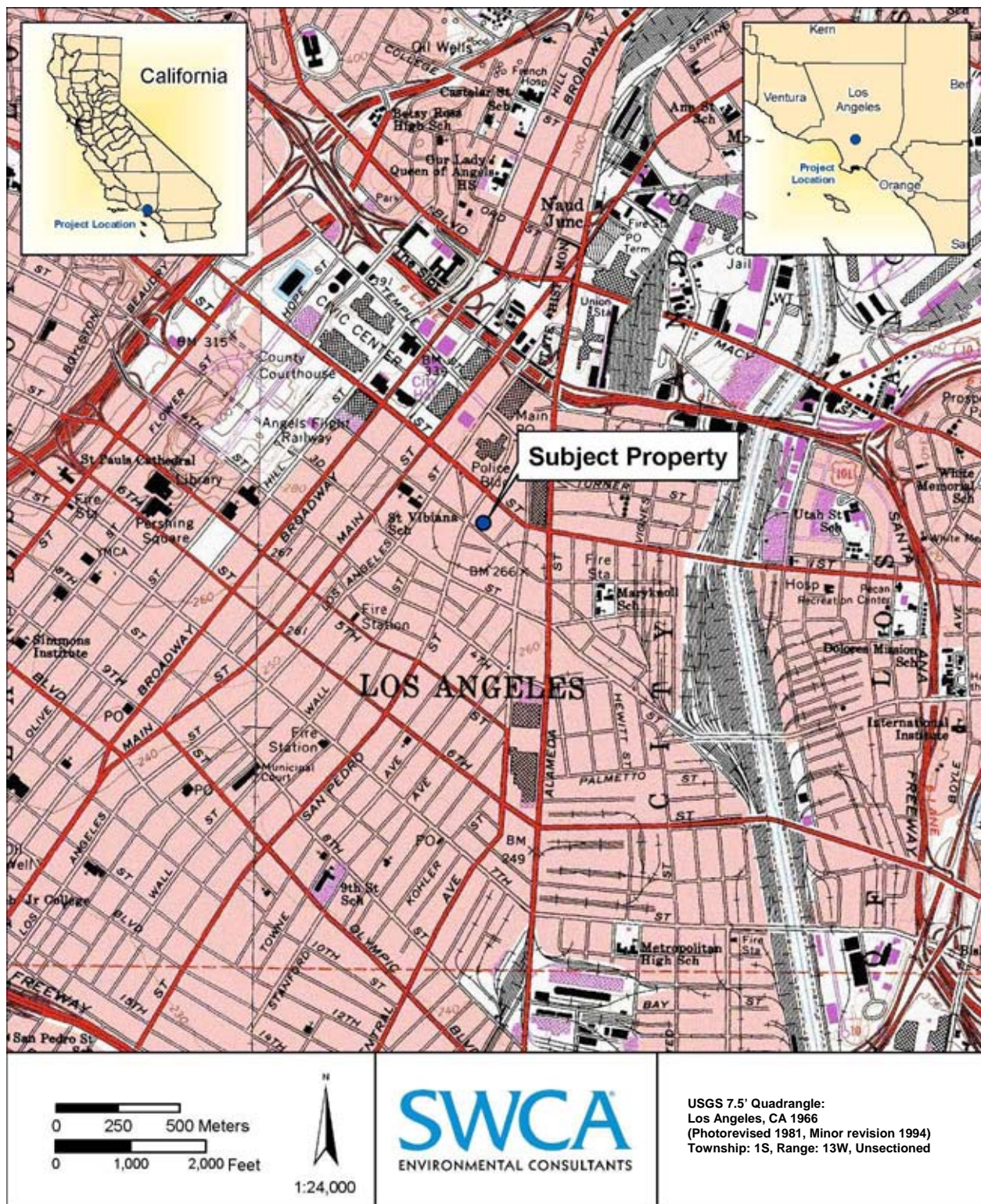
***P9. Date Recorded:** March 16, 2009

***P10. Survey Type:** (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California (SWCA Environmental Consultants 2009)

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



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 321 East 2nd Street building (No. 7-28)

B1. Historic Name: Three Twenty One Building

B2. Common Name: Federal Public Defender Building

B3. Original Use: commercial/office building

B4. Present Use: commercial/office building

*B5. Architectural Style: Modern, International style

*B6. Construction History: (Construction date, alterations, and date of alterations)

Built in 1965 (*Los Angeles Times*).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Cejay Parsons and Associates

b. Builder: Pozzo Construction Co.

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria: N/A

The subject property building was completed in 1965. It was built by the Pozzo Construction Company and designed by Cejay Parsons and Associates. The building was reported to have cost more than \$3 million to build. The original owners were the Three Twenty One Co., a group of Japanese American physicians, attorneys and businessmen who were informally known as the "Seven Samurai" for the boldness of their vision in development of the subject property. The original first-floor tenant was the Los Angeles Headquarters of the Nisei-owned Civic National Bank. The architect, Cejay Parsons, designed numerous commercial and industrial buildings throughout the Los Angeles area, including buildings along West 6th Street. The Three Twenty One building is one of the architect's later works. The builders, Pozzo Construction Company constructed hundreds of properties throughout the Los Angeles area, including the National Biscuit Company Building, (City of Los Angeles, Historic-Cultural Monument #888). Exterior modifications include alteration of the main signage and application of granite veneer at the base. It is currently occupied by the Los Angeles branch of the Federal Public Defender. Although the building exhibits limited International Style influence, it is not a remarkable example of the style, nor is it the work of a master. It is not eligible for the National or California registers under Criteria C/3. Although the building is associated with the Japanese American community it cannot be directly linked to events, trends or individuals that have made a significant contribution to the broad national or local patterns of history (Criteria A/1 and B/2). No evidence was discovered to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to a larger historic district.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

"Japanese Americans Regaining Prosperity," *Los Angeles Times*.
November 8, 1965: A1.

" 'Little Tokyo' Office Building Under Way," *Los Angeles Times*.
December 6, 1964: 30.

B13. Remarks:

*B14. Evaluator: F. Smith, K. Corbett

*Date of Evaluation: 3/26/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 114 South Central Avenue building (No. 7-29)

P1. Other Identifier: Weiland Brewery Restaurant, Café Cuban Restaurant

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** Los Angeles

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

***b. USGS 7.5' Quad:** Los Angeles, CA **Date:** 1966 (photorevised 1981, minor revision 1994) **T 1S R 13W Sec.** Unsectioned
B.M. San Bernardino

c. Address: 114 South Central Avenue

City: Los Angeles

Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

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

APN: 5161-018-021

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a single story common-bond brick building. It has an L-shaped plan, comprised in two parts. The north section of the building has a flat roof, and the south "leg" has a gabled roof. A decorative, corbelled brick cornice adorns the roofline along the west and south sides of the building. The primary entrance on the north side of the building is set in one of three former loading bay doors. Although the loading doors are no longer extant, a steel header remains, and the center bay holds a large, fixed window. The third bay is infilled. A concrete ramp and staircase were added (date unknown). A second entrance, on the west elevation, provides access to a second tenant space. Many of the original windows and doors on the west elevation have been infilled (dates unknown). The east elevation has a brick-infilled doorway, and the remnants of a dropped gable roofline are still evident on the exterior, as are exposed earthquake bolts. In addition to the building, the parcel is occupied by a paved parking lot, which extends to East 1st Street. The building is located midblock and occupies a portion of the parcel. It is located in the Little Tokyo area, and is surrounded by various vacant lots, other mid- and highrise commercial buildings.

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # IMG2603.jpg

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

1897, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)

S. Murray, S. Carmack, K. Harper and F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

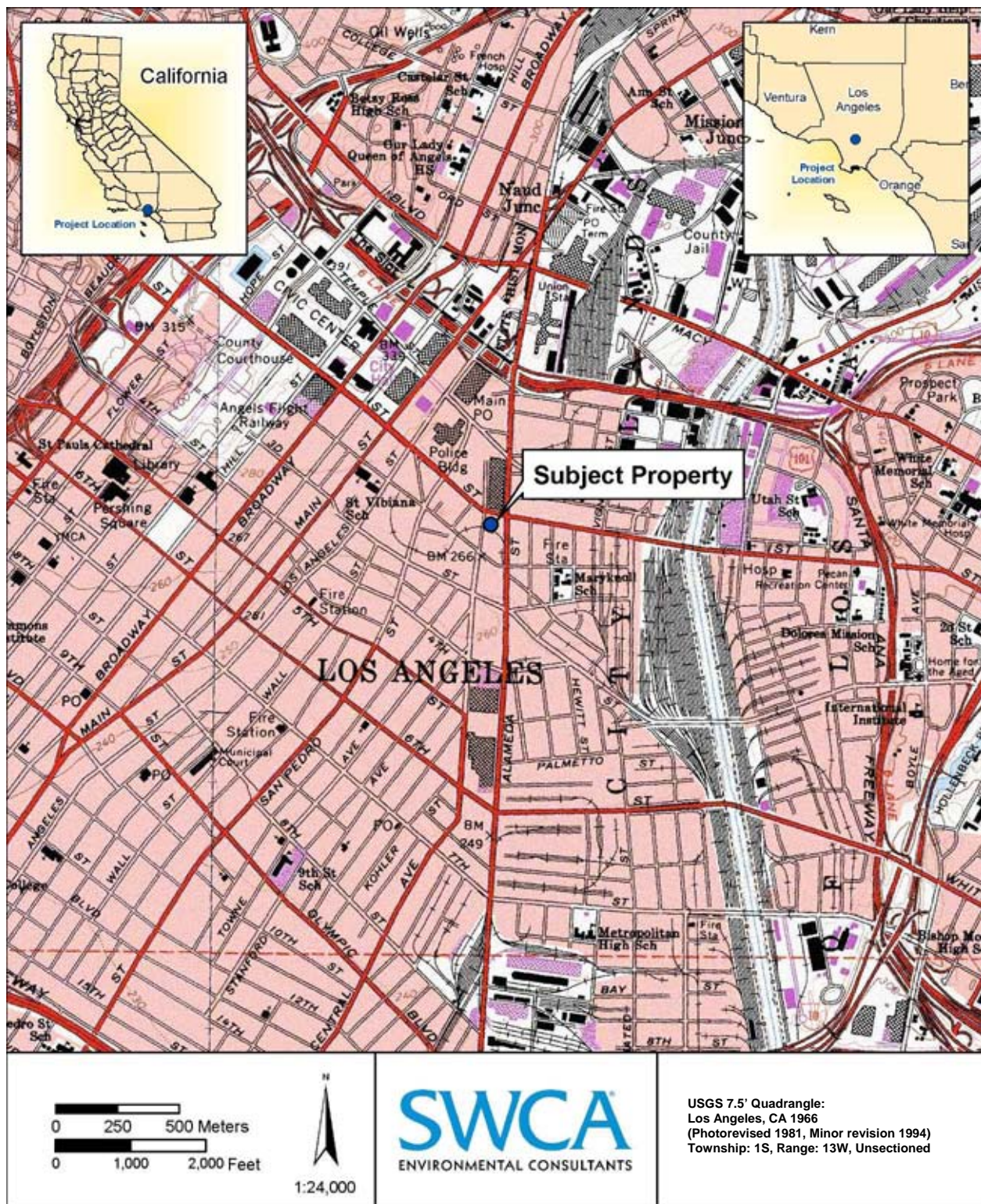
***P9. Date Recorded:** March 16, 2009

***P10. Survey Type:** (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California
(SWCA Environmental Consultants 2009)

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



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 114 South Central Avenue building (No. 7-29)

- B1. Historic Name:
B2. Common Name: Weiland Brewery Restaurant, Café Cuba Central Restaurant
B3. Original Use: warehouse/office B4. Present Use: commercial/restaurants

*B5. Architectural Style: vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

Built in 1897 (Assessor). Alterations: infilled windows and doors (1940, Building Permit #50405), removal of eastern wing of building (post-1980), addition of ramp and stairs (dates unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect:

b. Builder:

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria:

The subject property building was built in 1897. It is depicted on the 1906 Sanborn as warehouse and office space, and was possibly constructed to serve Union Iron Works, which occupied the property prior to that time. By 1940, it was owned by Davies Warehouse Company, provided as owner on a 1940 building permit (Building Permit or BP#50405). A two-room extension wing on the east side of the building, visible in the 1906 Sanborn map, (depicted in Figure 1, extant building highlighted) was demolished after 1980.

The building has undergone numerous alterations, which, in addition to the removal of the eastern wing, have included the addition of a concrete stair and ramp. Most original windows have been sealed, and loading bay doors are still visible, but have been sealed and other windows have been added (1940, BP#50405). The building is in fair condition; the east exterior wall shows signs of deterioration. Although the building is still recognizable to its essential original appearance, the amount and degree of alteration the building and to its surroundings has compromised its workmanship, feeling, association, and setting. Much of the brickwork is still intact and legible, but the building no longer conveys its history as a warehouse or office in an industrial setting. Although its integrity is marginally intact no evidence was discovered to consider its eligibility under Criteria A/1, B/2 or C/3 or D/4. The property is also not eligible as a contributor to a larger historic district.



Figure 1. Excerpt from Sanborn Fire Insurance Company Maps of Los Angeles: 1906: 148.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

City of Los Angeles, Building Permits, various.

Sanborn Fire Insurance Co., *Maps of Los Angeles, CA 1906-1951*: Sheet 148.

B13. Remarks:

*B14. Evaluator: F. Smith, K. Corbett

*Date of Evaluation: 3/26/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CS

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 416 East 1st Street building (No. 7-30)

P1. Other Identifier: Atomic Café, Señor Fish, Coast Imports

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** Los Angeles

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

***b. USGS 7.5' Quad:** Los Angeles, CA **Date:** 1966 (photorevised 1981, minor revision 1994) **T 1S R 13W Sec.** Unsectioned

B.M. San Bernardino

c. Address: 416 East 1st Street

City: Los Angeles

Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

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

APN: 5161-018-001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a one-story, unreinforced masonry commercial building. Designed in the vernacular style, it is four bays wide and has a flat roof. The building is configured in an irregular rectangle in plan, and has brick demising walls retrofitted by exposed earthquake bolts. The building has a simple, corbelled cornice with nine, large, segmentally arched openings. A nearly continuous tiled bulkhead runs along the main elevation. Various storefront windows and door types were recently replaced with uniform windows and recessed pedestrian entrances were infilled (dates unknown). At the corner entrance, a "waterfall" type awning was recently removed and replaced by gooseneck lamps centered over each window bay. Signage includes a simple blade sign and a wall sign painted on the east-facing wall types (2008). Air handling equipment is visible on the roof. On the west side, the parapet steps down toward the rear of the wall and there is an addition on the rear elevation. The building is located at the southeast corner of Alameda and 1st Streets on a relatively flat lot, surrounded by other low- and midrise buildings and surface parking lots.

***P3b. Resource Attributes:** (List attributes and codes) HP7. 3+ story commercial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # IMG051209038.jpg

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

c. 1913, *Builder & Contractor*

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)

S. Murray, S. Carmack, K. Harper and F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

***P9. Date Recorded:** March 16, 2009

***P10. Survey Type:** (Describe) Intensive

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Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California
(SWCA Environmental Consultants 2009)

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