

WEST SANTA ANA BRANCH TRANSIT CORRIDOR PROJECT

**Draft EIS/EIR Appendix W
Final Cultural Resources
Survey Report—Rev 1
Part 3 of 3**

Prepared for:



Los Angeles County
Metropolitan Transportation Authority

Prepared by:



WSP USA, Inc.
444 South Flower Street
Suite 800
Los Angeles, California 90071



Rincon Consultants, Inc.

March 13, 2020

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #

HRI# 160438

19-189330

Trinomial

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*Resource Name or # (Assigned by recorder) Oil and Storage (LACO NO. 1287)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc.

*Date: June 2, 2008

 Continuation Update**This is an update to two previous surveys:**

- Resource Identifier:** Rancho Los Amigos Medical Center **CHR Status Code:** 2D2
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995
- Resource Identifier:** LACO #1287 **NR Status Code:** 6Z
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Oil and Storage building (LACO No. 1287) is located in the block bounded by Bonita Street to the north, Erickson Avenue to the west, and Gardendale Street to the south. Resembling a farmhouse in appearance, it is two stories, asymmetrical in appearance and rectangular in plan. The wood-framed vernacular building sits on a brick foundation and is clad in horizontal lapped wood siding. A steeply-pitched, front-gabled roof with overhanging eaves and exposed rafters hidden by a molded fascia caps the building. The façade contains a large entrance offset to the east, a single, one-over-one double-hung sash window on the west, and an identical double-hung sash centered in the upper story gable end. Three similar windows, unevenly spaced, are located on each level of the side elevations; the lower story windows are taller than those on the upper story. Plain wood casings with slightly projecting sills frame the openings. Concrete steps and a landing bordered by iron pipe railings provide access to the front entrance. A small shed for the water heater has been attached to the south elevation. Asphalt paving surrounds the building. The property is in deteriorated condition and its windows and doors have been boarded over.

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

P5b. Description of Photo: (View, date, accession #) Overview of North Façade, Facing Southwest, January 29, 2007

***P6. Date Constructed/Age and Sources:** 1909 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation: (Cite survey report and other sources, or enter "none.")** Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report. Prepared for the County of Los Angeles.

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Primary #
HRI# 19-189333
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*Resource Name or # (Assigned by recorder) Oil and Storage (LACO NO. 1287)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: June 2, 2008 Continuation Update

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

No building permits or original architectural drawings were found for this building. Alterations and alteration dates as they appear from historic photographs include the replacement of roofing material and the boarding-up of windows.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Oil and Storage Building (LACO No. 1287) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1909 as a support building for the County Farm dairy operations. After the outbreak of hoof and mouth disease in 1924, the building was used by the pest control operations. For a time in the 1950s and 1960s the upstairs was used by the Downey Radio Club a few evenings a month. The building continued to be used as the headquarters for the pest control operations until 1979 when the supervisor retired. After that time, the building was used for general storage and service needs until it was abandoned in the late twentieth-century.

Although the building has experienced minor alterations, its exterior appearance still reflects its period of construction. It retains integrity of location, design, materials, workmanship, feeling, and association. Its character-defining features include: steeply pitched, front-gabled roof with overhanging eaves; wood-framed structural system; narrow clapboard siding; fenestration of original, wood-framed, one-over-one double-hung sash windows; and wide window and door casings with slightly projecting wooden sills. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

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*Resource Name or # (Assigned by recorder) *Kitchen & Dining Room (LACO NO. 1295)**Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.**Date: *June 2, 2008* Continuation Update**This is an update to two previous surveys:**

- 1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** 2D2
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995
- 2 **Resource Identifier:** *LACO #1295* **NR Status Code:** 6Z
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Kitchen and Dining Room (LACO NO. 1295) is located in the western section of the block bounded by Flores Street to the north, Hawthorne Avenue to the east, Esperanza Street to the south, and Laurel Street to the west. The one-story building has a central roof projection, and is asymmetrical in appearance and irregular in plan. Of reinforced concrete construction, the building displays the influence of classical revival styling. A flat, steel truss roof of composition material is shielded from view by concrete parapet walls. A central, one-story projection over the kitchen is surmounted by a flat roof covered in composition panels with a slight slope on its north and south elevations below the ridgeline, and projecting parapets on its east and west elevations.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: (View, date, accession #) *North Elevation, Facing Southwest, January 29, 2008*

***P6. Date Constructed/Age and Sources:** *1927 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial. Rancho Los Amigos Medical Center. 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
*Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107*

***P9. Date Recorded:**
June 2, 2007

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report. Prepared for the County of Los Angeles.*

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*Resource Name or # (Assigned by recorder) Kitchen & Dining Room (LACO NO. 1295)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc.

*Date: June 2, 2008 Continuation Update***P3a. Updated Description (continued):**

The building sits on a concrete foundation and the exterior walls are clad in stucco. A raised concrete Tuscan-style cornice wraps the building below the roof parapet and above a concrete plain frieze and architrave. Small rectangular screened vents punctuate the frieze of the building. Concrete stringcourses band the building above the windows. Fenestration on all elevations consists primarily of a linear arrangement of original wood-framed three-over-three double-hung sash windows with transoms and slightly projecting sills. Additional windows include: three-light hopper windows; three-over-three double-hung sash windows without transoms; and large, steel sash three-over-three pivot windows. Non-original metal sliding windows are located on the north elevation. The primary east façade entrance and secondary north elevation entrance are characterized by partial-width porches sheltered by projecting flat concrete hoods suspended by steel cables. Paired glazed and paneled one-over-one wood-paneled doors topped by two, two-light transoms are recessed within the entries. The entrances are accessed by concrete steps with ramps and metal pipe handrails. A loading dock and metal roll-up loading doors are located on the west elevation, and non-original metal sheds on a raised concrete deck are located on the south elevation. Existing landscaping surrounding the Kitchen and Dining Room consists of mature trees, shrubs and grass. A concrete parking lot lies to the east and another parking lot to the west. Concrete sidewalks and ramps surround the building. The property is in fair condition.

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

No building permits were found for this building. Alterations as they appear from historic architectural drawings and photographs include: the replacement of original double-hung windows with metal sliding windows on the north elevation, and the addition of a metal shed to both the building's west and south elevations.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Kitchen and Dining Building (LACO No. 1295) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1927 during a large building initiative in the 1920s under the Los Angeles County Poor Farm's most influential superintendent, William Ruddy Harriman (1915-1931; 1933-1952). The building was constructed as a secondary kitchen and dining hall to support the additional staff hired to work in the patient ward buildings, which were built nearby during the same time period. The Kitchen and Dining Building also supported the dining needs of a large grouping of staff residential buildings, which included staff cottages, small bungalows, and dormitory buildings. All of these residences except for two staff cottages were demolished in the early 1990s when Flores Street was constructed.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction and retains integrity of location, feeling, association, design, materials, and workmanship. Most of its character-defining features are intact: regular fenestration, flat roof; and spare classical detailing including cornices, frieze, stringcourses, and base moldings. Its setting has been altered by the loss of the residential buildings that the building provided support for and the overall deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District. Still in use, the Kitchen and Dining Building is one of the few exceptions to the abandonment of the South Campus of Rancho Los Amigos.

(See Continuation Sheet 3 of 3.)

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*Resource Name or # (Assigned by recorder) *Kitchen & Dining Room (LACO NO. 1295)**Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.**Date: *June 2, 2008* Continuation Update***B10. Updated Significance (continued):**

The construction of the Kitchen and Employee Dining Room was a result of Superintendent William R. Harriman's effort to improve the dietetics program of the expanding County Poor Farm. He was aware of the growing popularity of the science of dietetics in the 1920s and saw the value of proper nutrition planning for the patients. In 1923, Harriman hired the farm's first dietitian, Otto Jardon, to oversee the kitchen and dietary needs of the campus patients.¹ Otto supervised the second kitchen constructed for the campus located in the Dining Room/Staff Rooms/Kitchen/Commissary Complex (LACO Nos. 1262 and 1263), which served the substantial needs of the General Ward Buildings (LACO Nos. 1184-1188), as well as the rest of the campus. The first campus kitchen and dining room had been located in the Rectory Building, which was demolished in 1927 for the construction of the Auditorium.

*After the opening and expansion of the Infirmary Wards in 1926, the number of campus employees had increased to over 500, creating a need for additional kitchen and dining space. In 1927, plans were drawn for a new Kitchen and Employee Dining Building (originally called Kitchen No. 2 or the Service Building) to be located close to the Infirmary Wards for easy access by the employees. The building was designed to have two kitchens and six dining areas, which included a dining area for campus guests and one for the cooks. Harriman wrote the following description of the building in 1934 in the publication *The Story of the Rancho*:
The new Service Building provides one of the finest kitchens in the state—spacious, light and airy under all conditions. Even on the hottest summer day this buildings is cool and comfortable to work in because of a row of 6-foot steel sash around three sides of the top of the wall. This sash may be swung to any position by chain controls from the kitchen floor. Electrically operated meat slicers and mixing equipment, automatic toasters, and other economy and labor saving devices are in constant use.² Over the years, the building has been altered to meet the needs of the campus. The Kitchen and Employee Dining Room was one of the few buildings to continue to be used for its original purpose well after the rest of the buildings on South Campus had been closed.*

¹ Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888-1988*. Rancho Los Amigos Medical Center. Downey, California: p. 145.

² Harriman, William R. 1934. *The Story of Rancho*. Los Angeles: University of Southern California Archives, Box 22, Folder 13.

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Primary #

HRI# 160441

19-189395

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*Resource Name or # (Assigned by recorder) *Historic Power Plant (LACO NOS. 1300 and 1302)**Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.**Date: *June 2, 2008* Continuation Update**This is an update to two previous surveys:**

1. **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995
2. **Resource Identifier:** *LACO #1300 and 1302* **NR Status Code:** *3*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

An assemblage of three connected buildings, the Historic Power Plant (LACO Nos. 1300 & 1302) is located on the northwest corner of Erickson Avenue and Descanso Street. The building is composed of three cubic volumes (1909 Shop, Laundry, Ice Plant, the 1911 Addition, and 1925 Power Plant), which loosely define an L-shaped plan. The 1909 Shop, Laundry, Ice Plant and 1911 Addition, both one-story in height and designed in the Brick Vernacular style, comprise the longer, western leg of the "L." The 1925 Power Plant building, the equivalent of two-stories in height and designed in the Classical Revival style, forms the shorter leg. All three buildings are constructed of brick, which is currently painted. A freestanding concrete chimney, constructed in association with the 1925 Power Plant, is located within the courtyard formed by the L. Rising 140 feet, the chimney tapers toward the top and is finished with vertical fluting. Also in the courtyard, a steel water tower (LACO No. 1301) is documented on separate inventory form.

Flat roofs hidden by parapets top the 1909 and 1911 buildings. Steel-framed skylights illuminate the interior of each space. A circa 1933 wooden water cooling tower sits on the roof of the 1909 Shop, Laundry, Ice Plant.

(See Continuation Sheet 2 of 3.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)**P5b. Description of Photo:**

(View, date, accession #) East and North Elevations, Facing Southwest, January 29, 2007

***P6. Date Constructed/Age and Sources:** *1909 Shop, Laundry, Ice Plant, 1911 Addition, 1925 Power Plant, according to historic aerial photographs, and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**

*Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107*

***P9. Date recorded:**

June 2, 2008

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

Intensive Survey Update

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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*Resource Name or # (Assigned by recorder) *Historic Power Plant (LACO NOS. 1300 and 1302)**Recorded by: *Rebecca L. Silva, Sapphos Environmental Inc.* *Date: *June 2, 2008* Continuation Update***P3a. Updated Description (continued):**

Both the parapets and a frieze are defined by raised and corbelled brick courses. Fenestration on these two buildings consists primarily of single and paired, wood-framed, six-over-six double hung sash windows. Flat-headed, the windows are set into segmental arched openings, with lintels defined by three rows of header bricks and sills by single rows of raised bricks. Original entries located on the south elevation also have segmented arched heads and contain single and double wood doors topped by transoms. A flat-headed metal rollup door on the south elevation of the 1909 wing does not appear to be original. The secondary north elevation of these two buildings are spanned by an attached canopy that shades a band of windows. On the northwest corner, a non-original steel shed has been attached to the complex.

Symmetry characterizes the Classical Revival design of the 1925 Power Plant, with nearly identical three-bay facades facing north and south and thirteen bays spanning the east (Erickson Avenue) elevation. Wrapped by a continuous parapet, the flat roof is bisected by a monitor roof wrapped in a continuous band of steel-framed multi-light windows. Stepped parapets terminate the north and south ends of the monitor. Beneath the parapets, a projecting and tops a molded frieze. The central three bays of the east elevation are given a temple-front treatment, with four raised pilasters carrying a pediment whose tympanum is incised with the year of construction, 1925. Double-door entries are located in the central bays on the east, north and south elevations. The remaining bays are occupied by large, flat-headed, multi-light industrial sash windows. The west elevation is partially adjoined by the 1909 Shop, Laundry, Ice Plant; openings on this elevation are limited to four large, steel-framed multi-light windows that appear at the northern end of the wing, an additional window set high-up at the south end of the wing, and two double doors onto the courtyard.

Vestiges of landscaping remain along the east elevation and include strategically placed palm trees. The other street elevations are set directly on the sidewalk, with no planting areas. Weeds and bushes, by design or by accident, are located near the base of the water tower in the paved courtyard. The property is in deteriorated condition.

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

No building permits were found for this building. Only the architectural drawings for the 1925 Power Plant building were located. Alterations and alteration dates as they can be derived from examination of historic photographs and architectural drawings include: the removal or breakage of original windows; the replacement of original wood doors with metal doors; the addition of a metal clad enclosure on the northwest corner of the 1911 Addition; and the addition of an awning attached to the north elevation (rear) of the 1909 Shop, Laundry, Ice Plant.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of Historic Power Plant (LACO Nos. 1300 and 1302) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The buildings were erected from 1909 to 1925 to provide power for the medical and agricultural activities of the Los Angeles County Poor Farm. The original 1909 Shop, Laundry, Ice Plant was an extension of the City of Downey Power Plant and was constructed and opened at the same time. The evolution and expansion of the facility are indicative of the growth of the Los Angeles County Poor Farm over time and its increased need for more self-sustaining power.

Exterior alterations to the buildings are relatively minor. An interpretation of the Brick Vernacular and Classical Revival Styles, the Historic Power Plant retains integrity of location, feeling, association, design, materials, and workmanship. Most of its character-defining features are intact, including: brick construction and architectural trim; flat roofs with encircling parapets; segmental arched openings; Classical Revival treatment of the north, south, and east elevations of the 1925 building; rooftop features including skylights, cooling tower, and monitor; original double-hung and industrial sash windows; original wood doors and transoms (where extant); and freestanding chimney.

(See Continuation Sheet 3 of 3.)

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Page 3 of 3 *Resource Name or # (Assigned by recorder) *Historic Power Plant (LACO NOS. 1300 and 1302)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental Inc.* *Date: *June 2, 2008* Continuation Update

***B10. Updated Significance (continued):**

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

Several buildings on the South Campus as it exists today date back to the first decade of the 20th century. The first portion of the Power Plant Complex, built in 1909, was among the numerous buildings constructed during that period. A one-story brick building displaying the utilitarian vernacular typical of commercial and industrial architecture of the time, the original powerhouse comprises the east wing of LACO No. 1300. Two years later, in 1911, a one-story addition in the same brick vernacular style was constructed west of the original powerhouse; this is the west wing of LACO No. 1302. The addition housed the campus laundry. A freestanding Water Tower (LACO No. 1301) was erected north of the building in 1913; the tower and tank of are of steel construction and have a capacity of 100,000 gallons.

The County Poor Farm continued to expand, with new buildings that marked a shift in its mission from poor farm to hospital, during the 1910s and 1920s. By 1925, additional power generation capabilities were needed, and a new, larger power plant was built to accommodate expected growth over the next quarter century. Two-stories in height, with monumental Classical Revival detailing, the new building was attached to the east end of the 1909 Original Building, which then was converted into an ice house and machine shop. The freestanding Chimney, located next to the Water Tower, was built concurrently with the new power plant. Sometime between 1933 and 1936, a large wooden Water Cooling Tower was built on the roof of the ice house. In 1966, the steam transfer building (LACO No. 5548) was constructed north of the Complex, which, as in most buildings on the South Campus by that time, was relegated to a secondary role of support facility and storage.

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*Resource Name or # (Assigned by recorder) *Water Tower (LACO NO. 1301)**Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.**Date: *June 2, 2008* Continuation Update

This is an update to two previous surveys:

1. **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995
2. **Resource Identifier:** *LACO #1301* **NR Status Code:** *3*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of three vertical projections that characterize the Historic Power Plant complex, the Water Tower (LACO No.1301) is located in the courtyard formed by the 1909-1911 Shop, Laundry, and Ice Plant (LACO No. 1302) and the 1925 Power Plant (LACO No. 1300). The Water Tower is a freestanding steel trellis structure, standing 125 feet tall and crowned by a 100,000-gallon capacity, bullet shaped, metal holding tank. Currently not in use, the structure is in fair condition.

(See Continuation Sheet 2 of 2.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)**P5b. Description of Photo:**

(View, date, accession #) *View of Water Tower from the south, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *Circa 1913, according to historic aerial photographs, and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
*Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107*

***P9. Date recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report. Prepared for the County of Los Angeles.*

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*Resource Name or # (Assigned by recorder) *Water Tower (LACO NO. 1301)**Recorded by: *Rebecca L. Silva, Sapphos Environmental Inc.**Date: *June 2, 2008* Continuation Update***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or architectural drawings were found for this structure. Comparison of historic photographs with the current appearance of the Water Tower suggest that there have not been any alterations to the structure.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Water Tower (LACO No. 1301) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The structure was erected in 1933 to provide a water holding tank for the Power Plant of the Los Angeles County Poor Farm. The structure continued to serve in that capacity until the Power Plant was no longer operating. Visible from the surrounding community, the Water Tower also serves a placemaker in the urban landscape.

The Water Tower has no alterations and still reflects its period of construction. It retains integrity of location, feeling, association, design, materials, and workmanship. The structure has retained the character-defining features of a water holding tank, which include the bullet-shaped tank and freestanding steel trellis support structure. Its setting has been altered through the deterioration of the Historic Power Plant and the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

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*Resource Name or # (Assigned by recorder) *Aviary (LACO NO. 1312)**Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.**Date: *June 2, 2008* Continuation Update**This is an update to two previous surveys:**

- Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995.
- Resource Identifier:** *LACO No. Unknown* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Aviary (LACO No. 1312) is located in the courtyard of the Men's Psychiatric Wards. The small structure is one-story in height and symmetrical in appearance. A rectangular structure that is longer than it is wide, it sits on a raised circular concrete slab foundation. The wood-framed structure consists of a central, enclosed space with screened-in spaces at each end. A front-gabled roof with moderately overhanging eaves caps the structure. Composition shingles cover the roof and plywood sheets cover the exterior walls. Two screen gates in succession, creating an entry cage, are located at the south end of the structure. Existing landscaping surrounding the Aviary consists of mature shrubs, trees and grass. The resource is in deteriorated condition.

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

P5b. Description of Photo: (View, date, accession #) *Overview of South Façade and East Elevation, Facing Northwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1888 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
*Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107*

***P9. Date Recorded:**
June 2, 2008

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

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

Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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*Resource Name or # (Assigned by recorder) *Aviary (LACO NO. 1312)**Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.**Date: *June 2, 2008* Continuation Update***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. Alterations as they appear from historic photographs include: replacement roofing material and plywood sheeting.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Aviary (LACO No. 1312) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The structure was erected in 1888 in the central court of the original buildings at the County Poor Farm. This courtyard was located in the grassy setback that now occupies the space between the Auditorium (LACO No. 1261) and Erickson Avenue. Consistent with the institution's emphasis on the benefits of exposing inmates of the Poor Farm to nature and the outdoors, the aviary was thought to have a therapeutic effect. In 1929, when the original Administration Building was demolished, the Aviary was replaced by a reflecting pond in the courtyard. By 1932, the Aviary was apparently located on the corner of Consuelo and Erickson, where it briefly became the home of two monkeys. When additional animals were purchased and a small zoo created, new cages were required. Sometime afterwards, the Aviary was moved to its present location in the interior courtyard area of the 1907 Psychiatric Ward Building (LACO No. 1205). It was thought to provide a calming influence for the patients. The structure is currently unoccupied.

Although altered by relocation and reconstruction, the structure reflects the District's period of significance. Intact character-defining features include; medium-pitched roof, screened viewing areas, and utilitarian appearance.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

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*Resource Name or # (Assigned by recorder) Shed (LACO NO. 1333)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc.

*Date: June 2, 2008 Continuation Update**This is an update to two previous surveys:**

- Resource Identifier:** Rancho Los Amigos Medical Center **CHR Status Code:** 2D2
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995
- Resource Identifier:** LACO #1333 **NR Status Code:** 6Z
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

Shed (LACO No. 1333) was originally located directly southwest of the intersection of Juniper and Laurel Streets. The building was demolished some time in the late 20th century. Concrete slab flooring and foundation are the only things that remain from this building.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos south Campus Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources (CRHR) (under Criterion 1). The current study confirmed that Shed (LACO No. 1333) is no longer a contributor to the Historic District under Criterion 1 due to its demolition.

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

P5b. Description of Photo: (View, date, accession #) Overview Facing North, January 29, 2007

***P6. Date Constructed/Age and Sources:** 1931 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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Page 1 of 1 *Resource Name or # (Assigned by recorder) Vivarium (LACO NO. 1334)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: June 2, 2008 Continuation Update

This is an update to two previous surveys:

- Resource Identifier:** Rancho Los Amigos Medical Center **CHR Status Code:** 2D2
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995
- Resource Identifier:** LACO #1334 **NR Status Code:** 6Z
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Vivarium (LACO No. 1334) was originally located in the small block bounded by Laurel Street to the north and west, Juniper Street to the east, and Aliso Street to the south. The Vivarium has been demolished. Concrete slab foundation and paving is all that remains of this building.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos South Campus Historic District on September 30, 1996. It is therefore also listed in the California register of Historical Resources (CRHR) (under Criterion 1). The current study confirmed that Vivarium (LACO No. 1334) is no longer a contributor to the Historic District under Criterion 1 due to its demolition.

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



P5b. Description of Photo: (View, date, accession #) Overview of North Elevation, January 29, 2007

***P6. Date Constructed/Age and Sources:** 1926 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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*Resource Name or # (Assigned by recorder) Brooder House/Vivarium Annex (LACO No. 1335)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc.

*Date: June 2, 2008 Continuation Update**This is an update to two previous surveys:**

- Resource Identifier:** Rancho Los Amigos Medical Center **CHR Status Code:** 2D2
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995.
- Resource Identifier:** LACO #1335 **NR Status Code:** 6Z
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for The South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Brooder House/Vivarium Annex (LACO No. 1335) is located in an open area west of Juniper Street and north of Aliso Street. Utilitarian in style, the Brooder House is one story, symmetrical in appearance and rectangular in plan. It is capped by a low-pitched front gabled roof with slightly overhanging eaves. Rolled asphalt sheets cover the roof. The building sits on a concrete slab foundation and its exterior walls consist of painted unreinforced brick masonry. A band of concrete at the top of the wall plate forms a sort of frieze. The primary entrance is centered on the east façade and consists of a wide wood door set between two boarded up, half-sized sidelights and beneath a boarded up transom. The triangular head of this "surround" echoes the pitch of the roof. Rectangular screened vent openings are located in a linear arrangement high up on the side and rear elevations below the eaves. A series of large, rectangular openings set nearly at ground level on the side elevations indicate that they were intended for the building's original occupants, hens. A shed is located directly north of the structure and it has a concrete block structural system and wood paneled doors. The areas immediately north and west of the structure are paved with concrete. The property is in deteriorated condition and has shows evidence of fire damage.

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

P5b. Description of Photo: (View, date, accession #) Overview of East Elevation facing West, January 29, 2007

***P6. Date Constructed/Age and Sources:** 1929 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report. Prepared for the County of Los Angeles.

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*Resource Name or # (Assigned by recorder) Brooder House/Vivarium Annex (LACO No. 1335)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc.

*Date: June 2, 2008

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

No building permits or original architectural drawings could be found for this building. Alterations to this building appear to be limited to replacement roofing material and enclosure of some original openings .

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Brooder House / Vivarium Annex (LACO No. 1335) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1929 as a chicken coop and to house the egg incubator for the County Farm poultry yard. The building continued to be used in that capacity until the farming operations were phased out in the late 1950s. The building is currently abandoned.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. It retains integrity of location, design, materials, workmanship, feeling, and association. Extant character-defining features include: front-gabled roof, masonry construction, distinctive primary entrance configuration, and fenestration indicative of its function. Its setting has been altered through the modification of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District .

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*Resource Name or # (Assigned by recorder) *Train Station, Warehouse (LACO No. 1352)**Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.**Date: *June 2, 2008* Continuation Update**This is an update to two previous surveys:**

- Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995
- Resource Identifier:** *LACO #1352* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Train Station, Warehouse (LACO No. 1352) was originally located west of Laurel Street at its southern curve into Aliso Street. The Train Station, Warehouse has been demolished. Nothing exists of the building.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos South Campus Historic District on September 30, 1996. It is therefore also listed in the California register of Historical Resources (CRHR) (under Criterion 1). The current study confirmed that the Train Station, Warehouse (LACO No. 1352) is no longer a contributor to the Historic District under Criterion 1 due to its demolition.

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

P5b. Description of Photo: (View, date, accession #) *Facing south, December 3, 2007.*

***P6. Date Constructed/Age and Sources:** *1907 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
*Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107*

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation: (Cite survey report and other sources, or enter "none.")** *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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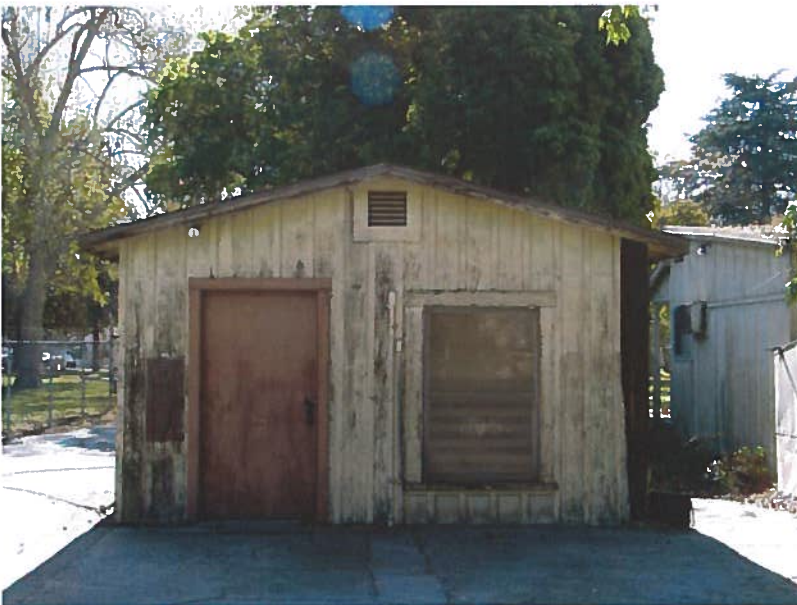
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*Resource Name or # (Assigned by recorder) *Tool House* (LACO NO. 1356)*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.**Date: *June 2, 2008* Continuation Update**This is an update to two previous surveys:**

- Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995
- Resource Identifier:** *LACO #1356* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

Tool House (LACO No. 1356) is located almost centrally in the block bounded by Consuelo Street to the north and east, Erickson Avenue to the west, and Bonita Street to the south. It is one-story, nearly symmetrical in appearance and rectangular in plan. The wood-framed, vernacular building is capped by a low-pitched, front-gabled roof with exposed rafters underneath the overhanging eaves. Small square vents with wide wood casings are located in the gable ends. The building sits on a concrete slab foundation and is clad in board-and-batten siding. Fenestration on all elevations consists of two-over-one wood-framed double-hung windows. The primary entrance is offset to the north on the west façade and contains a wide, wood slab door. Both windows and front door are defined by plain wood surrounds. A shed has been attached to the south elevation. The area surrounding the property is paved in concrete and asphalt. The property is in deteriorated condition.

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

P5b. Description of Photo: (View, date, accession #) *Overview of West Façade, Facing East, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1926 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial. Rancho Los Amigos Medical Center. 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
*Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107*

***P9. Date Recorded:**
June 2, 2008

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

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

Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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*Resource Name or # (Assigned by recorder) Tool House (LACO NO. 1356)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: June 2, 2008 Continuation Update

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

No building permits or original architectural drawings were found for this building. There do not appear to be any alterations to the building.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Tool House (LACO No. 1356) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1926 as a service and support building for the operations of the County Farm. The building continued to be used as a tool storage area until it was abandoned in the late 20th century.

The exterior appearance of the building still reflects the District's period of significance. The building retains integrity of location, feeling, association, design, materials, and workmanship. Character-defining features include: low-pitched, front-gabled roof with slightly projecting eaves; wood-framing and board-and-batten siding; exposed rafters; wood sash windows; and wide window and door surrounds with slightly projecting wooden sills. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

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Primary # HRI# 19-189403
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Page 1 of 2 *Resource Name or # (Assigned by recorder) Landscape Office (LACO NO. 1357)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: June 2, 2008 Continuation Update

This is an update to two previous surveys:

- Resource Identifier:** Rancho Los Amigos Medical Center **CHR Status Code:** 2D2
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995
- Resource Identifier:** LACO #1357 **NR Status Code:** 6Z
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Landscape Office (LACO No. 1357) is located in the southwest portion of a large, open, grassy area bounded by Consuelo Street to the north, Erickson Avenue to the east, Bonita Street to the south, and Dahlia Street to the west. A one-story, vernacular building, the Landscape Office is asymmetrical in appearance and rectangular in plan. A shed roof that slopes down towards the west tops the building, while a full-width, attached porch is covered by a lower shed roof which slopes the opposite direction. Composition shingles cover the roofs. Both the exterior walls and the foundation skirting are sheathed with board-and-batten siding. The porch is elevated a few steps above ground level. Wood posts support the porch roof. No railing encloses the porch space. The entry is located at the north end of the façade (east); the only other opening on this elevation is a small window at the south end. Fenestration on the remaining elevations is similarly sparse and consists of variously sized aluminum sash sliders. Two detached wood sheds nearly abut the west (rear) elevation. Existing landscaping surrounding the Landscape Office consists of mature trees and patchy grass. The property is in deteriorated condition.

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



P5b. Description of Photo: (View, date, accession #) Overview of East Façade, Facing West, January 29, 2007

***P6. Date Constructed/Age and Sources:** 1938 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

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

Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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*Resource Name or # (Assigned by recorder) *Landscape Office (LACO NO. 1357)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* Continuation Update

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

No building permits or original architectural drawings were found for this building. Alterations include the replacement of the original wood framed windows with metal sliding windows and the replacement of the roofing material with rolled composition shingles.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Landscape Office (LACO No. 1357) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1938 to serve as the landscaping office for the grounds supervisor of the County Poor Farm. Landscaping had been integral to the overall design of the Poor Farm since its founding in 1888. The landscaping was carefully crafted over the years to create a beautiful, lush welcoming environment for the patients, staff, and visitors. This building served as the landscaping administrative office for many years until the deterioration of the grounds in the late 20th century. The building is currently abandoned.

Although the building has been somewhat altered, its exterior appearance still reflects the District's period of significance. It retains integrity of location, feeling, association, design, materials, and workmanship. Extant character-defining features include: shed roof, full-width porch with wooden floors and posts, wood structural system, and board-and-batten siding. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 19-189404
HRI#
Trinomial

Page 1 of 2

*Resource Name or # (Assigned by recorder) Garage (LACO Nos. 1379 and 4121)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc.

*Date: June 2, 2008 Continuation Update**This is an update to two previous surveys:**

- Resource Identifier:** Rancho Los Amigos Medical Center **CHR Status Code:** 2D2
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995
- Resource Identifier:** LACO #1379, 4121 **NR Status Code:** 6Z
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

Composed of two attached buildings, the Garage (LACO Nos. 1379 and 4121) is located in an open area directly southeast of the intersection of Laurel and Bonita Streets and west of Juniper Street. The Garage is one-story, with a central roof projection, asymmetrical in appearance and rectangular in plan. Long and linear, the wood-framed, utilitarian building is capped by a shed roof with a front overhang and shallow eaves. The building sits on a concrete slab foundation. Both the roof and the exterior walls are covered with corrugated metal sheets. Windows are located on the south and west elevation of LACO No. 1379 only and include two windows that have been boarded up and one wood sash two-over-two casement window with safety glass. The north façade consists of an open loggia supported by wood posts. The ground north of the garage is paved with asphalt whereas the area south of the building is dirt with patchy grass and weeds. The property is in deteriorated condition.

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

P5b. Description of Photo: (View, date, accession #) Overview of South elevation, Facing North, January 29, 2007

***P6. Date Constructed/Age and Sources:** 1926-1929 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

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

Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
 HRI# 19 - 189404
 Trinomial

Page 2 of 2

*Resource Name or # (Assigned by recorder) Garage (LACO Nos. 1379 and 4121)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc.

*Date: June 2, 2008

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

No building permits or original architectural drawings were found for this building. Alterations to the building include the removal of the original windows and the replacement of the loggia wood posts on the north façade.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Garage (LACO Nos. 1379 and 4121) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected from 1926 to 1929 as a storage area for large vehicles and building materials for the County Poor Farm. The building continued to serve in this capacity until the late 20th century when it was abandoned.

Although the building has been somewhat altered, its exterior appearance still reflects the District's period of significance. The building has retained most of its character-defining features including; a series of large, open bays; wood framed structural system; minimal window openings; and exterior walls and roof clad in corrugated metal sheets.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI# 19-189405
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) Garage, Shed (LACO NO. 4118)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: June 2, 2007 Continuation Update

This is an update to two previous surveys:

- Resource Identifier:** Rancho Los Amigos Medical Center **CHR Status Code:** 2D2
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995
- Resource Identifier:** LACO #4118 **NR Status Code:** 6Z
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Garage, Shed (LACO No. 4118) is located directly southeast of the intersection of Laurel and Bonita Streets. The Garage, Shed is one-story, symmetrical in appearance and rectangular in plan. The wood-framed building is capped by a shed roof with sloping front overhang and shallow eaves, and is covered by corrugated metal sheets. The building sits on a raised concrete foundation and its exterior walls consist of corrugated metal sheets. The south façade consists of an open loggia supported by wood posts. The ground surrounding the garage is paved with asphalt. The property is in deteriorated condition.

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



P5b. Description of Photo: (View, date, accession #) *Overview of South elevation, Facing North, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *circa 1965 according to historic aerial photographs*

***P8. Recorded by:**
*Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107*

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI# 19-189405
Trinomial

Page 2 of 2

*Resource Name or # (Assigned by recorder) Garage, Shed (LACO NO. 4118)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc.

*Date: June 2, 2008

 Continuation Update***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. However, the current study confirmed that Garage, Shed (LACO No. 4118) is no longer a contributor to the significance of the Historic District due to a date of construction that post-dates the 1888-1952 period of significance of the Historic District. According to historic aerials, the building was erected in circa 1965. A revised CHR status code of 6Z is recommended.

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 #: 5798 Lincoln Avenue (Map Reference No. 21-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township: 3S Range: 12W Section: 17

c. Address: 5798 Lincoln Avenue City: South Gate

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

e. Other Locational Data: APN: 6243-012-020

S.B.B.M.

Zip: 90280

***P3a. Description:**

The subject property is a one-story residence with some elements of the Ranch House style. The roughly rectangular plan building sits on a concrete foundation and is capped by a side-gabled roof sheathed in asphalt shingles. Smooth stucco sheathes its wood frame structural system, except at the front porch, where the cladding consists of vertical wood planks. Windows are non-original vinyl sashes. The front door is located on the elevation but is obscured by a metal security door. A gable-roof, stucco-clad detached garage is located at the rear of the property, fronting Center Street. The property is on a level corner parcel and is landscaped with ornamental plants and trees. Alterations include the replacement of original window and an apparent rear addition. The property is in good condition overall.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

South elevation; camera facing north.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1942 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

October 19, 2018.

*P10. Survey Type:

Intensive

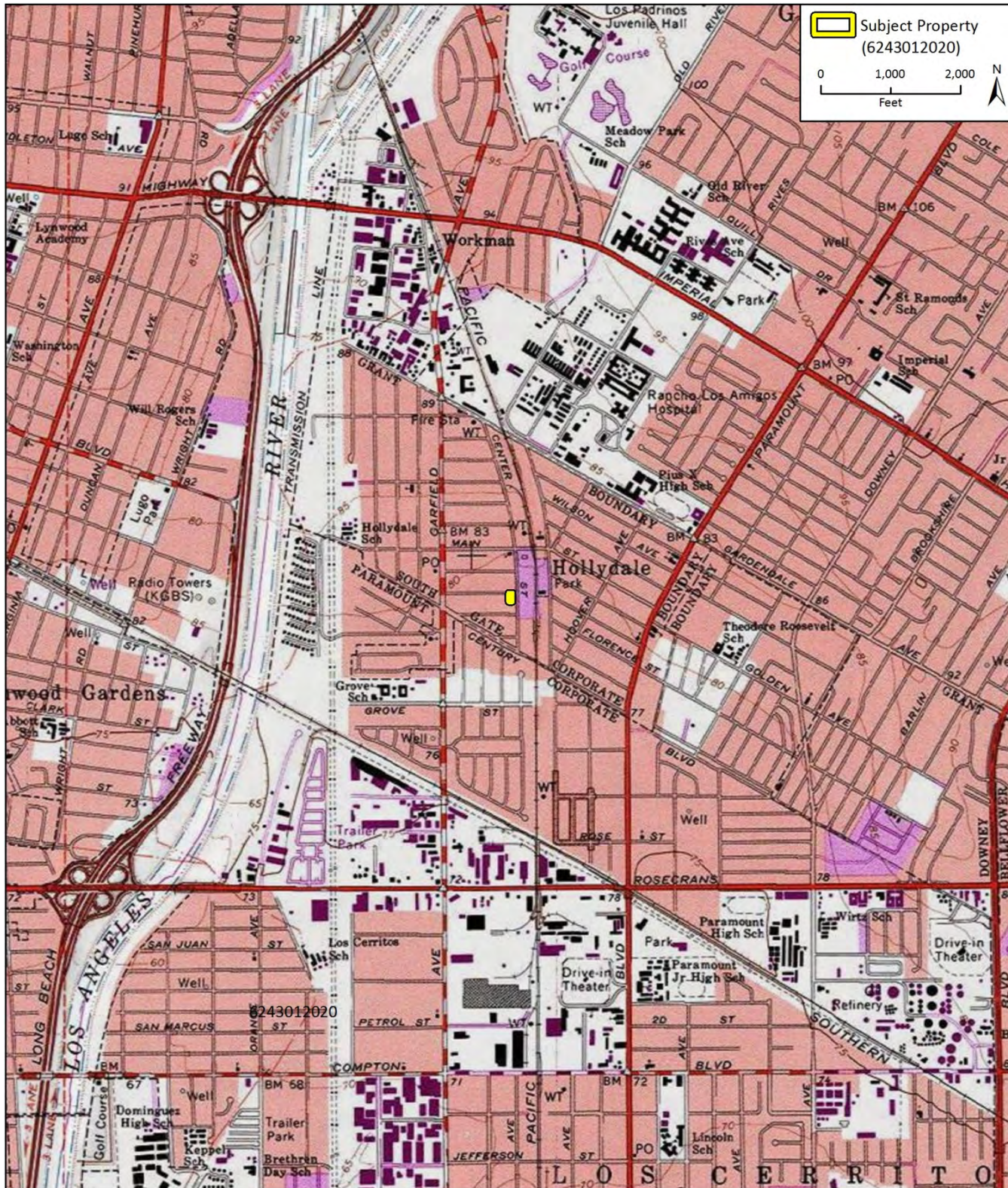
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 5798 Lincoln Avenue (Map Reference No. 21-001)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: Ranch House-style influenced

***B6. Construction History:**

The subject building was constructed in 1942, according to parcel data. The windows were subsequently replaced.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residence constructed in 1942. Aerial photographs indicate that, since at least as early as 1954, the property's surroundings have been characterized by single-family homes west of Center Street and industrial development to the east. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is an extremely common example of a Ranch House-style influenced residence and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

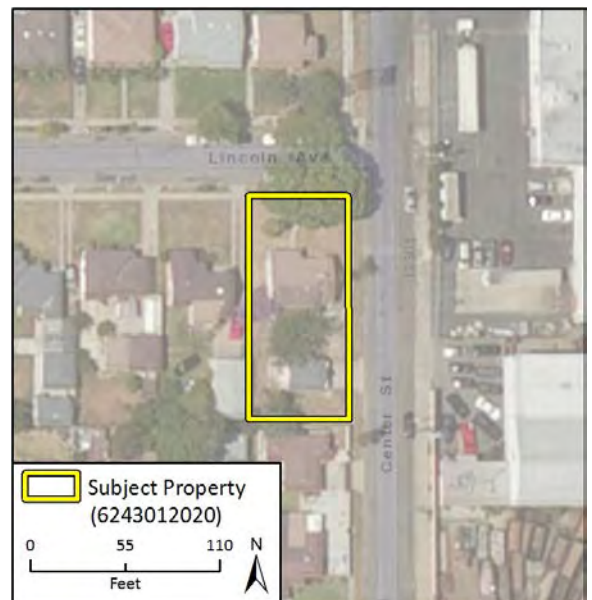
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed July 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: November 29, 2018

(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 3

*Resource Name or #: 12340 Center Street (Map Reference No. 21-002)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township: 3S Range: 12W Section: 17

c. Address: 12340 Center Street

City: South Gate

S.B.B.M.

Zip: 90280

d. UTM: Zone: mN (G.P.S.)

e. Other Locational Data: APN: 6243-025-028

***P3a. Description:**

The subject property is a square parcel occupied by two buildings, a warehouse and offices, both of no discernable architectural style. Building #1 is a one-story warehouse. Rectangular in plan, the building sits on a concrete foundation and is capped by a metal-clad roof that is flat at its north end and gabled at the south. Standing seam metal sheathes its structural system. Fenestration is limited to several large bays located on the north and west elevations.

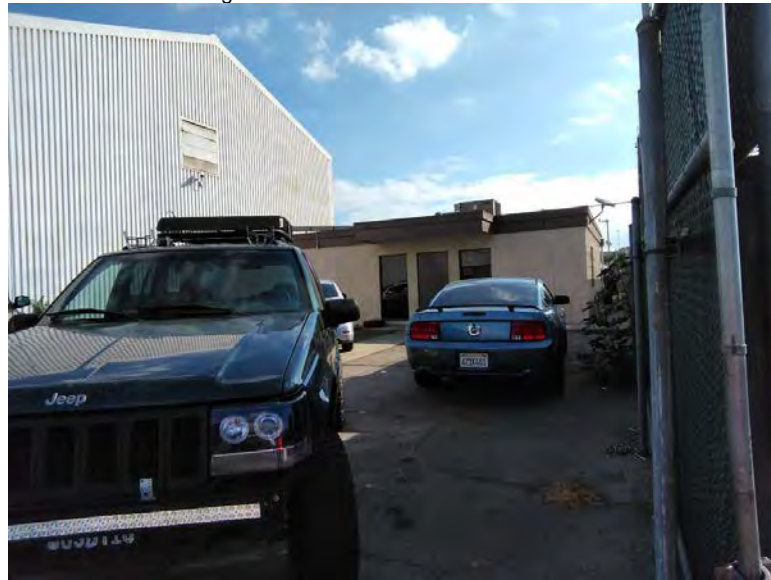
Building #2 is a one-story office building. The rectangular plan building sits on a concrete foundation and is capped by a flat roof. Smooth stucco sheathes its wood frame structural system. Windows are fixed pane, aluminum sash. The entrance is located on the south elevation and features a solid door of undetermined construction material. There are no apparent significant alterations to the building.

All open space on the parcel is paved. The property is secured with a concrete-block wall topped with chain-link fencing and razor wire. The property is in good condition overall.

*P3b. Resource Attributes: HP8. Industrial building

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

P5a. Photo or Drawing



P5b. Description of Photo:

West facade of building #1 (left) and south and west facades of building #2; camera facing northeast.

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

Historic Prehistoric Both

1974 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Rachel Perzel & Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

December 26, 2018

*P10. Survey Type: Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
 HRI#
 Trinomial

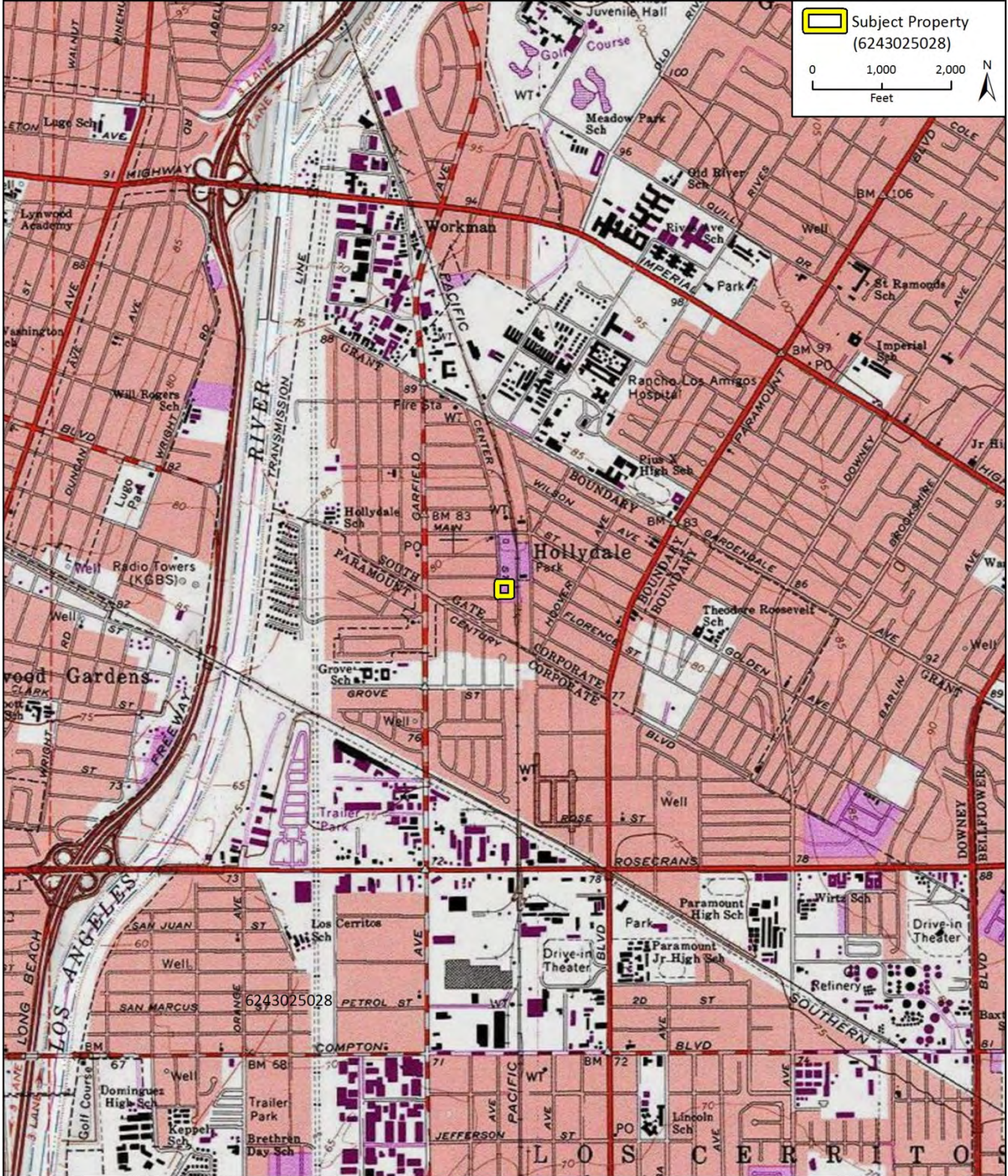
Page 2 of 3

*Resource Name or # 12340 Center Street (Map Reference No. 21-002)

*Map Name: *South Gate*

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 12340 Center Street (Map Reference No. 21-002)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
*B5. Architectural Style: No discernable style
*B6. Construction History:

According to County assessor data, the subject buildings date from 1974. There are no apparent significant alterations to either building.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family residential building constructed in 1948. It was developed in 1974, likely for industrial purposes. By 2006, United Steel Corporation operated at the site (Newspapers.com 2018). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

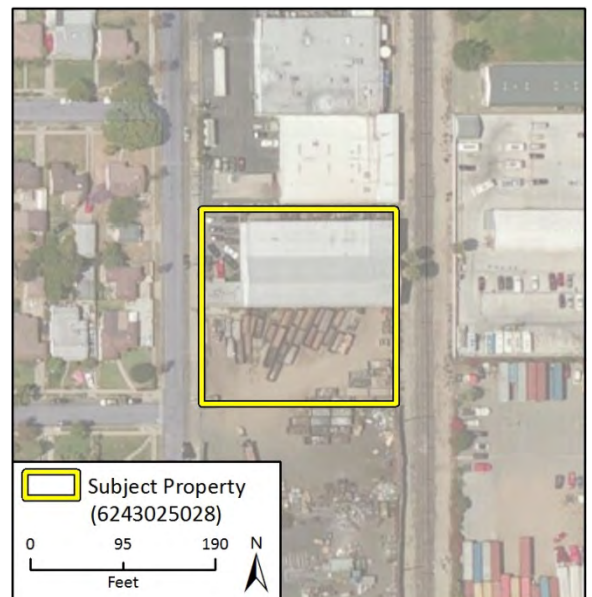
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.
- Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed July 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: October 22, 2018

(This space reserved for official comments.)



Other Listings
Review Code Reviewer Date

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*Resource Name or #: 5783 Florence Avenue (Map Reference No. 21-003)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township 3S, Range 12W, Section 17 S.B.B.M.

c. Address: 5783 Florence Avenue City: South Gate Zip: 90280

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

e. Other Locational Data: APN: 6243-012-037

***P3a. Description:**

The subject property is a one-story residence designed in no discernable style. The L-plan building sits on a concrete foundation and is capped by a complex hipped roof sheathed in asphalt shingles. Smooth stucco sheathes its wood frame structural system. Fenestration consists primarily of nonoriginal vinyl-frame windows in a variety of configurations. The front door is located on the south elevation but is obscured by a metal security door. The property is located on a level corner lot and is landscaped with a lawn, ornamental plants, and a mature tree. Alterations include the replacement of original window and roofing materials. The property is in good condition overall.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
South elevation; camera facing north.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1942 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Carolyn Neer & James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

October 19, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

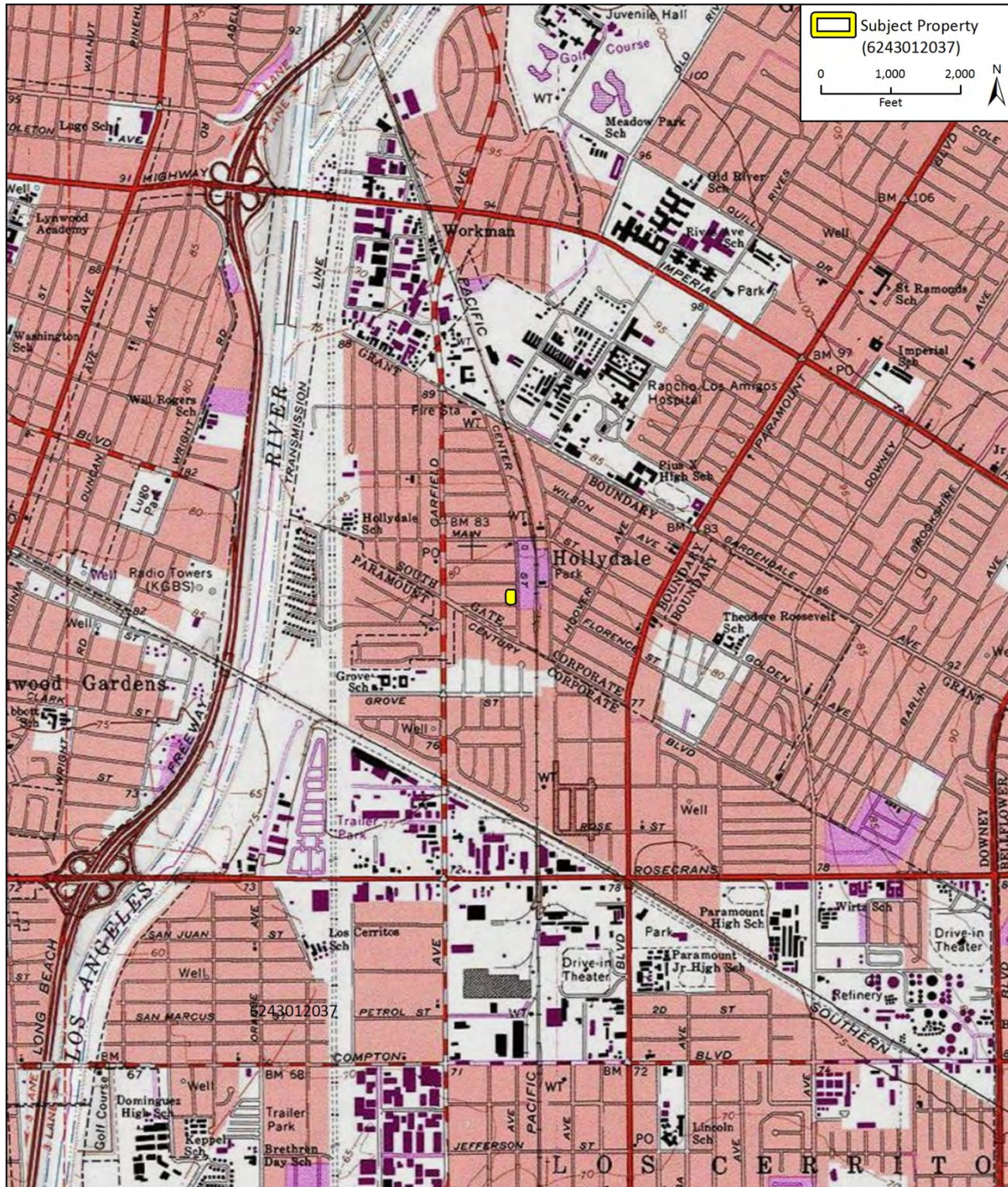
Page 2 of 3

*Resource Name or # 5783 Florence Avenue (Map Reference No. 21-003)

*Map Name: South Gate

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 5783 Florence Avenue (Map Reference No. 21-003)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: No discernable style
*B6. Construction History:

According to parcel data, the subject residence was constructed in 1942. The windows were subsequently replaced.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residence constructed in 1942. Aerial photographs indicate that, since at least as early as 1954, the property's surroundings have been characterized by single-family homes west of Center Street and industrial development to the east. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is an ordinary single-family residence designed in no discernable style and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

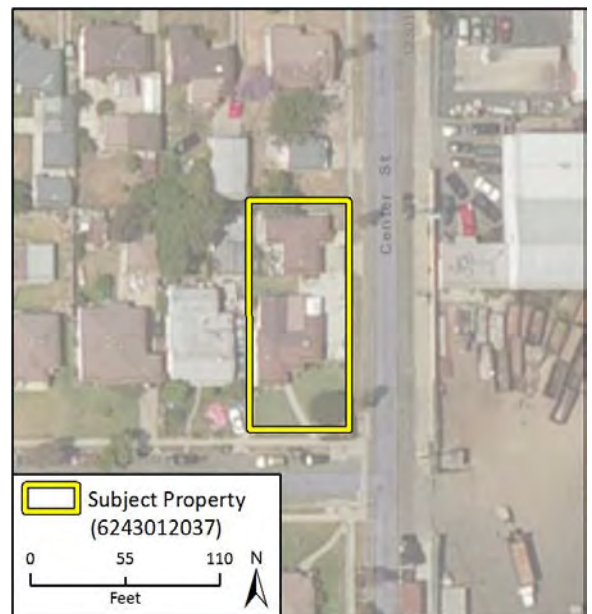
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: November 29, 2018

(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 3

*Resource Name or #: 12318 Industrial Avenue (Map Reference No. 21-004)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S, Range 12W, Section 8 S.B.B.M.

c. Address: 12318 Industrial Avenue City: South Gate Zip: 90280

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

e. Other Locational Data: APN: 6243-027-011

***P3a. Description:**

The subject property is a one-story residential triplex designed in no discernible style. The irregular plan building sits on a concrete foundation and is capped by a cross-hipped roof sheathed in asphalt shingles. Stucco sheathes its wood-frame structural system. Windows are vinyl replacement sashes. Entrances to the building are located on the south elevation, their door types obscured by metal security doors. Three metal roll-up replacement garage doors face the west. The property is located on a level corner parcel and is landscaped with a small lawn, mature trees, and various decorative plants. The building is in good repair. Alterations include the replacement of original windows and garage doors.

*P3b. Resource Attributes: HP3. Multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

South and east elevations; camera facing northwest.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1950 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

April 5, 2019

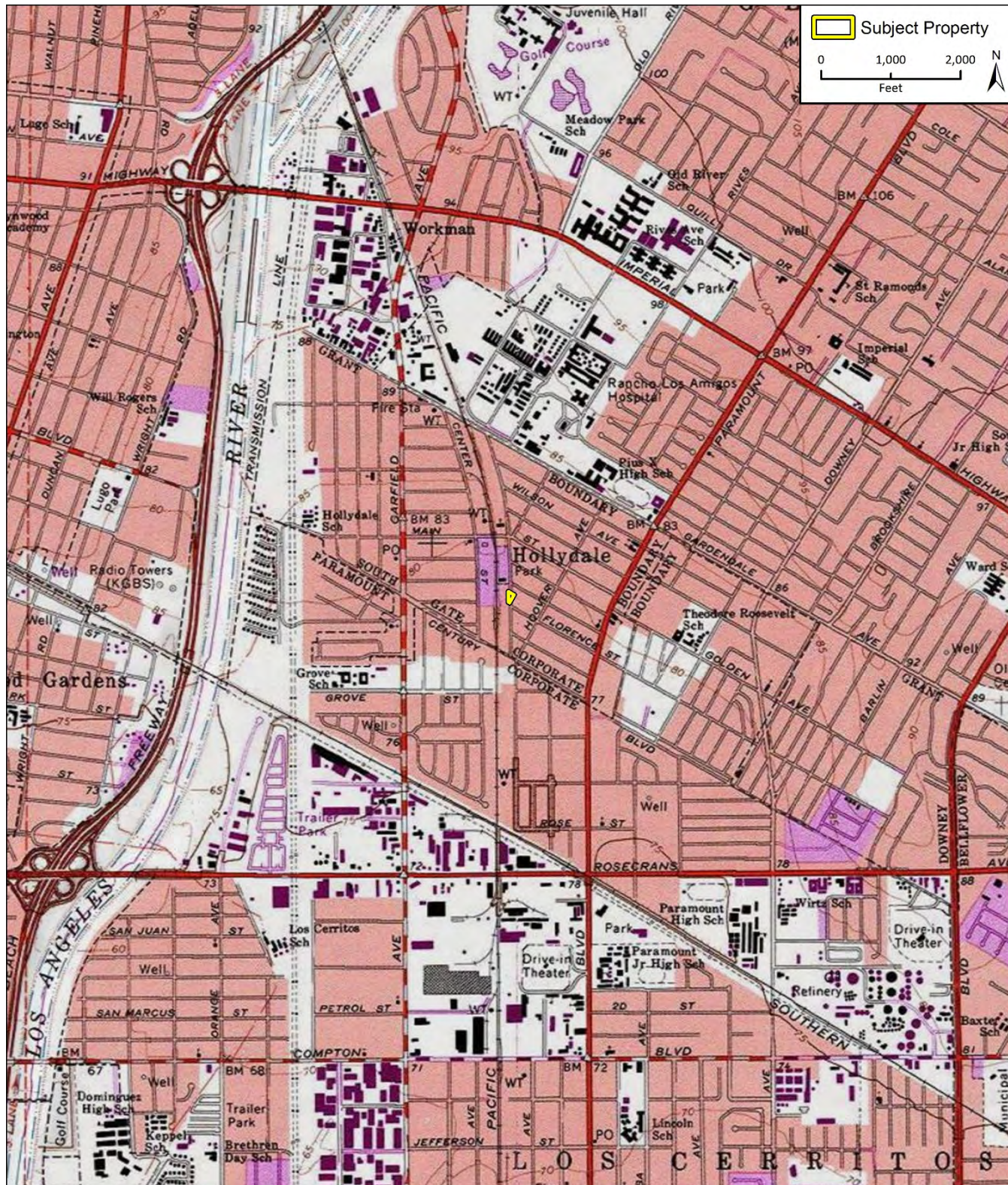
*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 12318 Industrial Avenue (Map Reference No. 21-004)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Residential

*B5. Architectural Style: No discernible style

*B6. Construction History:

According to parcel data, the subject building was completed in 1950. Visual inspection suggests the windows and garage doors were replaced in recent years.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family residential building constructed in 1950. Historic aerial photographs indicate that, by 1954, properties adjacent to the nearby railroad line were developed for industrial purposes and areas on either side of that corridor were fully built for residential use (Netronline 2019). Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). The building is an ordinary example of a residential triplex constructed after World War II and 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987.
<http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed June 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed June 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed June 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed June 2019.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: June 19, 2019

(This space reserved for official comments.)



Other Listings
Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: 5780 Florence Avenue (Map Reference No. 21-005)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S, Range 12W, Section 17 S.B.B.M.

c. Address: 5780 Florence Avenue City: South Gate Zip: 90280

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

e. Other Locational Data: APN: 62430-11-013

***P3a. Description:**

The subject property is a one-story residential building designed in a Minimal Traditional style. The property integrates the following character-defining features of the Minimal Traditional Style: one-story configuration, rectangular plan, low-pitched hipped roof, stucco wall cladding, shallow entry porch with slender wood supports, and lack of exterior decorative detailing. The building sits on a concrete foundation; its roof is sheathed in asphalt shingles and aluminum sliding windows. Entrances to the building are located on the north and south elevations and feature solid wood doors. Located immediately behind the residence is a detached garage with stucco cladding, a hipped roof, and a metal roll-up garage door. The property is located near the intersection of Florence Avenue and Center Street on a level parcel and is landscaped with a lawn, ornamental trees, and shrubs. Alterations include the replacement of the garage door. The property is in good condition overall.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

North elevation (primary façade); camera facing south

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

Historic Prehistoric Both

1948 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Carolyn Neer & James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

November 29, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

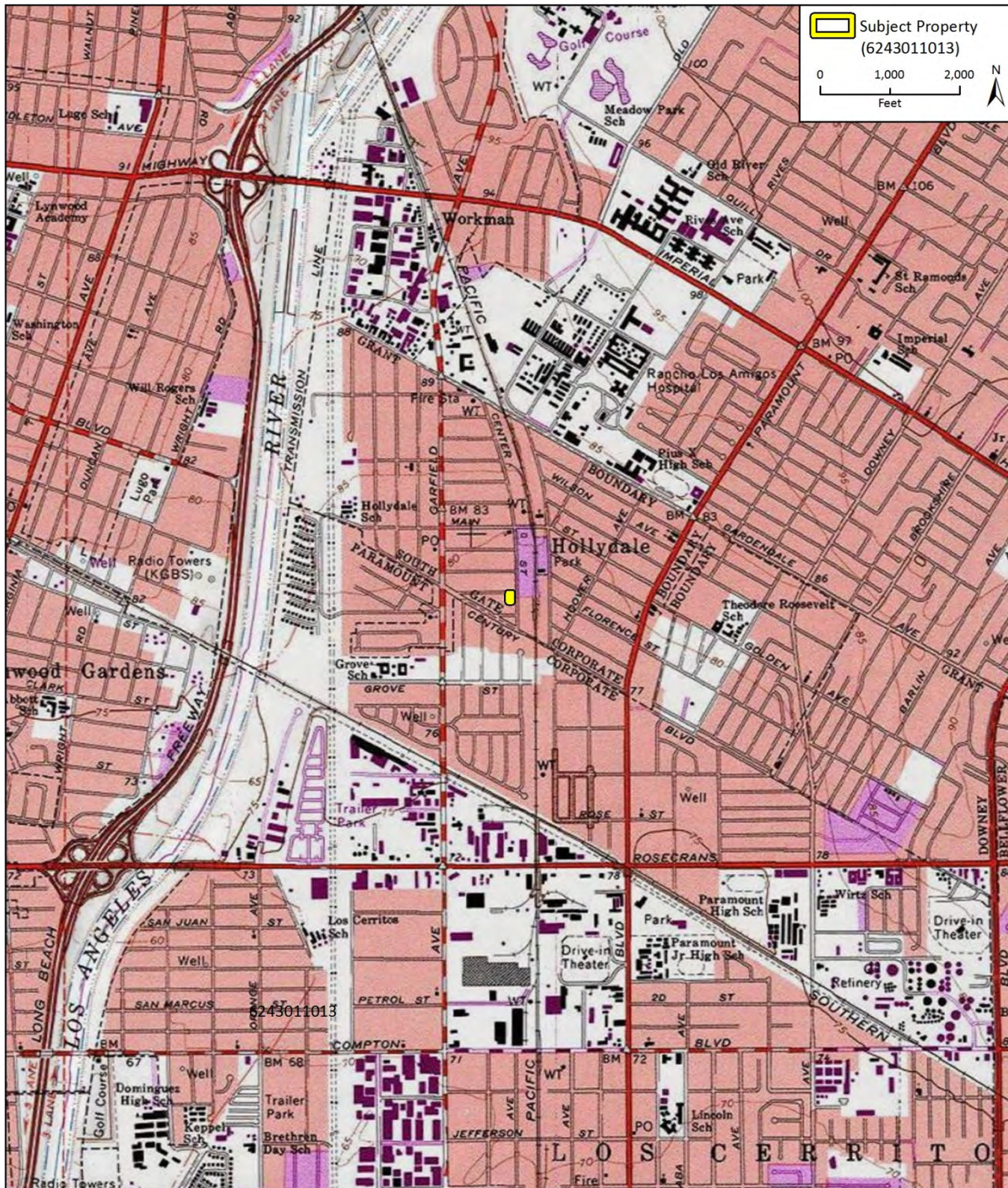
Page 2 of 3

*Resource Name or # 5780 Florence Avenue (Map Reference No. 21-005)

*Map Name: South Gate

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 5780 Florence Avenue (Map Reference No. 21-005)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: Minimal Traditional

***B6. Construction History:**

According to parcel data the subject residence was constructed in 1948. Alterations include the replacement of the garage door.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residence constructed in 1948. Aerial photographs indicate that, since at least as early as 1954, the property's surroundings have been characterized by single-family homes west of Center Street and industrial development to the east. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a Minimal Traditional-style single-family residence and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: November 29, 2018

(This space reserved for official comments.)



Other Listings
Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: 6010 Florence Avenue (Map Reference No. 21-006)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S, Range 12W, Section 8 S.B.B.M.

c. Address: 6010 Florence Avenue City: South Gate Zip: 90280

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

e. Other Locational Data: APN: 6243-027-020

***P3a. Description:**

The subject property is a one-story single-family residence designed in no discernible style. The irregular plan building sits on a concrete foundation and is capped by a cross-hipped roof sheathed in asphalt shingles. Stucco sheathes its wood-frame structural system. Windows are generally vinyl replacement sashes in various configurations, but also include the original multi-pane focal window. Entrances to the building are located on the north and west elevations and feature a front door obscured by a metal security screen and a metal swing-up garage door. The property is located on a level corner parcel and is landscaped with a small lawn, mature trees, and various decorative plants. The building is in good repair. Alterations include the replacement of original windows and a rear addition that adjoined the formerly detached garage to the house.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
north elevation; camera facing southwest.

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

Historic Prehistoric Both

1950 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

April 5, 2019

***P10. Survey Type:**

Intensive

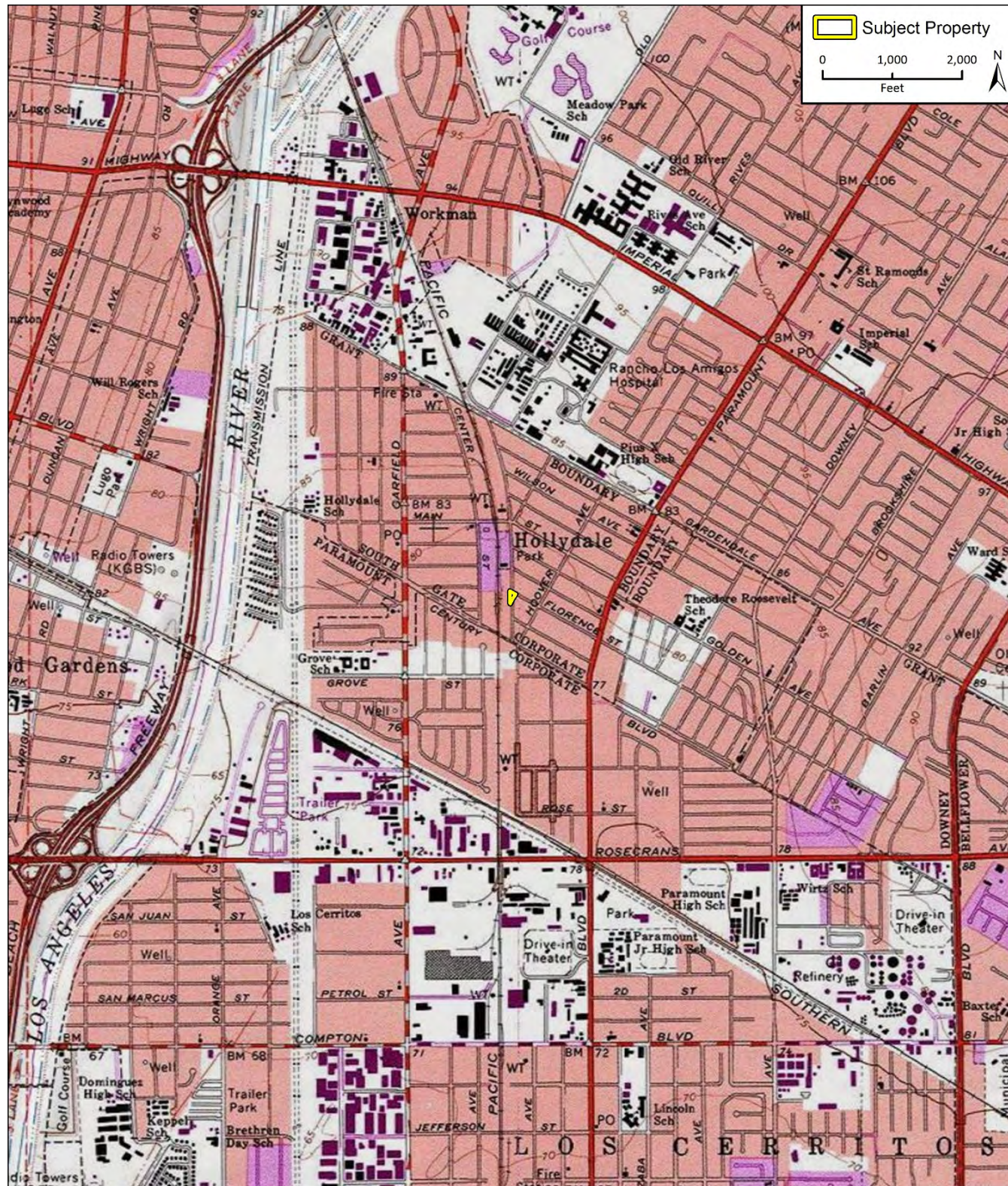
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 6010 Florence Avenue (Map Reference No. 21-006)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Residential

*B5. Architectural Style: No discernible style

***B6. Construction History:**

According to parcel data, the subject building was completed in 1950. Visual inspection suggests the windows and garage door were replaced in recent years. The rear addition was completed sometime between 1972 and 2004 (Netronline 2019).

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residence constructed in 1950. Historic aerial photographs indicate that, by 1954, properties immediately adjacent to the nearby railroad line were developed for industrial purposes and areas on either side of that corridor were fully built for residential use (Netronline 2019). Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). The building is an ordinary example of a single-family residence constructed after World War II and 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed June 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed June 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed June 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed June 2019.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: June 19, 2019

(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 3

*Resource Name or #: 5728-5730 Nevada Avenue (Map Reference No. 21-007)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S, Range 12W, Section 17 S.B. B.M.
 c. Address: 5728-5730 Nevada Avenue City: South Gate Zip: 90280
 d. UTM: Zone: mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 6243-011-024

***P3a. Description:**

The subject property is a duplex residence dating to 1929. The residence is constructed in the Spanish Revival style and includes a concrete foundation, stucco clad exterior, and flat roof with decorative red clay tiles along the minimally crenelated parapet. The primary façade of the building is situated facing Nevada Avenue to the north. This symmetrical façade features a projecting entry porch with a Mission-style roof, paired arch entryways, and red clay scuppers below the parapet. A low stucco-clad wing wall slightly projects from both sides of the entry porch. Shed-style overhangs project above the two windows that flank the main entrance.

Fenestration is comprised of unoriginal aluminum sliding windows which were installed at an unknown date. Windows retain their original wood surrounds. Metal drainpipes and rear entrances with wood doors are located on the east and southern façade. The property is in good condition.

*P3b. Resource Attributes: HP3. Multiple Family Property

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



P5b. Description of Photo:
 North façade; camera facing south.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
 1960 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
 N/A

*P8. Recorded by:
 Alexandra Madsen
 Rincon Consultants
 250 E. First Street, Ste. 1400
 Los Angeles, CA 90012

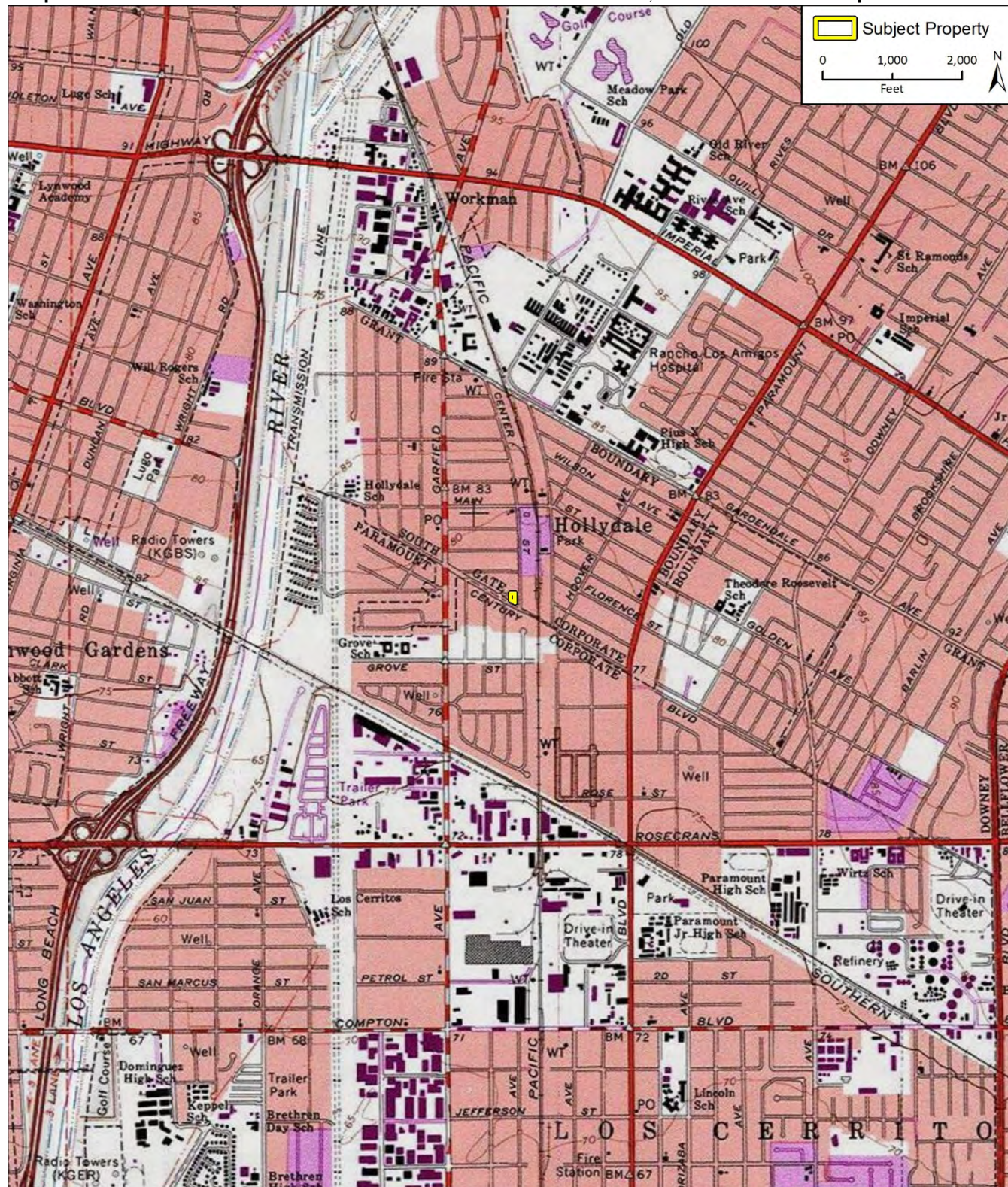
*P9. Date Recorded:
 January 19, 2018

*P10. Survey Type:
 Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 5728-5730 Nevada Avenue (Map Reference No. 21-007)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Mission Revival

*B6. Construction History:

According to County assessor data, the residence was constructed in 1929. All windows on the building appear to have been replaced with aluminum sliding windows at an unknown date. Archival research failed to ascertain the identities of the buildings' architect or contractor.

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

*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property is a Mission Revival-style residence constructed in 1929. Limited information was identified about its original architect and owner, or subsequent occupants. According to a review of available Paramount-Hollydale City Directories, in 1956, Duval G. and June L. Pawley were residing at 5728 Nevada Avenue and Howard H. Wilson was living at 5730 Nevada Avenue. Duval Pawley was listed as an employee of the Glass Container store. Howard H. Wilson was listed as retired.

The property is not eligible for listing in the National or California Registers or for local designation under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F.). The building is a relatively ordinary example of a Mission Revival-style residence; it 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, the property is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed May 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed May 2019.

T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Oct. 2018.

B13. Remarks:

*B14. Evaluator: Alexandra Madsen, Rincon Consultants

*Date of Evaluation: May 24, 2019

(This space reserved for official comments.)



CONTINUATION SHEET

In 2006, the subject property was evaluated and recorded for listing in the National Register of Historic Places (NRHP). The property was found ineligible for listing in the NRHP.

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. The present study concurs with the 2006 determination of ineligibility for the NRHP. In addition, although the 2006 study did not evaluate the resource for listing in the California Register of Historical Resources (CRHR), the present study concludes that the 2006 findings support the recommendation that the property is also ineligible for CRHR listing.



12508 Center Street, west elevation. Camera facing southeast.

References:

Taniguchi, Ben and Rebecca Smith

2006 Department of Parks and Recreation 523: 12508 Center Street, South Gate (Reference No. 8500131). Prepared by Ben Tanaguchi and Rebecca Smith/Galvin Preservation Associates, Inc. August 21.

PRIMARY RECORD

*Resource Name or # (Assigned by recorder) 12508 Center Street, South Gate, CA 90280

P1. Other Identifier: 1384 Kentucky Avenue (to 1929), 1384 Center Street (from 1930 to circa 1940)

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

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad South Gate Date T ;R %of % of Sec B.M.

c. Address 12508 Center Street City South Gate Zip 90280

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 6243-025-017

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

The evaluated building is located at 12508 Center Street in the Hollydale district of the City of South Gate, Los Angeles County. It is located on the east side of Center Street approximately 0.75 miles east of the Long Beach Freeway (I-710) and 0.25 miles north of the Century Freeway (I-105). The property is bordered to the south by Century Boulevard which is the northern most border of the City of Paramount. The Union Pacific Railroad runs parallel with Center Street just east of the evaluated building. The site vicinity consists of an industrial corridor on the east side of Center Street that was developed starting in the 1970s, an industrial area just east of the Union Pacific Railroad track that was constructed after 1970, and single-family residences to the immediate west and east of the railroad tracks constructed during 1941-42. There are single-family residences located to the south along Century Boulevard constructed in 1998; these homes are located in the City of Paramount. The evaluated property itself consists of an industrial building originally constructed in 1926. The topography of the area is generally flat.

(continued page 3)

*P3b. Resource Attributes: (List attributes and codes) HP8 Industrial building; HP4 Ancillary building

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

*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) View looking northwest at the south elevation. View taken on August 9, 2006.

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1926, Los Angeles County Assessor 1932, 1937, 1941, 1947 & 1991 (additions)

*P7. Owner and Address:
Rosecrans Land Incorporated
12508 Center Street
South Gate, CA 90280

*P8. Recorded by: Name, affiliation, and address
Ben Taniguchi/Rebecca Smith
Galvin Preservation Associates Inc.
1611 S. Pacific Coast Hwy. Suite 104
Redondo Beach CA, 90277

*P9. Date Recorded: August 10, 2006

*P10. Survey Type: (Describe)
 Intensive Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Section 106 compliance report for Royal Street Communications LLC candidate lease facility LA0563B (Harbor House).

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

BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: California Church Furniture Company
Harbor Furniture Manufacturing Company (from 1936), Harbor House Furniture Manufacturing Incorporated (from circa
 B2. Common Name: 1980)
 B3. Original Use: Industrial B4. Present Use: same
 *B5. Architectural Style Vernacular with no style
 *B6. Construction History: (Construction date, alterations, and date of alterations)
 (see page 7)
 *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features:
Incinerator and sawdust collector near southeast side of property.
 B9a. Architect: likely none b. Builder: unknown
 *B10. Significance: Theme The residential and industrial Area South Gate
development of Hollydale
 Period of Significance: 1926-1961 Property Type: industrial Applicable Criteria: N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The primary building being assessed was constructed in 1926 when the property was originally established as a furniture company. The building was assessed under the four criteria of the National Register of Historic Places (NRHP): Criterion A for its association with events that have made a significant contribution to the broad patterns of local history, regional history or history of the United States; Criterion B for its association with the lives of persons important to local, California, or national history; Criterion C for embodying the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values; and Criterion D for having yielded, or having the potential to yield, information important to the prehistory or history of the local area, California, or the nation. **The building does not appear to qualify for the NRHP (see evaluation on page 6).**

(continued page 4)

B11. Additional Resource Attributes: (List attributes and codes) HP4 Ancillary building (incinerator)
 *B12. References: (see page 7)

B13. Remarks:

*B14. Evaluator: Ben Taniguchi/Rebecca Smith
Galvin Preservation Associates Inc.
1611 South Pacific Coast Highway, Suite 104
Redondo Beach, CA 90277

*Date of Evaluation: August 21, 2006

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 11

*Resource Name or # (Assigned by recorder) 12508 Center Street, South Gate, 90280

Recorded By: Ben Taniguchi/Rebecca Smith Date: August 10, 2006 Continuation Update

***P3a. Description:** (continued from page 1)

The evaluated property consists of a building which was originally constructed as a brick industrial building in 1926. Over time, additions have been made to all four sides of the building. Workshop additions were made to three sides (the north, south and east elevations) of the original core brick building in 1932, 1937, 1941 and 1946. The addition to the east appears to be the 1932 addition. A two-story office addition made to the west elevation replaced a circa 1926 two-story building in 1991. It is unlikely that, due to the additions, very little of the original 1926 building remains except for a south facing brick wall. Thus, the main core building was essentially replaced by a newer building completed by circa 1946. Overall, the building does not exude a specific architectural style, but retains an overall industrial appearance. The evaluated building is one and two-stories with an irregular floor plan. The façade, which is essentially located on the 1991 two-story addition, is symmetrical and the building sits on a concrete foundation. The building has a wood structural system clad in ribbed metal siding on the south and west elevations, corrugated metal siding on the east elevation and red brick cladding on the 1991 addition. The building is covered by a mansard roof clad in hot mop asphalt and red clay tiles. The 1932 east elevation addition has a stepped roof. There are no eaves.

The primary entrance is located on the south facing side of the 1991 addition. It consists of an entrance that is sheltered by a fabric awing and the entry door is a glass door with a metal handle. Other entrances consist of large freight entrances located throughout the building. They are as follows: an entrance on the west elevation of the 1946 south elevation addition with a roll-up metal door and a concrete ramp, an entrance with a metal roll-up door and a concrete driveway on the "left" side of the west elevation, an entrance with a metal roll-up door on the "right" side of the south elevation and an entrance on the "right" side of the 1932 east elevation addition with corrugated metal sliding door. A metal staircase near the north facing side of the 1991 addition leads to a second-story entrance that consists of a plain metal door.

There are multiple window sets on the upper portion of the south elevation of the 1946 addition. They are symmetrically spaced and consist mainly of bands of three wood sash windows with multiple panes and a center hopper window. Other windows throughout the building consist of windows on the west elevation similar to those on the south elevation of the 1946 addition and a vinyl sash sliding window on the 1991 addition. There are multiple narrow east facing rectangular wood sash hopper windows on the upper part of the stepped roof of the 1932 east elevation addition.

Other decorative elements of this building include concrete pilasters on the 1991 addition.

Landscaping elements include several brick planters near the south elevation of the 1946 addition with relatively young vines attached to wood lattices, a relatively young tree near the main entrance to the 1991 addition and a mature tree near the north elevation addition.

Other features include an incinerator which was installed near the southeast corner of the property in 1957. In the circa 1970s, a new incinerator was installed and the existing incinerator was converted into a sawdust collector which is also located near the southeast side of the property. The south side of the property is bordered by a cast iron fence and the metal staircase leading to the 1991 addition is also surrounded by an iron fence.

The condition of the building is good.

Alterations to the building include workshop additions to the north, south and east elevations in 1932, 1937, 1941 and 1946 to the original core brick building. It is likely that little remains of the original 1926 core building except for a south facing brick wall. It also appears that the exterior cladding of the north and south elevations have been replaced with a ribbed metal siding and a mansard roof was added to the building. A two-story office building was added to the west elevation which replaced a circa 1926 two-story office building.

CONTINUATION SHEET

Page 4 of 11

*Resource Name or # (Assigned by recorder) 12508 Center Street, South Gate, 90280

Recorded By: Ben Taniguchi/Rebecca Smith

Date: August 10,
2006 Continuation Update***B10. Significance:** (continued from page 2)

The evaluated property is located in the Hollydale district of South Gate. Hollydale consists of a narrow southern extension of the city that is approximately two square miles in size. It is bordered by Gardendale Street to the north, Century Boulevard to the south and the Los Angeles River to the west. Hollydale is also bordered by two cities, Downey to the north and Paramount to the south; a short narrow section of Hollydale extends southward into Paramount.

Prior to 1870, the area which would eventually become South Gate consisted mainly of cattle ranches. During the 1870s, the local industry had shifted to sheep raising, agriculture and dairy due to the fertile soil and the available water source from nearby artesian wells. By around 1880, the local sheep were transferred to Arizona and the agricultural industry began to expand in the area. The transformation from a mainly agricultural area, which consisted primarily of cauliflower fields, to residential began with an announcement on September 23, 1917 of the availability of 268 half acre lots that were once part of the Cudahy Ranch. The sale of the lots was handled by realtor Charles B. Hooper who, on the day of the announcement, offered free bus rides and lunches to prospective buyers who were transported from downtown Los Angeles to the town site. The first home was constructed on one of the lots by December of 1917 and by September of 1918, 32 homes were completed. By 1919, 125 homes had been constructed. By the end of the decade the population of South Gate had reached nearly 500.

Although the subdivision of the approximately 130 acres of the Cudahy Ranch land signaled the transition from agricultural to residential, truck farms and orchards was still the dominant industry of South Gate. On January 20, 1923 South Gate became incorporated. Just prior to incorporation, six different unincorporated communities, which included Hollydale, had been created as a result of the subdivision of land. Immediately after the incorporation, the city made efforts to annex these communities. In 1928, the communities of Magnolia Park, Home Gardens and Hollydale were annexed by the city. By 1930, the population of the city had exceeded 20,000.

Prior to annexation, Hollydale had consisted mainly of truck farms, but the district began to evolve as industrial plants were being constructed in the late 1920s along Kentucky Avenue (now Center Street) which is adjacent to the Southern Pacific (now Union Pacific) railroad tracks. The rest of Hollydale consisted mainly of vacant land as there were only around twenty residents living in the district. The residential development of Hollydale was delayed by ten years as a result of the Great Depression. During the late 1930s, the Works Progress Administration (WPA), which was a program created in 1935 by the U.S. government to employ unskilled blue collar workers, came to Hollydale to utilize the vacant land to raise tomatoes, potatoes and corn.

The construction of a church in Hollydale in 1939 signaled the start of the residential building boom that had been delayed for the past decade. Numerous tract homes were constructed to the immediate west of the evaluated property and areas east of the Southern Pacific railroad tracks during 1941-42. More than 9,000 homes were built in South Gate between 1940 through 1945. Also during this period, the Los Angeles River was lined with concrete in 1939 as a direct result of a devastating flood that hit Southern California the previous year. During World War II, numerous manufacturing plants in South Gate converted their operations to help in the war effort. For example a headlight manufacturing plant adjacent to the evaluated property manufactured aircraft parts during the war.

Following the end of World War II, South Gate, and much of California in general, experienced a postwar boom in construction and population. By 1947, there were 75 industries located in the city and the population of the city was 45,801. The population growth was due in part to the general shift of the population westward to areas that had a high concentration of industries. The population grew to 51,116 by the end of the decade. During the height of the postwar period, approximately 7,000 homes were constructed in the city. Around 1960, State Route 7, which was renumbered to Interstate 710 in 1984, was completed through South Gate. The freeway runs parallel along the east side of the Los Angeles River and crosses the river prior to crossing Imperial Hwy. It is likely that manufacturing plants in the city benefited from the freeway because by the late 1960s transporting goods by truck was fast becoming a popular choice as it was more cost effective and faster than transporting by train. Thus during the 1970s and 1980s, numerous manufacturing plants sprung up along Center Street, which was most likely a direct result of the freeway. Therefore, the freeway caused a resurgence of the industrial corridor of the city during this period.

The evaluated building was constructed in 1926 as a warehouse/workshop for the California Church Furniture Company (CCFC). The CCFC was one of five manufacturing plants located on what was then Kentucky Avenue (now Center Street) in Hollydale and was likely the only company in the area at the time that manufactured furniture. The company operated until 1937, when the Harbor Furniture Manufacturing Company purchased the property. The company, founded by Alfred L. Tuttleton and his son Malcolm, specialized in the

(continued to page 5)

CONTINUATION SHEET

Page 5 of 11

*Resource Name or # (Assigned by recorder) 12508 Center Street, South Gate, 90280

Recorded By: Ben Taniguchi/Rebecca Smith

Date:

August 10,
2006

Continuation

Update

***B10. Significance:** (continued from page 4)

manufacture of residential wood furniture. The company was originally located south of its current location in Hynes California, which is now the city of Paramount.

The company was ready to expand by 1942 when they purchased an adjacent property to the east near the corner of Center Avenue and Century Boulevard, which contained a single-family residence. Likely due to the war, expansion was delayed and construction of a workshop addition on the newly acquired land did not occur until 1946. However by 1945, the company had opened another plant in South Gate at 8670 Atlantic Boulevard. The postwar building boom may likely have benefited the company as approximately 7,000 new homes were constructed just in the city alone between 1950 through 1964. And since the new homes were largely unfurnished, there was more than likely an increased demand for new furniture. In 1969, Alfred Tuttleton passed away and his son Malcolm became the company president. By the late 1970s, the company had changed its name to Harbor House Furniture Manufacturing Incorporated. In 1991, a new two-story office building replaced an existing two-story building. The company thrived throughout the 1990s despite the fact that numerous furniture stores were closing throughout California. After the death of Malcolm in 2001, his son Malcolm Jr. became the company president. Currently, The Rosecrans Land Incorporation occupies the evaluated property.

Integrity Statement

The subject building was evaluated against the seven aspects of integrity as outlined in National Register Bulletin 15. The seven aspects of integrity include location, design, setting, materials, workmanship, feeling and association.

The evaluated building retains its original location; it has not been moved.

The evaluated building was constructed in the Hollydale district of the City of South Gate in 1926. At the time of construction the area consisted primarily of farmland and was sparsely developed with a few manufacturing plants near the vicinity of the evaluated building. Residential development of Hollydale started in 1941 with the construction of residential tracts to the immediate west and east of the building. Manufacturing plants were constructed on the east side of Center Street and just east of the Union Pacific Railroad tracks starting in the 1970s. Thus the setting, feeling and association of the area have changed.

The evaluated building consists of an original core brick workshop building constructed in 1926 with additions to all four sides of the building. Overall, the building does not exude a specific architectural style. It is likely that, due to the additions, not much of the original 1926 building remains except for a south facing brick wall. Thus, the original building was essentially replaced through multiple alterations in circa 1946. Therefore, the design and material of the building have significantly changed.

The integrity of the evaluated building is poor. The condition of the evaluated building is good.

(continued to page 6)

CONTINUATION SHEET

Page 6 of 11

*Resource Name or # (Assigned by recorder) 12508 Center Street, South Gate, 90280
 Recorded By: Ben Taniguchi/Rebecca Smith Date: August 10, 2006 Continuation Update

*B10. Significance: (continued from page 5)

National Register of Historic Places Evaluation

The evaluated property was assessed under the four criteria of the National Register of Historic Places (NRHP). The property was found to not qualify as a significant property under the criteria. The following is a discussion of how that determination was made:

The property was assessed under Criterion A for its potential significance as a part of an historic trend that may have made a significant contribution to the broad patterns of our history. The evaluated building was constructed in 1926 as a warehouse/workshop for the California Church Furniture Company (CCFC). The CCFC was one of five manufacturing plants located on what was then Kentucky Avenue (now Center Street) in Hollydale and was likely the only company in the area at the time that manufactured furniture. The company operated until 1937, when the Harbor Furniture Manufacturing purchased the property. The company, founded by Alfred L. Tuttleton and his son Malcolm, specialized in the manufacture of residential wood furniture. The company was originally located south of its current location in Hynes California, which is now the city of Paramount. As the company began to grow and thrive, the surrounding area began to evolve from an agricultural district to a residential district. The construction of a church in Hollydale in 1939 signaled the start of the residential building boom that had been delayed for the past decade. Numerous tract homes were constructed to the immediate west of the evaluated property and areas east of the Southern Pacific railroad tracks during 1941-42. More than 9,000 homes were built in South Gate between 1940 through 1945. The company began to outgrow its facilities and in 1942 an adjacent property to the east near the corner of Center Avenue and Century Boulevard, which contained a single-family residence, was purchased. Likely due to the war, expansion was delayed and construction of a workshop addition on the newly acquired land did not occur until 1946. However by 1945, the company had opened another plant in South Gate at 8670 Atlantic Boulevard. The postwar building boom may likely have benefited the company as approximately 7,000 new homes were constructed just in the city alone between 1950 through 1964. And since the new homes were largely unfurnished, there was more than likely an increased demand for new furniture. However, no documentation could be found to show that the company played an important role in the development of Hollydale or the city of South Gate in that they were one of many manufacturing plants in the city and one of a few in Hollydale that provided jobs for those migrating westward prior to and after World War II. **Therefore, it does not appear to qualify for the NRHP under Criterion A.**

The property was considered under Criterion B for its association with the lives of persons significant in our past. At the time of its construction in 1926, the property was owned by the Mercantile Investment Company. In 1934, the property was purchased by E.A. Parkford, and in 1936, Mutual Building and Loan Association of Redondo Beach purchased the property. From 1937 to 1939, Harbor Furniture Manufacturing Company was the owner and from 1939 to 1940, Alfred L. Tuttleton was the sole owner. During the period that Guy Witter owned the property from 1940 to 1944, Alfred L. Tuttleton purchased an adjacent lot south of the property in 1942. From 1944 to 1954, Frank E. Dayton owned the property and for a four year period from 1954 to 1958, Alfred L. and Malcolm Tuttleton owned the property. Since then the property has been owned by Rosecrans Land Incorporated. Tuttleton, Parkford and Witter were associated with the property during the period of significance. However they were not significant in terms of the development of the industrial corridor of the Hollydale district. Also, no research could be found which identified one individual associated with the building to be significant to local, state or national history. **Therefore, it does not appear to qualify for the NRHP under Criterion B.**

The property was evaluated under Criterion C for embodying the distinctive characteristics of a type, period, or method of construction, or representing the work of a master, possessing high artistic values, or representing a significant and distinguishable entity whose components lack individual distinction. The evaluated property was originally constructed as a brick workshop building in 1926. Over

(continued to page 7)

CONTINUATION SHEET

Page 7 of 11

*Resource Name or # (Assigned by recorder) 12508 Center Street, South Gate. 90280

Recorded By: Ben Taniguchi/Rebecca Smith Date: August 10, 2006 Continuation Update***B10. Significance:** (continued from page 6)

time, many additions and modifications have been made to all four sides of the building. It appears, due to the additions, that none of the original 1926 building is left except for a south facing brick wall. Thus, the current building is essentially a building constructed in many stages by circa 1946. As it now stands, the building does not exude a specific architectural style and does not possess high artistic values. It is also very unlikely that an architect designed the original brick building on the site or was involved in any of its alterations and modifications. The builder of the evaluated building is unknown. Thus, this building does not appear to be the work of a master. The building also does not appear to be a contributor to a district, since the surrounding area has changed significantly since the construction of the building. Therefore, it does not appear to qualify for the NRHP under Criterion C.

The property was considered for Criterion D for the potential to yield or likelihood to yield information to prehistory or history. In order for buildings, structures, and objects to be eligible for this criterion, they would need to "be, or must have been, the principal source of important information." This is not the case with this property. Therefore, it does not appear to qualify for the NRHP under Criterion D.

In summary, the evaluated building does not appear to qualify for the NRHP. Therefore, this building is not a historic property for the purposes of Section 106. The property was not assessed for California Register of Historic Resources or local designation eligibility.

***B6. Construction History:** (continued from page 2)

The original building permit for the evaluated building could not be located. According to the Los Angeles County Assessor, the evaluated building was constructed in 1926. Additions to the original building began in 1932 and continued through 1991. The following building permits were obtained from the city of South Gate Division of Building and Safety.

- 1932: "Addition to factory."
- 1937: "Re-roof factory building."
- 1937: "Storage garage."
- 1941: "Storage building and stock saw room."
- 1945: "Balcony for manufacturing plant."
- 1946: "Type V manufacturing building."
- 1946: "Joining two buildings together with cover."
- 1957: "Multiple chamber incinerator."
- 1967: "2-2hr. walls to separate building."
- 1980: "Hot mop roof on shop."
- 1982: "40' high block wall 8' high 6" block solid grout...footing with 2 #4 bars along tracks on east."
- 1990: "Re-roof."
- 1990: "Demolish 2-story brick building."
- 1991: "Replace (brick building) with conventional construction."
- 2000: "Tear out and re-roof south 45 squares of building."
- 2002: "Tear out and re-roof partial commercial building. 25 squares."

***B12. References:** (continued from page 2)

- Beaudry, Barbara, *Hollydale*. unpublished, 1987.
- Bicentennial Heritage Committee, *South Gate 1776-1976*. South Gate, CA: South Gate Press, 1976.
- City of South Gate Division of Building and Safety (building permits).
- County of Los Angeles Public Library Hollydale branch (history paper on Hollydale).
- County of Los Angeles Public Library Leyland Weaver (South Gate) branch (1942-43, 1949, 1953, 1961 South Gate city directories and 1970, 1980 and 1989-90 South Gate telephone books).
- Lefson, Elizabeth V., Senior Planner city of South Gate Community Development Department, personal interview, August 10, 2006. (history of Hollydale, Los Angeles River and I-710).
- Los Angeles County Office of the Assessor (Property information).

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI _____

CONTINUATION SHEET

Page 8 of 11

*Resource Name or # (Assigned by recorder) 12508 Center Street, South Gate, 90280

Recorded By: Ben Taniguchi/Rebecca Smith Date: August 10, 2006

***B12. References:** (continued from page 7)

Los Angeles Public Library Central branch (1928, 1929, 1930, 1940-41 and 1945-46 South Gate city directories).

"The Times' Home Hunter." *Los Angeles Times*, 1 March 1942.

Tuttleton, Brent. Vice President of Harbor House Furniture Manufacturing Incorporated, personal interview, August 9, 2006. (company history)

"Workman Beaten by Strikers." *Los Angeles Times*, 26 April 1936.

www.earth.google.com (2006 South Gate aerial map).

CONTINUATION SHEET

Page 9 of 11

*Resource Name or # (Assigned by recorder) 12508 Center Street, South Gate, 90280

Recorded By: Ben Taniguchi/Rebecca Smith

Date: August 10, 2006

Continuation

Update



View looking northeast at the south elevation of the 1946 addition.



View looking northwest at the east elevation of the 1932 addition.



View looking northwest at the east elevation.



View looking northeast at the west elevation of 1991 office addition.



View looking southeast at the west elevation of the building



View looking southeast at the north elevation.

*Resource Name or # (Assigned by recorder) 12508 Center Street, South Gate, 90280

Recorded By: Ben Taniguchi/Rebecca Smith

Date:

August 10, 2006

Continuation

Update



View looking northeast at the entrance to the 1946 addition.



View looking northwest at the south facing entrance to the 1946 elevation addition.



View looking southwest at the entrance to the east elevation entrance to the 1932 addition.



View looking southeast at metal staircase leading to second story entrance to 1991 addition.



View looking northeast at the south elevation of the original 1926 core building.



View looking southwest at 1957 sawdust collector (center) and circa 1970s incinerator (left).

*Resource Name or # (Assigned by recorder) 12508 Center Street, South Gate, 90280

Recorded By: Ben Taniguchi/Rebecca Smith

Date: August 10, 2006 Continuation Update



View looking northeast at attached vacuum units attached to 1957 sawdust collector.



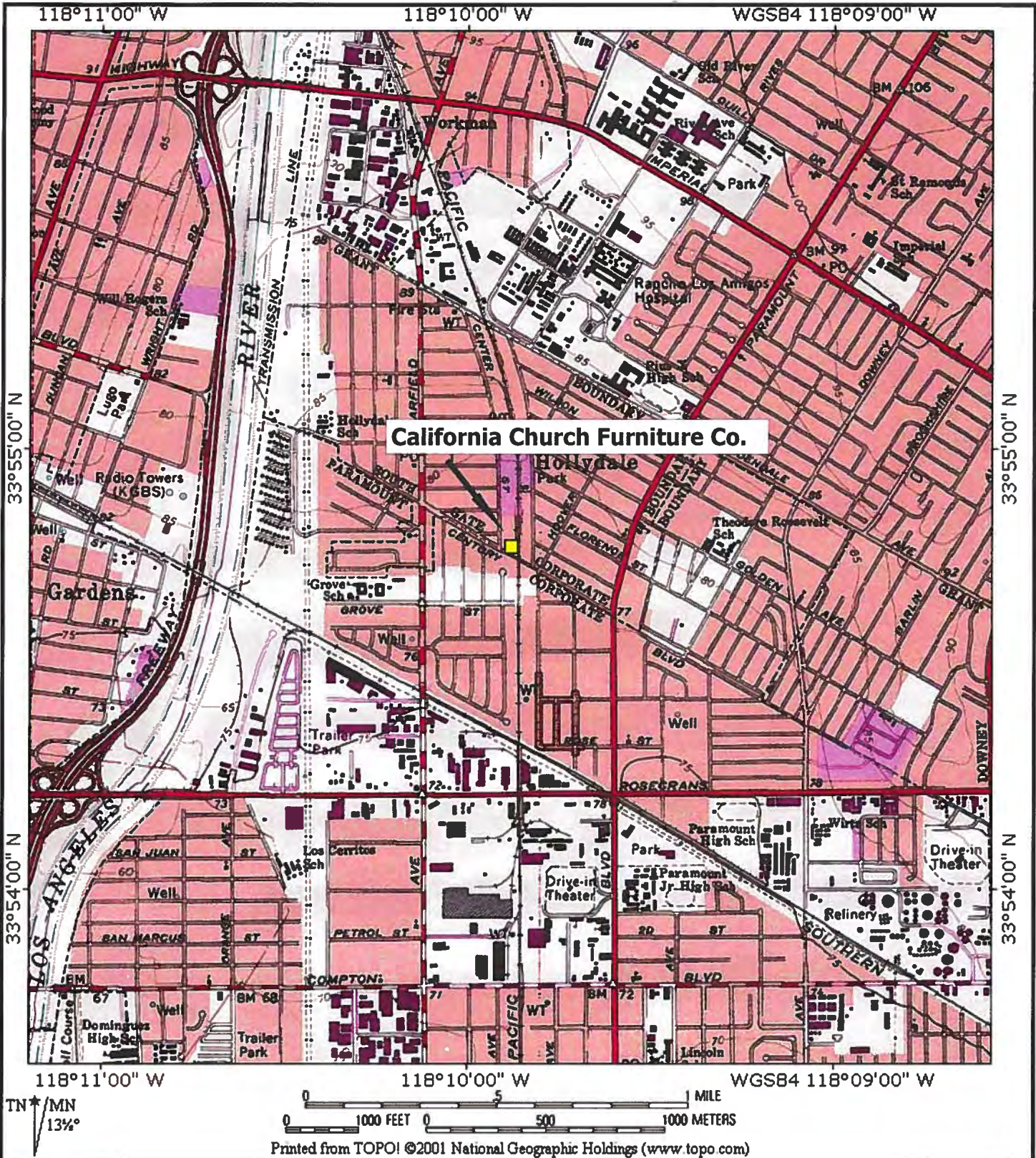
View looking east at the base of the 1957 sawdust collector.



View looking east at the base of the circa 1970s incinerator.



Red box indicates evaluated property. Numbers indicates the following: 1) Main core circa 1946 building, 2) 1932 addition, 3) 1946 addition, 4) 1991 two story office, 5) location of 1957 sawdust collector and circa 1970s incinerator. (2006 South Gate aerial map courtesy of Google Earth).



California Church Furniture Co.



EarthTouch, Inc.
 3135 North Fairfield Road
 Layton, Utah 84041
 Tel: 801.771.2800
 Fax: 801.771.2838

**Topographic Map
 (Site Location)**

**California Church Furniture Company
 12508 Center Street
 South Gate (Los Angeles Co), CA 90280
 T3S R12W Section 17**

Project: RS-LA-0563B / Harbor House

Source: USGS 7.5-minute quadrangle South Gate, CA

Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 6006 Nevada Avenue (Map Reference No. 21-009)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S, Range 12W, Section 17 S.B.B.M.

c. Address: 6006 Nevada Avenue City: South Gate Zip: 90280

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

e. Other Locational Data: APN: 6243-027-032

***P3a. Description:**

The subject property is a one-story, multi-family residential building designed in no discernible style. The roughly U-plan building sits on a concrete foundation and is capped by a cross-hipped roof sheathed in asphalt shingles. Stucco sheathes its wood frame structural system. Windows are generally horizontally sliding aluminum sashes but include at least one vinyl replacement sash. Entrances face the courtyard on the building's north side, their door types obscured by metal security screens. A rectangular-plan, hipped-roof, stucco-clad detached garage is located south of the residence. Its four wood-plank swing-up garage doors face the west. The property is located on a level corner parcel and is landscaped with a small lawn, mature trees, and various decorative plants. The building is in good repair.

*P3b. Resource Attributes: HP3. Multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
North elevation; camera facing southwest.

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

Historic Prehistoric Both

1954 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

April 5, 2019

***P10. Survey Type:**

Intensive

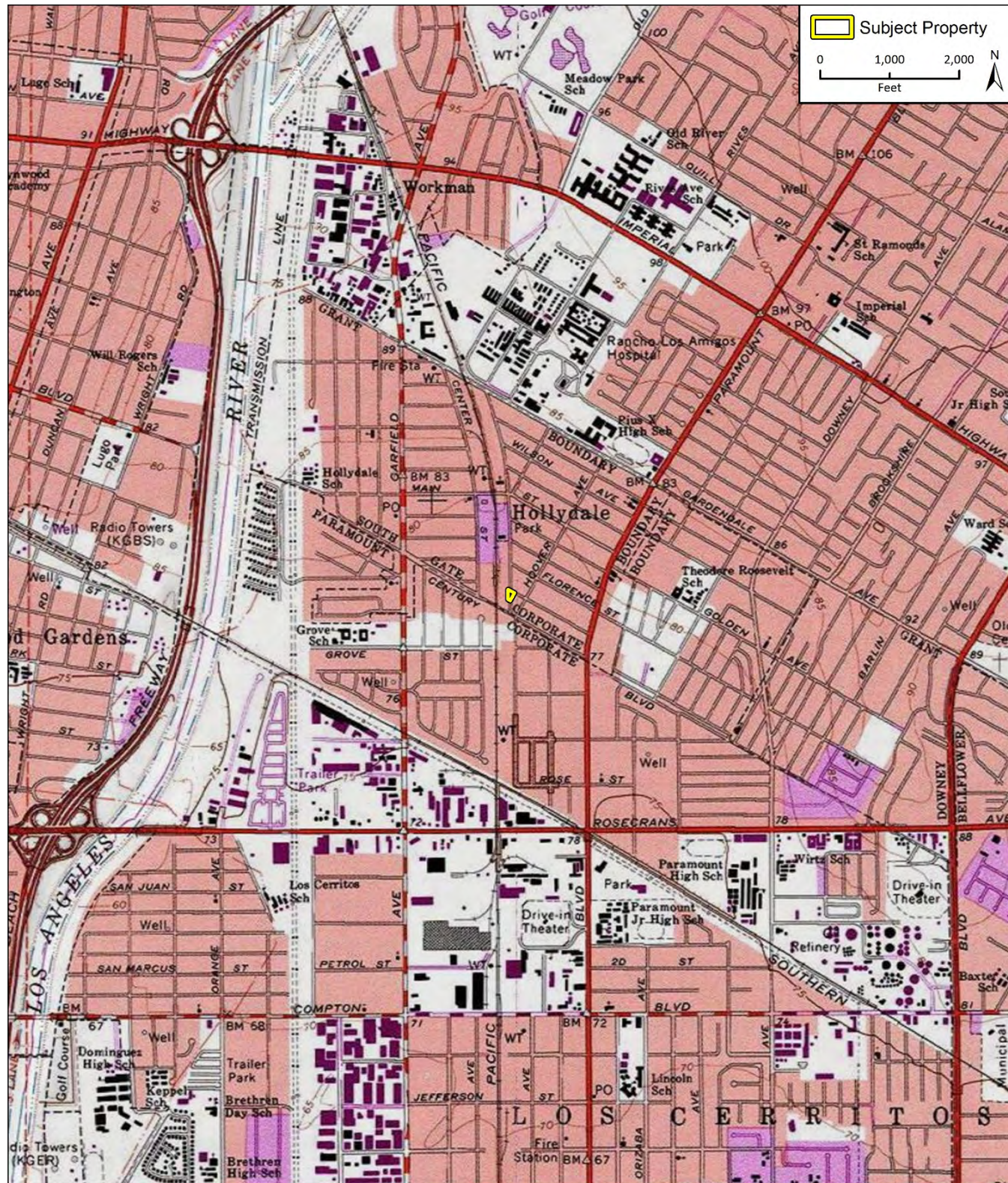
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 12318 Industrial Avenue (Map Reference No. 21-009)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: No discernible style

*B6. Construction History:

According to Los Angeles County Office of the Assessor parcel data, the subject building was completed in 1954.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family residential building constructed in 1954. Historic aerial photographs indicate that, by 1954, properties adjacent to the nearby railroad line were developed for industrial purposes and areas on either side of that corridor were fully built for residential use (Netronline 2019). Newspaper items reveal that former occupants include Phyllis Jean and Norman Sorenson and Sara and James Cloyd (*Los Angeles Times* 9/18/1955; *Long Beach Independent* 2/5/1962). Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). The building is an ordinary example of a multi-family residential building constructed in the post-World War II era and 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Long Beach Independent. 1962. "Head-On collision Injures 5 Persons." February 5. <https://www.newspapers.com/>. Accessed June 2019.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed June 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed June 2019.

Los Angeles Times. 1955. "Wilson-Sorenson." September 18. <https://www.newspapers.com/>. Accessed June 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed June 2019.

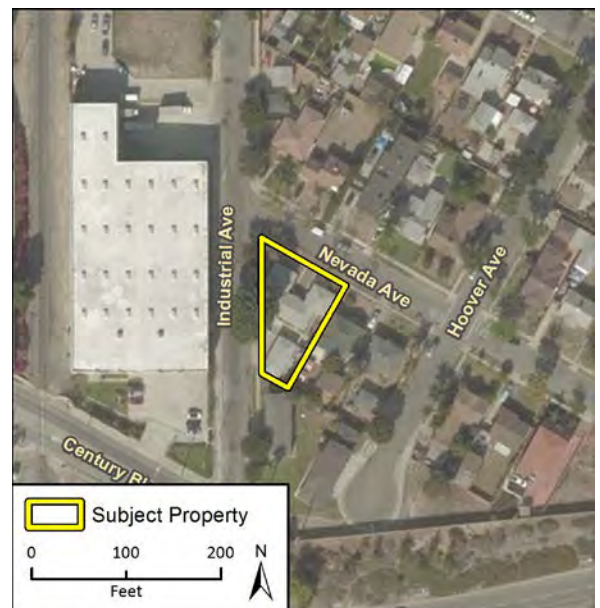
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed June 2019.

B13. Remarks: N/A

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: June 19, 2019

(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 3 *Resource Name or #: 12515 Hoover Avenue (Map Reference No. 21-010)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
 *b. USGS 7.5' Quad: *South Gate* Date: 1981 Township 3S, Range 12W, Section 17 S.B. B.M.
 c. Address: 12515 Hoover Avenue City: South Gate Zip: 90280
 d. UTM: Zone: mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 6243-027-039

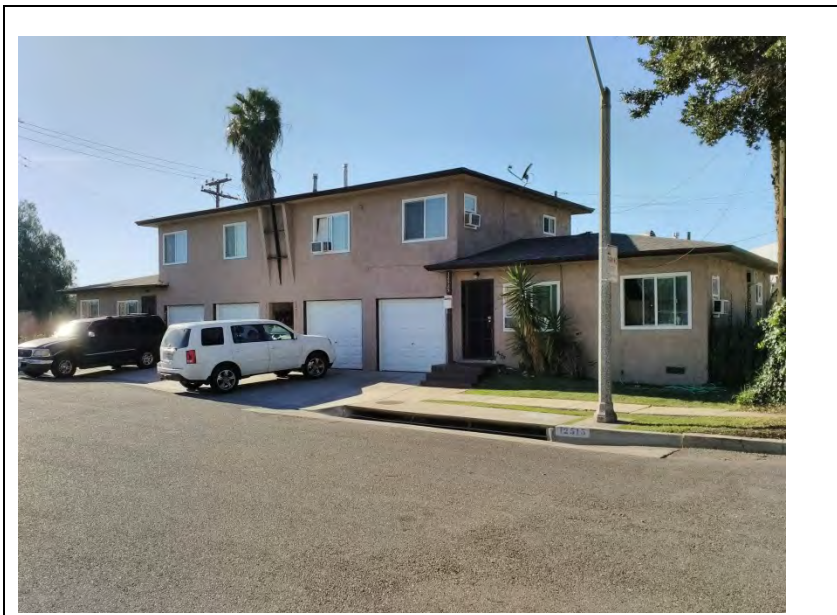
***P3a. Description:**

The subject property is a multi-family residential property on an irregularly-shaped parcel with street frontage on both Hoover Avenue and Industrial Avenue. The parcel contains two multi-family residential buildings separated by a grass lawn. The easternmost building fronts Hoover Avenue and features a rectangular footprint, hipped roofs clad with composition shingles, and a symmetrical design. The building is composed of a two-story element flanked by one-story elements. It is clad with rough stucco and showcases a decorative element on the second story of the façade, acting like a modern interpretation of a corbel. Fenestration consists of vinyl-framed sliding windows. The primary entrances to the building are located on the eastern façade. An opening leading to a staircase is centered on the ground level of the two-story section of the building. This entrance is flanked by two wooden tilt-up doors on each side. Each of the one-story sections has a single door entry accessed via a set of concrete steps. The entry doors are obscured from view by metal security doors. The western elevation features an exterior wooden staircase with a simple railing leading to a second story landing sheltered by a roof overhang and stuccoed posts supported by a half-wall. At least one additional entrance is located on the ground floor, recessed beneath the upper story.

Fronting Industrial Avenue, the westernmost building on the property is a one-story duplex with a rectangular footprint, a hipped roof and stucco cladding. Its western façade is very similar in design to the aforementioned building, featuring two wooden tilt-up doors at center, two single door entries accessed via concrete steps, and vinyl sliding windows.

*P3b. Resource Attributes: HP3. Multiple family property

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



P5b. Description of Photo:
 Southeast elevation; camera facing northwest.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both

1949 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
 N/A

*P8. Recorded by:
 Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded:
 January 23, 2019

*P10. Survey Type:
 Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural and Paleontological Resource Impacts Analysis Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

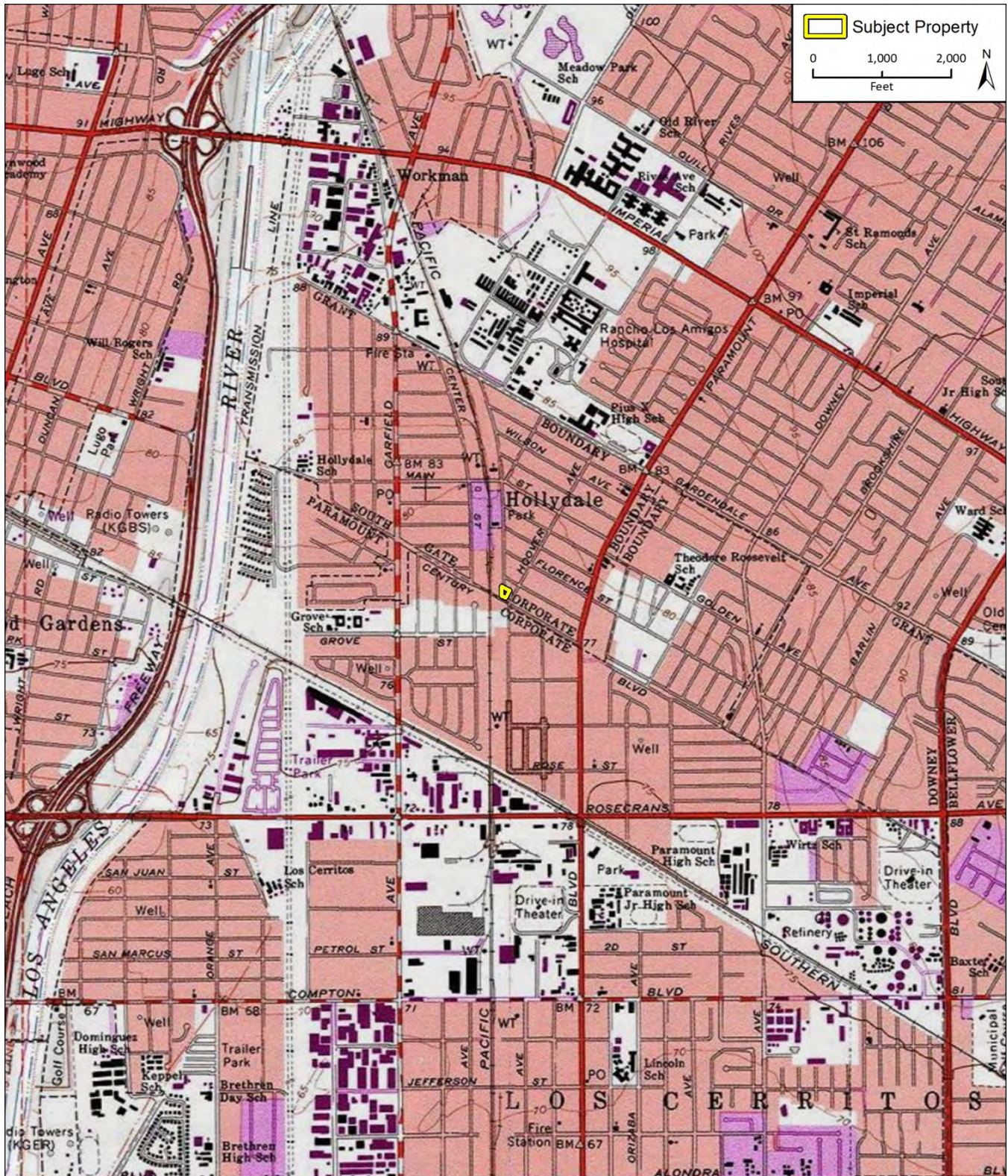
Page 2 of 3

*Resource Name or # 12515 Hoover Avenue (Map Reference No. 21-010)

*Map Name: South Gate

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 12515 Hoover Avenue (Map Reference No. 21-010)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-family residential
B4. Present Use: Multi-family residential
*B5. Architectural Style: No discernable style

***B6. Construction History:**

Both buildings were constructed in 1949 per the L.A. County Assessor. Original windows were replaced with vinyl sliders at an unknown date, and the stucco is also likely not original.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property was developed in 1949 with two multi-family residential buildings. Aerial photographs indicate that in the mid-century the property's surroundings were generally characterized by single-family homes to the north, east and south, and industrial development to the west/northwest. Archival research failed to identify the original owner, architect or contractor. Limited occupant information was available based on city directories and other sources. No consequential information was discovered on former owners or occupants.

Interstate 105 was constructed during the 1980s to early 1990s, a portion of which was built through South Gate and dramatically changed the setting immediately south of the subject property. This included dead-ending Hoover Avenue so that the easternmost building is now located in a cul-de-sac.

The property is not eligible for listing in the National or California Registers or for local designation under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F.). The buildings are relatively ordinary and altered examples of multi-family residences; they do not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, the property is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

- K.I. Strand & Dean S. Woodbury. 1955. South Gate City Directory. Accessed December 2018 at Ancestry.com
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.
- Newspaperarchive.com. "Home". [digitized archive]. Newspaper articles, various by location and date. <https://www.newspaperarchive.com/>. Accessed December 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: December 17, 2018

(This space reserved for official comments.)



Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 13811-13815 Arthur Avenue (Map Reference No. 21-011)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township 3S, Range 12W, Section 17

c. Address: 13811 Arthur Avenue City: Paramount

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

e. Other Locational Data: APN: 6242-022-001

S.B. B.M.
Zip: 90723

***P3a. Description:**

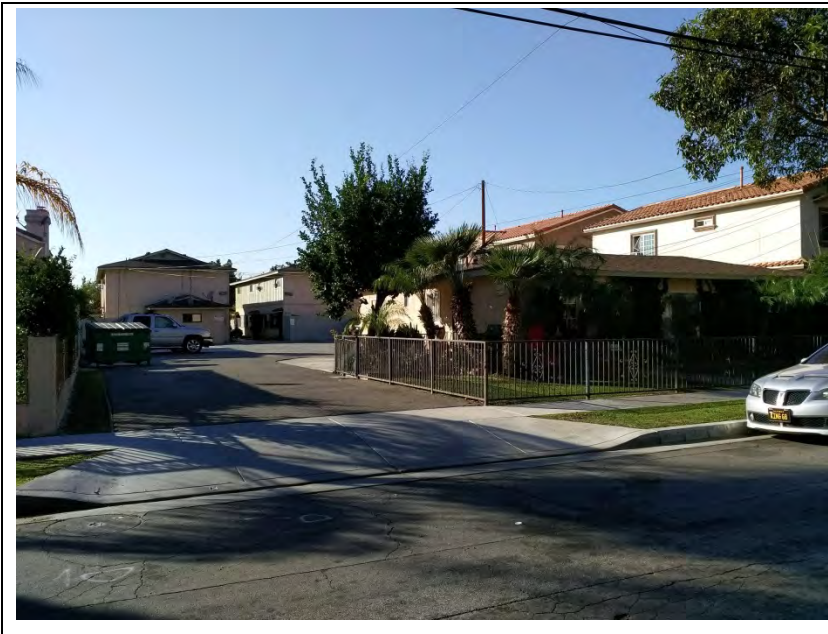
The subject property is a rectangular, multi-family parcel that contains a single-family residence and two apartment buildings. Due to a large setback the apartments are not clearly visible from the public ROW. At the front (east end) of the parcel is a one-story single-family residence with no discernible style. It has a nearly square footprint and is topped by what appears to be a hipped roof covered with composite shingles. Its exterior is clad primarily with stucco although the façade features stone veneer on the lower walls. Fenestration includes vinyl-framed windows. Located on the eastern façade, the primary entry door is obscured by a metal security door.

The two apartment buildings at the rear of the parcel share a similar design. Each is a two-story building with a rectangular footprint, topped with a gable-on-hipped roof covered with composite shingles. The gable faces are covered with vertical wood siding, and at least one of the apartment buildings features vertical wood siding on the second story. The southern apartment building has a small one-story section projecting from the eastern end of the building, which is also covered with a gable-on-hipped roof. Although not clearly visible from the public ROW, the primary entrances appear to face inward to the walkway between the buildings. Entry doors on the ground floor are each sheltered by a small roof; doors are obscured by metal security doors. Window materials could not be determined.

Landscaping in front of the single-family residence includes a grass lawn, palm and other trees, as well as ivy growing on the façade. A black iron rail fence surrounds the residence. Ground plantings were noted between entry doors to the apartment buildings. Hardscaping includes a driveway along the southern edge of the property and a parking area between the apartments and the front home. The property is in good condition.

*P3b. Resource Attributes: HP3. Multiple Family Property

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



P5b. Description of Photo:
Overview of property; camera facing west.

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

Historic Prehistoric Both

Single-family residence: 1958

Apartment buildings: 1963 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 12, 2018

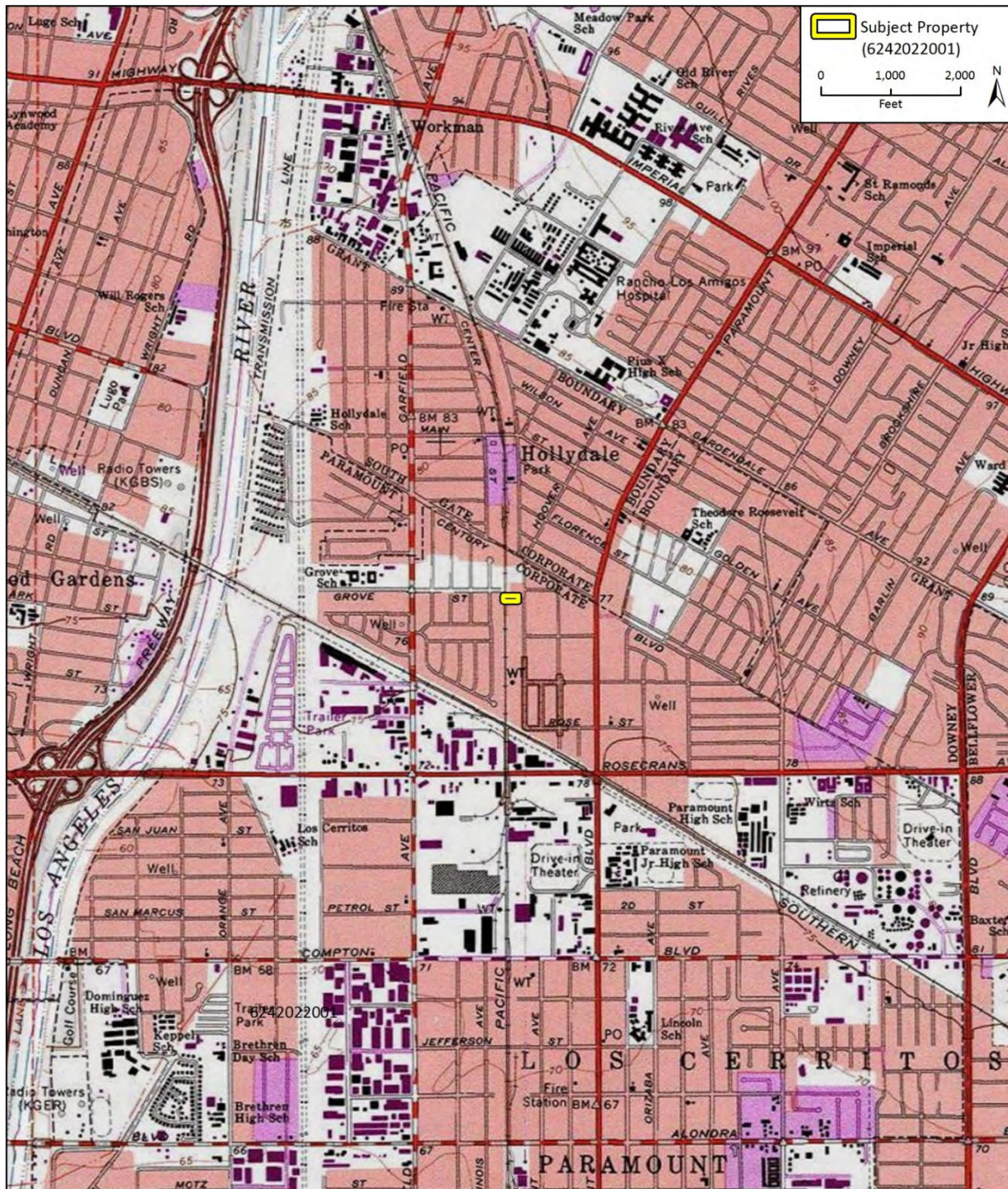
***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 13811-13815 Arthur Avenue (Map Reference No. 21-011)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-Family Residential B4. Present Use: Multi-Family Residential
*B5. Architectural Style: No discernible style

***B6. Construction History:**

Single-family residence built in 1958 and apartment buildings built in 1963 per L.A. County Assessor data. Alterations include non-original vinyl windows in the single-family residence.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family property containing a single-family residence built in 1958 and two apartment buildings built in 1963. City directories do not show 13811 or 13815 Arthur Ave in either 1960 or 1964 but show that a house at 13813 Arthur Ave (the current address for the northern apartment building) was moved by 1964. It is possible that this residence may have been behind the primary single-family residence located at the front of the parcel and may have been moved in order to construct the apartment buildings.

Similar to other parcels in the neighborhood, in response to population growth, land use was maximized in the mid-century by adding secondary residential buildings on one parcel. Noted alterations include the replacement of original windows with vinyl windows on the single-family residence. Archival research failed to ascertain the original owner, architect, or contractor.

The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that any of the properties are associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings do 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

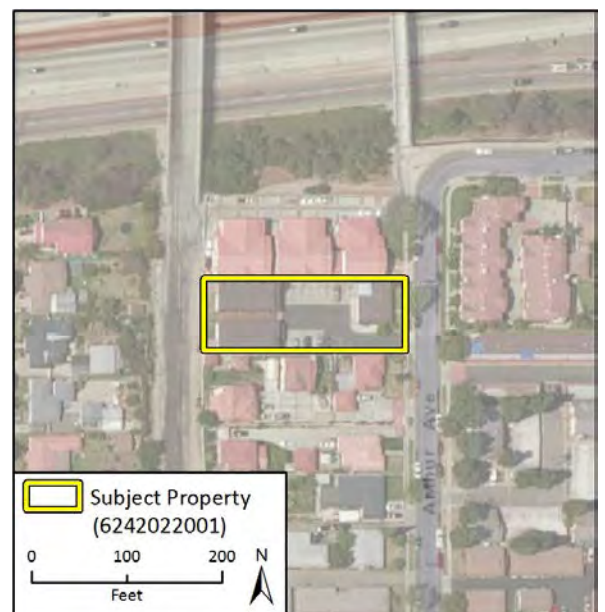
T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory.

B13. Remarks: N/A

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 20, 2018

(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 3 *Resource Name or #: 13841-13843 Arthur Avenue (Map Reference No. 21-012)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township 3S, Range 12W, Section 17 S.B. B.M.
c. Address: 13841 Arthur Avenue City: Paramount Zip: 90723
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 6242-023-012

***P3a. Description:**

The subject property is a rectangular, multi-family parcel that contains six single-story residential buildings. The six Minimal Traditional-style buildings are sited in a group of four on the northern half of the parcel, and a grouping of two at the southern edge of the parcel. A paved driveway separates the two groupings. The six buildings are similar in design and materials although the three on the western half (rear) of the parcel have L-shaped footprints while the remainder have slight U-shaped footprints. They are topped by gable-on-hipped roofs which are covered with composition shingles and have moderately overhanging eaves. Exterior cladding is stucco and fenestration includes aluminum sliding windows and vinyl-framed windows. Entrances are not clearly visible from the public ROW and are obscured by metal security doors. Landscaping includes grass lawns at the front of the property and lawns flanking the driveway, mature trees and shrubs. The property is in good condition.

*P3b. Resource Attributes: HP3. Multiple Family Property

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



P5b. Description of Photo:
Overview of property; camera facing west, January 2018.

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

Historic Prehistoric Both

1963 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 12, 2018

***P10. Survey Type:**

Intensive

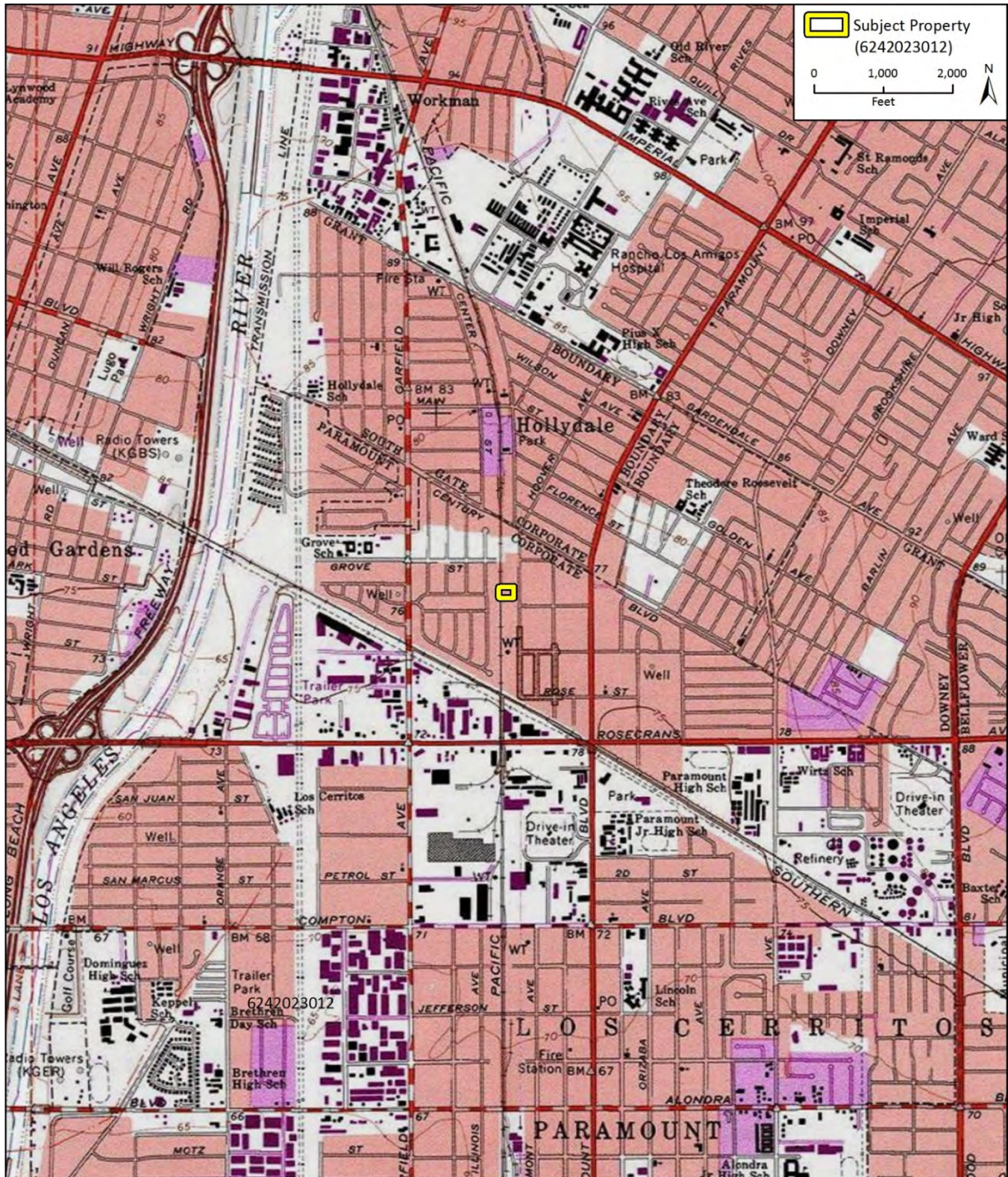
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 13841-13843 Arthur Avenue (Map Reference No. 21-012)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-Family Residential B4. Present Use: Multi-Family Residential

*B5. Architectural Style: Minimal Traditional

***B6. Construction History:**

Built in 1963 per L.A. County Assessor data. Several of the buildings have non-original vinyl-framed windows.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family property containing six residential buildings constructed in 1963. Similar to other parcels in the neighborhood, in response to population growth, land use was maximized in the mid-century by assembling multiple residential buildings on one parcel. Although not all of the buildings were visible from the public ROW, noted alterations include the replacement of original windows with vinyl windows. Archival research failed to ascertain the original owner, architect, or contractor. Limited information was found on property owners or tenants with the available city directories, and no consequential information was uncovered on any of these individuals.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The multi-family residences are modest examples of Minimal Traditional-style homes and do 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

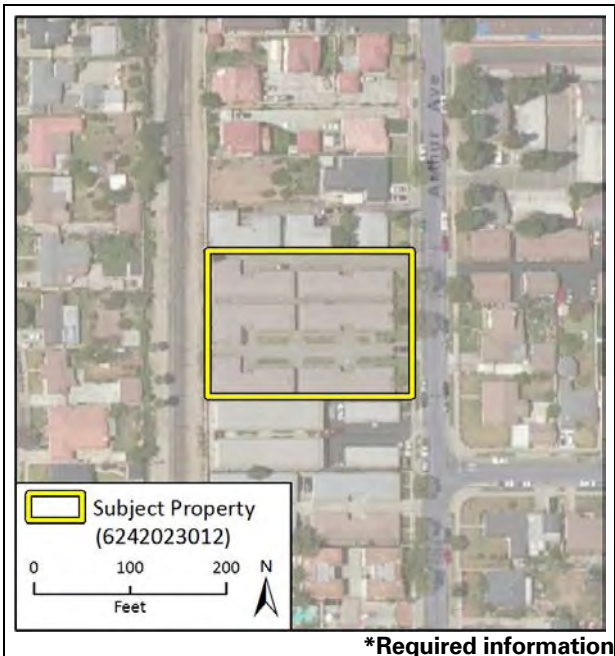
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 20, 2018

(This space reserved for official comments.)



Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 13901, 13903, 13905 Arthur Avenue (Map Reference No. 21-013)

P1. Other Identifier:

- *P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township: 3S, Range: 12W, Section: 17 S.B. B.M.
c. Address: 13901-13905 Arthur Avenue City: Paramount Zip: 90723
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 6242-023-004

***P3a. Description:**

The subject property is a rectangular multi-family parcel that includes four residential buildings. The vernacular residences are organized into two rows divided by a wide, paved drive. The buildings share a common overall design, characterized by a single-story height, U-shaped plan, hipped roofs covered with asphalt shingles, and predominantly stucco wall cladding. Buildings at the front (east end) of the parcel feature brick veneer on the façade and brick planters. Fenestration includes aluminum slider windows; entry doors were obscured by metal security doors. Landscaping consists of a pair of front lawns behind low, concrete-block walls that line the eastern edge of the property.

***P3b. Resource Attributes:** HP3. Multiple Family Property

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



P5b. Description of Photo:
Overview of property; camera facing west.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both

1963 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 12, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

- *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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

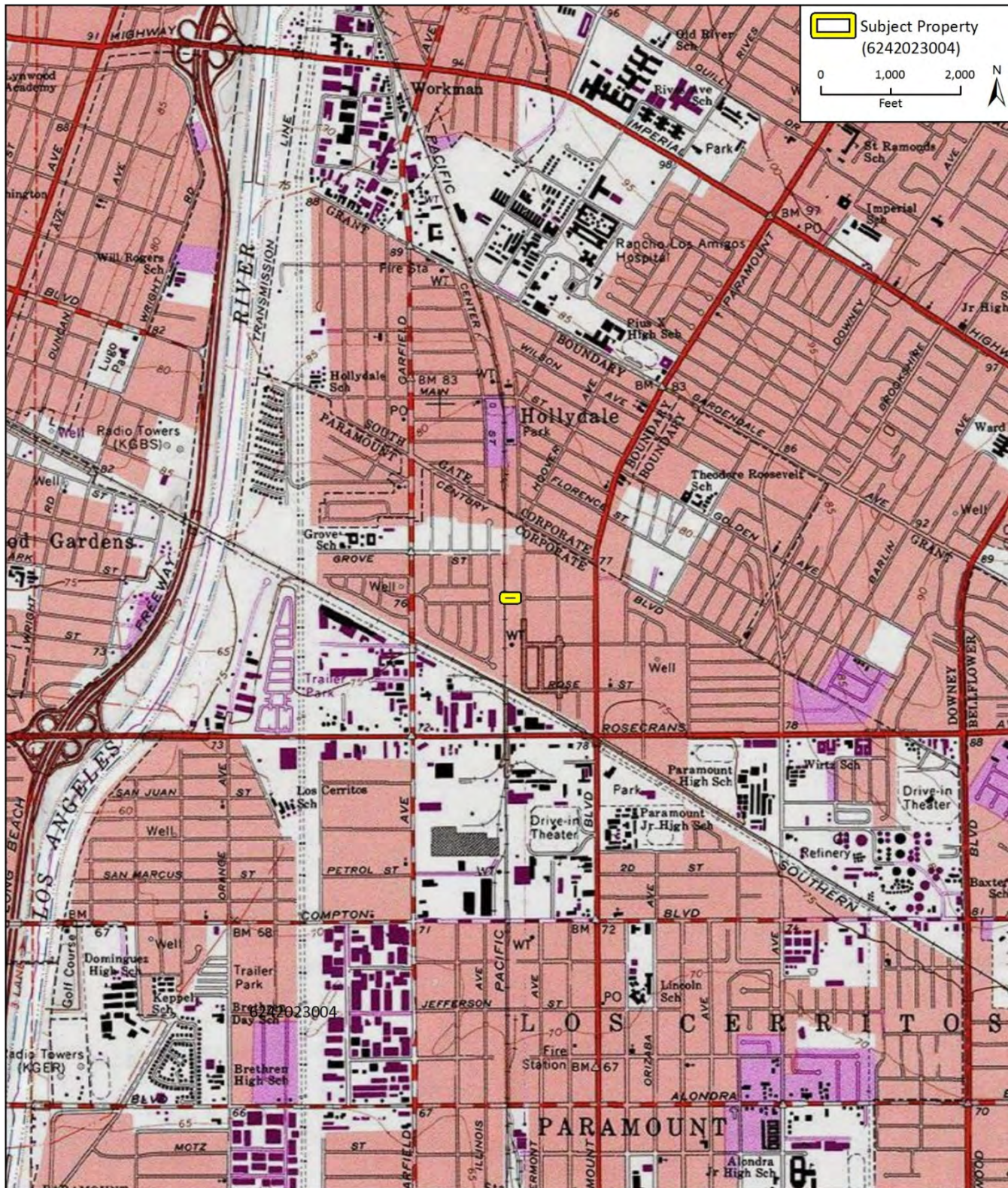
Page 2 of 3

*Resource Name or # 13901-13905 Arthur Avenue (Map Reference No. 21-013)

*Map Name: South Gate

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 13901-13905 Arthur Avenue (Map Reference No. 21-013)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-Family Residential
B4. Present Use: Multi-Family Residential
*B5. Architectural Style: Vernacular/Utilitarian

*B6. Construction History:
Built in 1963 per L.A. County Assessor data. No notable alterations were observed.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family property containing four residential buildings constructed in 1963. Similar to other parcels in the neighborhood, in response to population growth, land use was maximized in the mid-century by assembling multiple residential buildings on one parcel. Although not all of the buildings were visible from the public ROW, no significant alterations were noted. Archival research failed to ascertain the original owner, architect, or contractor. Limited information was found on property owners or tenants with the available city directories, and no consequential information was uncovered on any of these individuals.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a vernacular/utilitarian residence and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

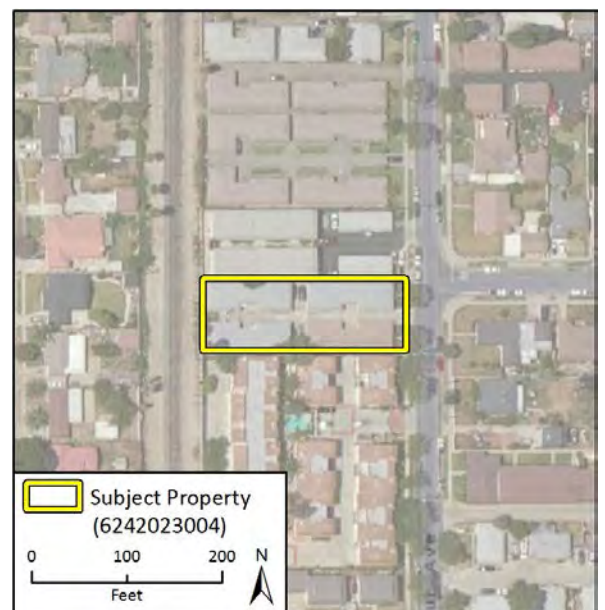
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.
- Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.
- Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 20, 2018

(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 3

*Resource Name or #: 13933-13937 Arthur Avenue (Map Reference No. 21-014)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township: 2S, Range: 12W, Section: 17 S.B.B.M.

c. Address: 13933-13937 Arthur Avenue City: Paramount Zip: 90723

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

e. Other Locational Data: APN: 6242-023-002

***P3a. Description:**

The subject property is a multi-family property on a rectangular parcel that includes three residential buildings. Although not all are clearly visible from the public ROW, it appears that there are two two-story apartment buildings on the eastern half of the parcel and a two-story residence at the rear (western edge) of the parcel. The apartment buildings are similar in design, featuring two stories, square plans, and gable-on-hipped roofs covered with composite shingles. Their exteriors are stuccoed and they both appear to retain original aluminum sliding windows. Each story has a slightly recessed single door entry located on the south elevation. An exterior concrete stairway with metal rails provides access to the second story entries. To the rear of the central apartment building is a one-story garage.

At the rear (western edge) of the property is a two-story residential building with an irregular plan. It is covered by a cross-gabled roof covered with composite shingles and has stucco exterior. A one-story element with a flat roof on the south end of the building appears to be an addition. The primary entrance, located on the east elevation, is recessed under a flat roof which projects from the façade. Fenestration is not clearly visible from the public ROW but appears to include aluminum sliders and vinyl-framed windows. One window on the second story of the east elevation appears to have been enclosed to install an air conditioning unit.

Landscaping includes grass lawns and potted plants. Hardscaping includes a driveway running along the southern edge of the parcel, parking areas and walkways. The property is in good condition.

*P3b. Resource Attributes: HP3. Multi Family Property

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



P5b. Description of Photo:

Overview of property; camera facing northwest.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1944-1963 (Los Angeles County Office of the Assessor)

*P7. Owner and Address: N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
180 North Ashwood Ave
Ventura CA 93003

*P9. Date Recorded:

January 12, 2018

*P10. Survey Type: Intensive

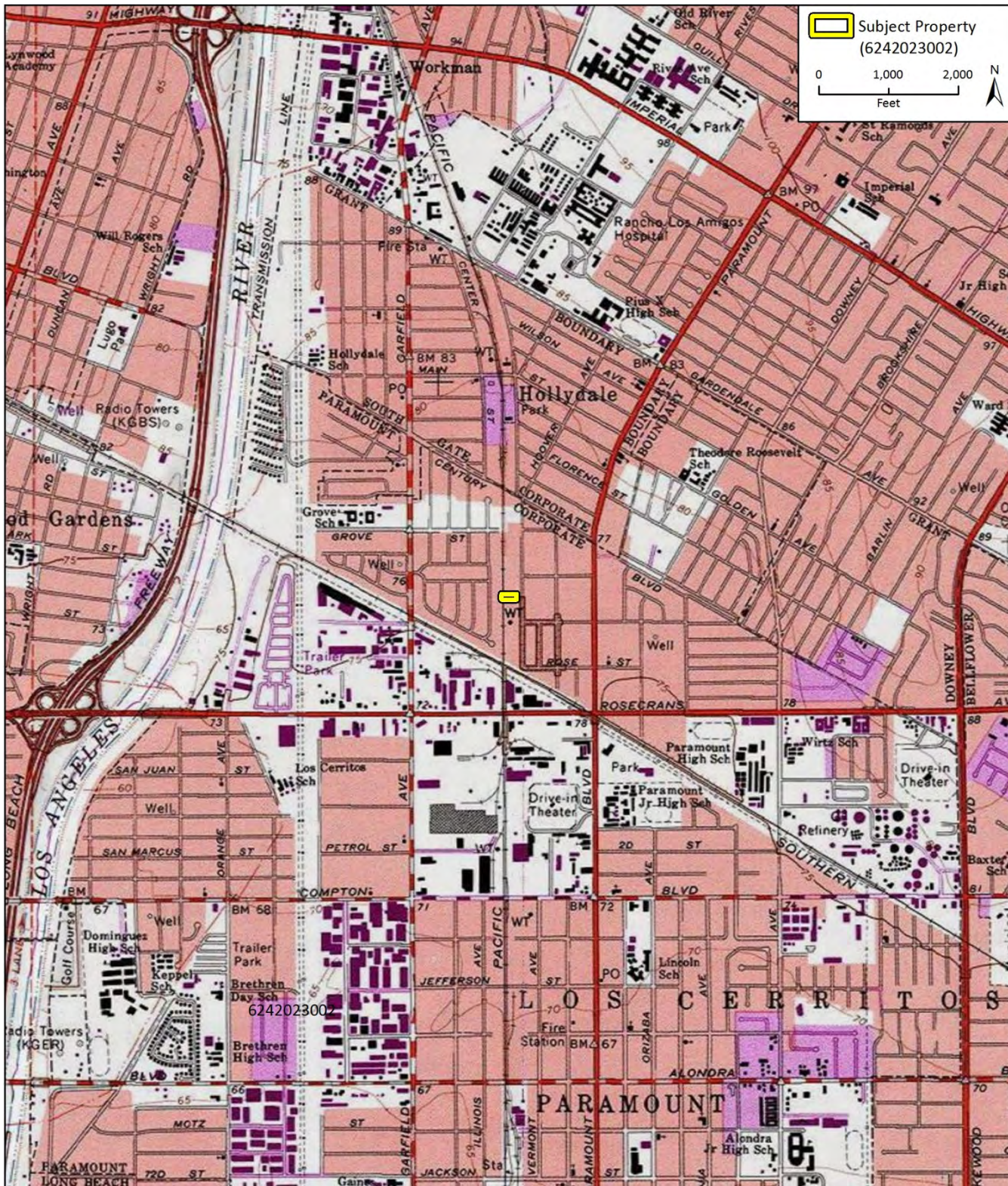
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 13933-13937 Arthur Avenue (Map Reference No. 21-014)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-Family Residential B4. Present Use: Multi-Family Residential
*B5. Architectural Style: No discernible style
*B6. Construction History:

The Los Angeles County Assessor lists construction dates of 1944 for one building and 1963 for two buildings, therefore the residence at the rear of the property appears to have been built first. Visible alterations on this residence include a non-original vinyl-framed window and an enclosed window, and the one-story, flat-roofed portion on its south end may constitute a later addition.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family property containing three residential buildings of which two are apartment-style buildings and one appears to be an altered single-family residence. Assessor's data lists construction dates of 1944 for one building and 1963 for two buildings; thus, it appears that the residence at the rear of the property was constructed earlier than the apartments. Archival research failed to ascertain the original owner, architect, or contractor. Similar to other parcels in the neighborhood, in response to population growth, land use was maximized in the mid-century by adding secondary residential buildings to one parcel. Limited information was found on property owners or tenants with the available city directories, and no consequential information was uncovered on any of these individuals. Although not all of the buildings were clearly visible from the public ROW, noted alterations to the residence at the rear of the property include non-original vinyl windows, an enclosed window, and likely an addition in the form of the flat-roofed one-story section of the building.

The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that any of the properties are associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings have no discernible style and do 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

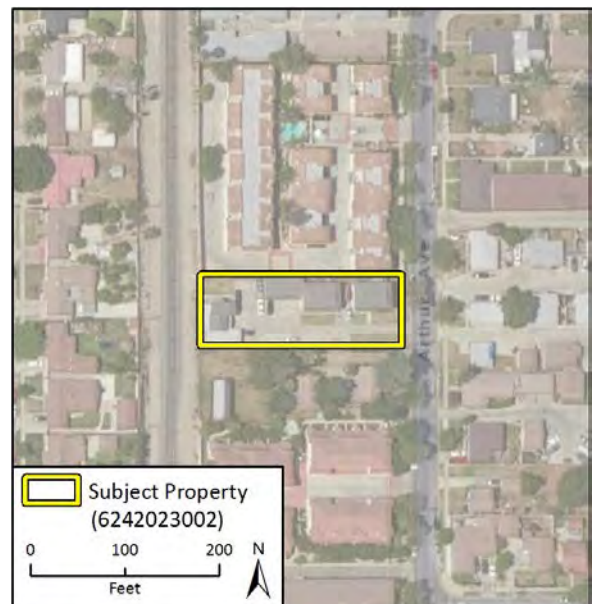
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.
- Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Available at: <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Accessed November 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/
- T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 19, 2018

(This space reserved for official comments.)



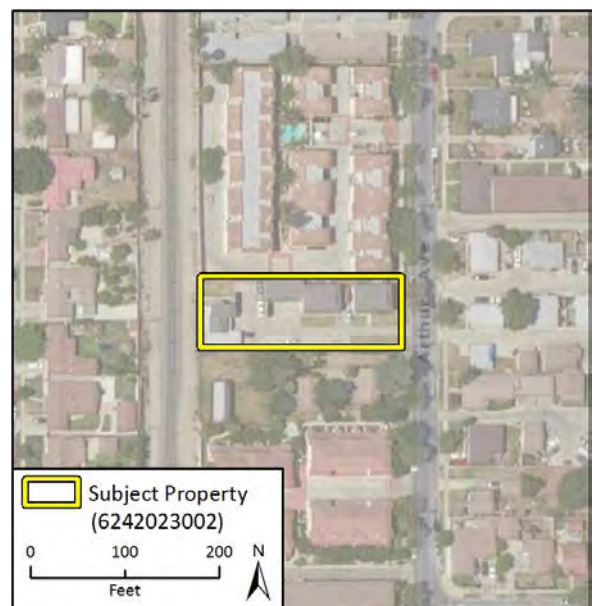
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 13933-13937 Arthur Avenue (Map Reference No. 21-014)

*NRHP Status Code 6Z

Page 3 of 3

(This space reserved for official comments.)



*Resource Name or #: Tract Nos. 12562 and 11402 (Map Reference No. 21-015)

D1. Historic Name: Tract Nos. 12562 and 11402

D2. Common Name: Tract Nos. 12562 and 11402

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

This district consists of Tract Nos. 12562 and 11402. The 33 parcels of this district located within the APE were formally surveyed, and the remainder of the district was informally surveyed to determine common architectural elements and alterations found within the district. Documentation of the entire district was beyond the scope of this project. Tract Nos. 12562 and 11402 are residential tracts, containing a total of 217 lots, that were developed between 1939 and 1941 (County of Los Angeles Miscellaneous Records Book 247, Page 299; Los Angeles County Office of the Assessor). The tracts were platted adjacent to and west of the railroad right-of-way, and are bordered on the north by Interstate 105, on the south by Pacific Electric right-of-way, and on the west by Garfield Avenue. Circulation within the tract includes rectilinear and curvilinear streets bisecting grids of residential parcels, and a few cul-de-sacs. Landscaping appears limited to street trees. The buildings located within this tract include residences with minor elements of the Minimal Traditional style, and residences with no discernible architectural style. There does not appear to be a significantly planned landscape design.

The following addresses, located along the eastern edge of the tract, are included in this district record: 13808, 13814, 13820, 13826, 13832, 13838, 13846, 13852, 13858, 13864, 13870, 13902, 13910, 13916, 13922, 13928, 13934, 13940, 13946, 13952, 13958, 13964, 13968, 13976 and 13809 Façade Avenue; 7638, 7644, 7650, 7656, 7659, 7660, 7664 and 7665 Racine Avenue.

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

The district is bounded on the north by I-105, on the south and east by railroad right-of-way, and on the west by Garfield Ave.

***D5. Boundary Justification:**

The district boundary is limited to the legally defined tract boundaries.

***D6. Significance: Theme:** Residential architecture

Area: Paramount

Period of Significance: 1939-1941

Applicable Criteria: N/A

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

The land which was subdivided as Tract Nos. 12562 and 11402 appears to have been mostly undeveloped through the 1930s with the exception of a homestead located at the southwest corner of the property. The land was subdivided in 1939 and 1940 as residential parcels by a number of individuals who had joint ownership, including: Charles and Bessie Flagg, Robert and Florence Holman, Foster and Ruth Grantham, and Ed Krist (Los Angeles County Tract Map book 215, page 45, book 237, page 11). The subdivision appears to have been developed by the Ed Krist Co., which was one of the signatories on the tract maps. Based on newspaper advertisements it appears that the tracts were part of a larger development called "Happy Homes Vista", which was comprised of various tracts, and included the homes on the west side of Garfield Avenue. Ads touted two-bedroom homes selling for \$2,850 (*Long Beach Independent* 1942a, 1942b, 1942c).

Real estate developer Ed Krist was a native of Connecticut who relocated to California in 1920. Between 1923 and 1953 he constructed over 6,000 homes in Los Angeles County, including developments in Norwalk, Artesia, Bellflower and Compton. Krist's budget-minded, family-friendly developments were branded with the moniker "Happy Homes". Described as "Krist's low-cost home building program", it appears that his approach focused on producing homes with a low overall price point, low down payment, and low maintenance (*Long Beach Independent* 1939 and 1954; *Independent Press-Telegram* 1952 and 1953). Krist resided in both Los Angeles and Palm Springs with his wife Florine; he died in 1956 (*Desert Sun* 1956).

Built out between 1939 and 1941, the subdivision was developed in the culminating years of the Great Depression, as it affected California. Its development may have been in response to the United States Congress' amendment in 1938 of the Federal Housing Administration's mortgage insurance program, which reduced required down payments and increased the length of loan terms. These types of improvements to access to mortgage financing for a larger number of Americans led to a slight increase in housing construction in the late 1930s (Caltrans 2011). Several decades later, in the 1970s, many homes in the subdivision were demolished for the construction of Interstate 105 which bisected the neighborhood (NETROnline, various).

The tracts were evaluated as a historic district in order to better understand their potential significance in the suburbanization of Los Angeles County, and in the growth of the community of Paramount, which was officially formed in 1948 and incorporated in 1957. Though the subdivision is associated with these real estate development trends in Los Angeles County and Paramount, the subdivision does not appear to be significant in either of these contexts (Criteria A/1). In addition, it has lost integrity due to the demolition of numerous homes and construction of I-105 through the subdivision. See continuation sheet, p. 2.

D6. Significance, continued:

Archival research uncovered numerous announcements and ads targeting buyers, but besides this marketing, a lack of press coverage of the firm's projects indicates that the Ed Krist Co., although a successful and prolific builder, did not make a historically significant contribution to the real estate development of Paramount or Los Angeles County. The homes' designs do not appear to possess technical or aesthetic achievements. Archival research failed to ascertain an architect or contractor and does not indicate that the district is associated with any persons significant in the history of the city, region, state, or nation. (Criteria B/2).

Additionally, the buildings in the subdivision are modest and undistinguished examples single-family homes with minor elements of the Minimal Traditional style, and are a type that is commonly found in Paramount. They do not exhibit high artistic value, nor do they represent the work of a master (Criteria C/3). Nearly every home in the subdivision has been altered in some manner, ranging from the replacement of original windows to varying degrees of alteration which have further diminished the district's integrity. Records search results and archival research did not indicate that the property on which the subdivision was developed has the potential to yield information important to history or prehistory (Criteria D/4). In summary, the buildings in Tract Nos. 12562 and 11402 are not considered eligible for listing in the National Register of Historic Places or the California Register of Historical Resource individually or as a historic district.

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

Caltrans. 2011. Tract Housing in California, 1945-1973: A Context for National Register Evaluation. Caltrans, Sacramento, CA.

Desert Sun. 1956. "Ed Krist Left \$3,000,000 Estate", Palm Springs Desert Sun, vol. XXIX, no. 187, June 14, 1956. Accessed on November 28, 2018 on the California Digital Newspaper Collection, University of California, Riverside. <https://cdnc.ucr.edu/>

Independent Press-Telegram.

1952 "Ed Krist's Happy Homes Preview Set for Today", 27 April. Accessed on newspapers.com

1953 "New Happy Home Development Opened Today in Norwalk", 21 June. Accessed on newspapers.com

1953 "New Tract Now Open in Artesia", 1 March. Accessed on newspapers.com

Long Beach Independent

1939 Ad for Ed Krist Company "Happy Homes", 13 October. Accessed at newspapers.com

1942a Ad for Ed Krist Co. "Happy Homes", 11 January. Accessed at newspapers.com

1942b "Krist Reports Bonus Checks Converted Into Home Payment", 13 January. Accessed at newspapers.com

1942c "Community Spirit Reigns at Krist Tract", 9 August. Accessed at newspapers.com

1954 Ad for Ed Krist "Happy Homes", 9 November. Accessed at newspaperarchive.com

Los Angeles, County of. 1939. Tract Maps: Book 215, Page 45 and 46; Book 237, Pages 11 and 12.

Los Angeles County Office of the Assessor. "Property Assessment Information System". Parcel data. Accessed November 2018 at http://maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default

NETROnline. Various. "Historic Aerials". [digital photograph database]. Images of the Project Area viewed online. Accessed November 21, 2018 at <https://www.historicaerials.com/viewer>

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/> Accessed November 2018.

Newspaperarchive.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspaperarchive.com/> Accessed November 2018.

UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Aerials of project area. Accessed November 21, 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

***D8. Evaluator:** Susan Zamudio-Gurrola **Date:** July 8, 2019

Affiliation and Address: Rincon Consultants, Inc., 250 E. First Street Suite 1400, Los Angeles, CA 90012

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
 HRI#
 Trinomial



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

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*Resource Name or #: Tract Nos. 12562 and 11402 (Map Reference No. 21-015)

P1. Other Identifier:

*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: City: Paramount Zip: 90723

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

e. Other Locational Data: Elevation:

The district is bounded by railroad right-of-way to the east and south, by Interstate 105 to the north, and Garfield Avenue to the west.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The 33 parcels of Tracts 12562 and 11402 that are located within the APE were recorded. None of the buildings appear to possess sufficient architectural quality for the reasons identified in the district record to be considered eligible for listing in the NRHP or the CRHR as individual historic resources or as a historic district.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
View of an example of Minimal
Traditional-style architecture found in
this district.

*P6. Date Constructed/Age and
Sources: Historic
 Prehistoric Both
1939-1941 (L.A. County Assessor)

*P7. Owner and Address:
N/A

*P8. Recorded by:
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 11/27/2018
and 4/9/2019.

*P10. Survey Type: Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 6 of 38

*Resource Name or #: 13808 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13808 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-002. Legal description: TRACT # 11402 LOT 2 BLK F Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence built in the Minimal Traditional style. Featuring an irregular footprint, the home has an attached garage at its southern end which faces the street. Both sections of the building are covered with side-gabled roofs covered with composite shingles. Exterior cladding is stucco and fenestration consists of metal multi-paned casements. One window on the façade is flanked by shutters and is covered by a slanted awning. The primary entrance, on the western façade, is sheltered under a porch created by a roof overhang and supported by square wooden posts with a simple railing. The primary entry door is obscured from view by a screen door, and the garage door is a contemporary sectional roll-up. Landscaping includes a grass lawn in front of the home and small trees and rose bushes in an at-grade planter area across the façade. Hardscaping includes a two-car driveway in front of the garage.

Alterations include the replacement of the original garage door. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:
Western façade, view to southeast,
11/12/2018



*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1940 (L.A. County Assessor)

*P7. Owner and Address:
N/A

*P8. Recorded by:
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 11/27/2018

*P10. Survey Type:
Intensive

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code Reviewer Date

Page 7 of 38 *Resource Name or #: 13814 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13814 Façade Avenue City: Paramount Zip: 90723

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

e. Other Locational Data: 6242-008-003. Legal description: TRACT # 11402 LOT 3 BLK F Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The subject property is a rectangular parcel containing a one-story single-family residence. Originally built as a Minimal Traditional home, it has an irregular footprint. The home is capped by hipped and gabled roofs covered with composition shingles. Located on the western façade, its primary entrance is sheltered beneath an arcaded entry porch which is covered by a shed roof covered with composition shingles. The entry door was obscured from view by a security or screen door. Fenestration appears to be aluminum-framed windows. Alongside the southern edge of the property is a paved concrete driveway which leads to what appears to be a gabled-roofed garage at the southeastern corner of the parcel. A wooden gate across the driveway obscures view of this building from the public ROW. Landscaping includes a grass lawn, shrubs and two palm tree-shaped fountains in front of the home. Hardscaping includes the paved concrete driveway and a walkway through the lawn leading to the entrance.

Suspected alterations include non-original stucco cladding and, based on the surrounding homes, the conversion of an attached garage (on the south end of the home) into habitable space. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
 Western façade, view to northeast, 11/12/2018

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 1941 (L.A. County Assessor)

*P7. Owner and Address:
 N/A

*P8. Recorded by:
 Susan Zamudio-Gurrola
 Rincon Consultants, Inc.
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded: 11/27/2018

*P10. Survey Type:
 Intensive

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

Page 8 of 38

*Resource Name or #: 13820 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13820 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-004. Legal description: TRACT # 11402 LOT 4 BLK F Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The subject property is a rectangular parcel containing a one-story single-family residence built in the Minimal Traditional style. Featuring an irregular footprint, the home has an attached garage located at its southern end which faces the street. The living area is topped by a hipped roof and the garage is topped by a shed roof; both are covered with composition shingles. Exterior cladding is stucco and fenestration includes steel sash multi-paned windows, some flanked by shutters. The primary entrance, on the western façade, is sheltered under a small dropped roof. The primary entry door is obscured from view by a metal security door. The garage door, which may be original, appears to be wooden and contains a small square window surrounded by casing. Landscaping includes a grass lawn in front of the home, palm trees and low plantings within an at-grade planter area across the façade. Hardscaping includes a narrow driveway in front of the garage.

The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:
 Western façade, view to northeast, 11/12/2018



*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 1940 (L.A. County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
 Rincon Consultants, Inc.
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded: 11/27/2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code Reviewer Date

Page 9 of 38 *Resource Name or #: 13826 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13826 Façade Avenue City: Paramount Zip: 90723

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

e. Other Locational Data: 6242-008-005. Legal description: TRACT # 11402 LOT 5 BLK F Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The subject property is a rectangular parcel containing a one-story single-family residence. Originally built as a Minimal Traditional home, it features an irregular footprint and has an attached garage at its southern end which faces the street. The living area is topped by a gable-on-hipped roof and the garage is topped by a gabled roof; both are covered with what appears to be synthetic barrel tile. Exterior cladding is rough stucco as well as stone veneer flanking the entrance. Fenestration consists of vinyl sash multi-paned windows. The primary entrance, on the western façade, is sheltered under a shed roof which extends from the main roof and is supported by iron posts with decorative cubic designs. The primary entry door is a wooden paneled door with a fanlight. The garage door features horizontal grooves; its construction material was not determined. Landscaping includes a grass lawn in front of the home, palm trees and low plantings. Hardscaping includes a driveway in front of the garage.

Alterations include the replacement of the original windows, entry door, roofing material, and likely the exterior cladding. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
 Western façade, view to southeast, 11/12/2018

*P6. Date Constructed/Age and Sources:

Historic
 Prehistoric Both

1941 (L.A. County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
 Rincon Consultants, Inc.
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded: 11/27/2018

*P10. Survey Type:

Intensive

*P11. Report Citation:

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 13832 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13832 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-006. Legal description: TRACT # 11402 LOT 6 BLK F Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence with an irregular footprint. It does not showcase any particular architectural style. The home is topped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and quoins decorate each end of the façade. Fenestration includes vinyl sash multi-paned windows surrounded by molding. A bay window projects from the southern end of the façade, in a section of the home that may have originally been the garage, but appears to have been converted into habitable space. The primary entrance, on the western façade, is sheltered under a shed roof that extends from the main roof and is supported by classical fluted columns. The primary entry door is a wooden, paneled door with an arched light. It is surrounded by wide molding. The property is landscaped with a grass lawn, palm trees and low plantings within brick planters in front of the home. Hardscaping includes a paved concrete driveway and concrete walkway edged with brick.

Alterations include the replacement of original windows and entry door, the addition of molding around the windows and door, quoins, classical porch columns, a bay window, stone veneer on the entry step, and brick planters in front of the home. Based on the appearance of the surrounding homes, it is also suspected that an attached garage on the south end of the home was converted into habitable space. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:

Western façade, view to northeast, 11/12/2018

*P6. Date Constructed/Age and Sources:

Historic

Prehistoric Both

1940 (L.A. County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 11/27/2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 11 of 38

*Resource Name or #: 13838 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13838 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-007. Legal description: TRACT # 12562 LOT 40 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence with an irregular footprint. Originally built as a Minimal Traditional home, it no longer showcases any particular architectural style. The home is topped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration consists of vinyl sash multi-paned windows surrounded by wide casing. The primary entrance, on the western façade, is sheltered under a shed roof that extends from the main roof and is supported by classical doric columns. The primary entry door is a wooden, paneled door with an oval light, and the garage door is a contemporary sectional roll-up door. The property is landscaped with a grass lawn, palm trees and at-grade planters in front of the home. Hardscaping includes a paved concrete driveway, a stamped concrete walkway, and paved areas in front of the façade.

Alterations include the replacement of original windows, entry door and garage door, and the addition of doric columns, stone veneer on the entry step, and planters in front of the home. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
Western façade, view to the east, 11/12/2018

*P6. Date Constructed/Age and Sources:

Historic

Prehistoric Both

1941 (L.A. County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 11/27/2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 12 of 38

*Resource Name or #: 13846 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13846 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-008. Legal description: TRACT # 12562 LOT 41 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence built in the Minimal Traditional style. Featuring an irregular footprint, the home has an attached garage at its southern end which faces the street. The home is topped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration consists of vinyl sash multi-paned windows. The primary entrance, on the western façade, is sheltered under porch created by a roof overhang that is supported by square wooden posts. The primary entry door is obscured from view by a metal security door, and the garage door is a contemporary sectional roll-up door. The property is landscaped with a grass lawn, a tree and low plantings along the edge of the driveway and in front of the porch. Hardscaping includes a paved concrete driveway and concrete walkway edged with brick.

Alterations include the replacement of original windows and garage door, and likely the stucco cladding. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:

Western façade, view to southeast, 11/12/2018



*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1941 (L.A. County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 11/27/2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 13 of 38

*Resource Name or #: 13852 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13852 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-009. Legal description: TRACT # 12562 LOT 42 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a nearly rectangular parcel containing a one-story single-family residence with an irregular footprint. Originally built as a Minimal Traditional home, it no longer showcases any particular architectural style. The home is topped by hipped and gabled roofs covered with synthetic tile. Exterior cladding is stucco, and fenestration consists of vinyl sash multi-paned windows surrounded by molding. The primary entrance, on the western façade, is sheltered under a small porch created by a shed roof that extends from the main roof and is supported by two slender posts with a slight arch between them. The primary entry door was obscured from view by a metal security door. The property is landscaped with a grass lawn, small trees and plantings within brick planters in front of the home. Hardscaping includes a paved concrete driveway and a walkway covered with pavers. A concrete block wall topped with a metal railing lines the western and northern edges of the property.

Alterations include the replacement of original windows, roofing material and likely the stucco cladding, and the addition of molding around the windows. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:
Western façade, view to the east, 11/12/2018



*P6. Date Constructed/Age and Sources:
 Historic

Prehistoric Both
1941 (L.A. County Assessor)

*P7. Owner and Address:
N/A

*P8. Recorded by:
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 11/27/2018

*P10. Survey Type:
Intensive

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 14 of 38

*Resource Name or #: 13858 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13858 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-010. Legal description: TRACT # 12562 LOT 43 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence with an irregular footprint. Originally built as a Minimal Traditional home, it no longer showcases any particular architectural style. The home is topped by hipped and gabled roofs covered with barrel tile. It is unclear if the tile is clay or synthetic. Exterior cladding is stucco, and fenestration consists of vinyl sash multi-paned windows surrounded by molding. The primary entrance, on the western façade, is sheltered under a gabled porch that is supported by doric columns. Surrounded by wide molding, the entry consists of a wooden paneled door which features an oval light and is flanked by side-lights. A fountain is located within the grass lawn in front of the home. Hardscaping includes a paved concrete driveway and a brick walkway. A stucco and brick wall lines the western and northern edges of the property.

Alterations include the replacement of original windows, primary entry door, garage door and roofing material, the molding around the windows and door, and likely the stuccoed wall and brick walkway. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:
Western façade, view to the east, 11/12/2018



*P6. Date Constructed/Age and Sources:
 Historic

Prehistoric Both
1941 (L.A. County Assessor)

*P7. Owner and Address:
N/A

*P8. Recorded by:
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 11/27/2018

*P10. Survey Type:
Intensive

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

Page 15 of 38

*Resource Name or #: 13864 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13864 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-011. Legal description: TRACT # 12562 LOT 44 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The subject property is a rectangular parcel containing a one-story single-family residence with an irregular footprint. Originally built as a Minimal Traditional home, it no longer showcases any particular architectural style. The home is topped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration consists of vinyl sash sliding windows. The primary entrance, on the western façade, is sheltered under a gabled roof porch supported by square, stuccoed piers. The primary entry door is a contemporary wooden door featuring metal hardware; it is surrounded by wooden casing. The attached garage at the south end of the home features a contemporary sectional roll-up door. Landscaped consists of a grass lawn and low plantings within a brick planter in front of the home. Hardscaping includes a paved concrete driveway and a stepped walkway covered with pavers that leads to the entry.

Alterations include the replacement of original windows, entry door and garage door, and the paving of the stepped walkway and entry porch. The stucco cladding appears non-original, and the porch configuration and supports are likely a later alteration as well. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:
 Western façade, view to the east, 11/12/2018



*P6. Date Constructed/Age and Sources:
 Historic

Prehistoric Both
 1941 (L.A. County Assessor)

*P7. Owner and Address:
 N/A

*P8. Recorded by:
 Susan Zamudio-Gurrola
 Rincon Consultants, Inc.
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded: 11/27/2018

*P10. Survey Type:
 Intensive

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 16 of 38

*Resource Name or #: 13870 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.
City: Paramount Zip: 90723

c. Address: 13870 Façade Avenue

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

e. Other Locational Data: 6242-008-012. Legal description: TRACT # 12562 LOT 45 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence. Originally built as a Minimal Traditional home, it has an irregular footprint and an attached garage which faces the street. The home is capped by gabled and shed roofs covered with composition shingles. Its exterior cladding is rough stucco. Located on the western façade, the primary entrance is sheltered beneath an arcaded entry porch which is covered by a shed roof covered with composition shingles. The entry door was obscured from view by a metal security door. Fenestration consists of various types of vinyl sash windows. The attached garage at the south end of the residence is covered by a shed roof and contains a wooden tilt-up door which may be original. Two ancillary structures at the rear of the property are visible on aerial photos, but not from the public ROW. Landscaping includes a grass lawn, trees, and low plantings within at-grade planters in front of the home. Hardscaping includes the paved concrete driveway, walkway, and a concrete border at the edges of the front yard.

Alterations include the replacement of the original windows and likely the stucco cladding. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:

Western façade, view to northeast, 11/12/2018

*P6. Date Constructed/Age and Sources:

Historic

Prehistoric Both

1941 (L.A. County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 11/27/2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 17 of 38

*Resource Name or #: 13902 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13902 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-013. Legal description: TRACT # 12562 LOT 46 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence. Originally built as a Minimal Traditional home, it has an irregular footprint with an attached garage that faces the street. The home is capped by hipped and gabled roofs covered with composition shingles. Its exterior cladding is rough stucco. Located on the western façade, its primary entrance is sheltered beneath a flat-roofed porch which is supported with square wooden posts. The entry door was obscured from view by a wood-framed screen door. Fenestration appears to be vinyl sash sliding windows surrounded by casing. The attached garage at the south end of the residence contains a contemporary sectional roll-up door. Landscaping includes a grass lawn and shrubs. Hardscaping includes the paved concrete driveway, walkway, and a flat stone border at the western edge of the front yard.

Alterations include the replacement of the original windows, garage door, and likely the stucco cladding. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:
Western façade, view to northeast, 11/12/2018



*P6. Date Constructed/Age and Sources:
 Historic

Prehistoric Both
1941 (L.A. County Assessor)

*P7. Owner and Address:
N/A

*P8. Recorded by:
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 11/27/2018

*P10. Survey Type:
Intensive

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 18 of 38

*Resource Name or #: 13910 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13910 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-014. Legal description: TRACT # 12562 LOT 47 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence with an irregular footprint and an attached garage. Originally built as a Minimal Traditional home, it no longer showcases any particular architectural style. The home is capped by gabled roofs covered with synthetic tile. Its exterior cladding is rough stucco. Located on the western façade, its primary entrance is sheltered beneath a gable-roofed porch which is supported with square stuccoed posts with an arch between them. The porch extends further to the south under a shed roof that extends from the main roof. The entry doors are wood, paneled double doors each with arched glazing. Fenestration consists of vinyl sash sliding and double-hung windows surrounded by wide molding. The attached garage at the south end of the residence contains a contemporary sectional roll-up door. Landscaping includes a grass lawn and palm trees. Hardscaping includes a concrete driveway edged with brick and a paved walkway.

Alterations include the replacement of the original roof material, windows, primary entry door, garage door, and likely the stucco cladding. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:

Western façade, view to the east, 11/12/2018

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1941 (L.A. County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola

Rincon Consultants, Inc.

250 E. First Street, Suite 1400

Los Angeles, CA 90012

*P9. Date Recorded: 11/27/2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

Page 19 of 38

*Resource Name or #: 13916 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13916 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-014. Legal description: TRACT # 12562 LOT 48 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The subject property is a rectangular parcel containing a one-story single-family residence. Built as a Minimal Traditional home, it has an irregular footprint and an attached garage. The home is capped by hipped and gabled roofs covered with composition shingles. Its exterior cladding is rough stucco. Located on the western façade, its primary entrance is sheltered beneath a shed-roofed porch which is supported by scrolled iron posts resting on square piers painted the same color as the house. The entry door is a wooden, paneled door with an oval light. Fenestration consists of vinyl sash multi-paned windows. The attached garage at the south end of the residence contains a contemporary sectional roll-up door. Landscaping includes a grass lawn and shrubs. Hardscaping includes the paved concrete driveway, walkway, a concrete border at the western edge of the front yard, and stepped walls on the northern and southern property lines.

Alterations include the replacement of the original windows, primary entry door, garage door, and likely the stucco cladding. The porch posts appear to have been altered as well. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
 Eastern façade, view to the southwest, 11/12/2018

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 1941 (L.A. County Assessor)

*P7. Owner and Address:
 N/A

*P8. Recorded by:
 Susan Zamudio-Gurrola
 Rincon Consultants, Inc.
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded: 11/27/2018

*P10. Survey Type:
 Intensive

*P11. Report Citation:

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 13922 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13922 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-016. Legal description: TRACT # 12562 LOT 49 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence. Built as a minimal Traditional home, it has an irregular footprint with an attached garage. The home is capped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration includes steel multi-paned casement windows and fixed square windows. Located on the western façade, the primary entrance is sheltered beneath a shed-roofed porch which is supported by scrolled iron posts with an iron railing between them. The entry door was obscured from view by a metal security door. The attached garage at the south end of the residence contains a contemporary sectional roll-up door. It appears to have been altered, perhaps to convert a portion into habitable space. Landscaping includes a grass lawn, palm tree, and rose bushes. Hardscaping includes the paved concrete driveway, stepped concrete block walls at the northern and southern edges of the property, and a low concrete block border around the front yard.

Alterations include the replacement of the garage door, and likely the insertion of a window into the garage wall. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
Western façade, view to the southeast, 1/23/2019

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1941 (L.A. County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola

Rincon Consultants, Inc.

250 E. First Street, Suite 1400

Los Angeles, CA 90012

*P9. Date Recorded: 1/23/2019

*P10. Survey Type: Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 21 of 38

*Resource Name or #: 13928 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13928 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-017. Legal description: TRACT # 12562 LOT 50 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence. Originally built as a Minimal Traditional home, it has an irregular footprint and an attached garage. The home is capped by hipped and gabled roofs covered with composition shingles. Exterior cladding includes stucco and brick, and fenestration consists of vinyl sash windows. Located on the western façade, the primary entrance is sheltered beneath a shed-roofed porch which is supported by slender square posts. The entry door is a wood paneled door with an oval light. The attached garage at the south end of the residence features a small cross gable, and contains a contemporary sectional roll-up door. Solar panels are located on the western side of the roof. Landscaping includes a grass lawn and ornamental trees. Hardscaping includes the paved concrete driveway and walkway.

Alterations include the installation of solar panels on the roof, and the replacement of the original windows, primary entry door, garage door, and likely the exterior cladding. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:
Western façade, view to the east, 11/12/2018



*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
1941 (L.A. County Assessor)

*P7. Owner and Address:
N/A

*P8. Recorded by:
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 1/12/2018

*P10. Survey Type:
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 22 of 38

*Resource Name or #: 13934 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13934 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-018. Legal description: TRACT # 12562 LOT 51 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence. Built in a Minimal Traditional style, it has an irregular footprint and an attached garage. The home is capped by hipped and gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration includes vinyl sash sliding windows surrounded by casing. Located on the western façade, the primary entrance is sheltered beneath a shed-roofed porch which is supported by square stuccoed posts. The entry door was obscured from view by a security or screened door. The garage door features horizontal grooves and may be original. Landscaping is sparse and consists of a grass lawn and two boulders. Hardscaping includes the paved concrete driveway and walkway covered with pavers.

Alterations include the replacement of the original windows and likely stucco cladding. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:
Western façade, view to the east, 1/12/2018

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1941 (L.A. County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 11/30/2018

*P10. Survey Type:

Intensive



***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 13940 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13940 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-019. Legal description: TRACT # 12562 LOT 52 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The subject property is a rectangular parcel containing a one-story single-family residence built in the Minimal Traditional style. It has an irregular footprint and an attached garage. The home is capped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration includes vinyl sash sliding windows. Located on the western façade, the primary entrance is sheltered beneath a partial-width porch that is created by a shed roof extending from the main roof, and is supported by square wooden posts with Y bracing. The entry door was obscured from view by a metal security door. The attached garage contains a contemporary sectional roll-up door. Landscaping consists of a grass lawn, hedge, palm trees, and ornamental trees within a concrete block planter. Hardscaping includes the paved concrete driveway and a wall at western and southern property lines made of concrete block and iron railing.

Alterations include the replacement of the original windows, garage door, and likely stucco cladding. Other likely alterations include the block wall at the edge of the property and the tile on the step leading up to the entry. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:
Western façade, view to the east, 1/12/2018



*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
1941 (L.A. County Assessor)

*P7. Owner and Address:
N/A

*P8. Recorded by:
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 11/30/2018

*P10. Survey Type:
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 13946 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13946 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-020. Legal description: TRACT # 12562 LOT 53 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence. Built in the Minimal Traditional style, the home has an irregular footprint and an attached garage. It features a side-gabled roof with narrowly overhanging eaves and exposed rafter tails, and is covered with composite shingles. Exterior cladding is stucco. The asymmetrical western façade features the primary entrance sheltered under a partial-width porch created by a roof overhang supported by square wooden posts. Decorative corner brackets appear to be wooden lattice. A metal security door obscures view of the primary entry door. Fenestration appears to be original steel-framed, multi-light windows which are flanked by wooden shutters. An attached garage at the south end of the building faces the street. The garage door, likely original, appears to be wooden and features horizontal boards with two vertical battens near the center. A chimney is visible near the center of the home at the roof ridge. Landscaping includes a grass lawn and shrubs; hardscaping includes a paved concrete driveway in front of the garage. A block wall lines the northern edge of the property.

No major visible alterations were noted. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:

Western façade, view to southeast, 1/19/2018

*P6. Date Constructed/Age and Sources:

Historic

Prehistoric Both

1941 (L.A. County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 11/27/2018

*P10. Survey Type: Intensive



***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 13952 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13952 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-021. Legal description: TRACT # 12562 LOT 54 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence built in the Minimal Traditional style. It has an irregular footprint and an attached garage. It features hipped and gabled roofs that are covered with composition shingles. Exterior cladding is stucco. The primary entrance is sheltered under a porch created by a roof overhang that is supported by scrolled metal posts. A metal security door obscures view of the primary entry door. Fenestration consists of aluminum-framed sliding windows. Seams in the wall surface indicate that the former attached garage at the south end of the building has been converted into habitable space. Landscaping includes a grass lawn, various mature trees, and low plantings in front of the house. Hardscaping includes a paved concrete driveway in front of the garage and a stepped block wall at the southern edge of the property.

Alterations include the enclosure of the garage door opening. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:
Western façade, view to southeast, 1/19/2018

*P6. Date Constructed/Age and Sources:
 Historic

Prehistoric Both

1941 (L.A. County Assessor)

*P7. Owner and Address:
N/A

*P8. Recorded by:
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 11/27/2018

*P10. Survey Type: Intensive



***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 13958 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13958 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-022. Legal description: TRACT # 12562 LOT 55 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence built in the Minimal Traditional style. It has an irregular footprint and an attached garage. The home is capped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration includes various vinyl sash windows. Located on the western façade, the primary entrance is sheltered beneath a partial-width porch that is created by a roof overhang that is supported by square wooden posts with Y bracing. The entry door was obscured from view by a metal security door. The attached garage contains a contemporary sectional roll-up door. Landscaping consists of a grass lawn, hedge, various trees and low plantings. Hardscaping includes the paved concrete driveway, a concrete and brick walkway, and concrete block walls.

Alterations include the replacement of the original windows and garage door, alteration of the walkway, and likely the construction of the block wall. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:

Western façade, view to the east, 1/12/2018



*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1941 (L.A. County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 11/30/2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 13964 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13964 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-023. Legal description: TRACT # 12562 LOT 56 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence built in the Minimal Traditional style. It has an irregular footprint and an attached garage. The home is capped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration includes various vinyl sash windows. Located on the western façade, the primary entrance is sheltered beneath a partial-width porch that is created by a shed roof extending from the main roof, and is supported by square wooden posts with Y bracing. The entry door was obscured from view by a metal security door. The attached garage contains a contemporary sectional roll-up door. Landscaping consists of a grass lawn, hedge, and low plantings in front of the home. Hardscaping includes the paved concrete driveway and concrete block walls at northern and southern property lines.

Alterations include the replacement of the original windows and garage door. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:
Western façade, view to the east, 1/12/2018



*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1941 (L.A. County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 11/30/2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 13968 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13968 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-024. Legal description: TRACT # 12562 LOT 57 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is an irregularly shaped parcel containing a one-story single-family residence. Originally built as a Minimal Traditional home, it has an irregular footprint and an attached garage. The home is capped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration includes various vinyl sash windows. Located on the western façade, the primary entrance is sheltered beneath a slight roof overhang that is supported by square wooden posts. The entry door was obscured from view by a metal security door. The attached garage's door appears to be a solid wood tilt-up door. Landscaping consists of a grass lawn, trees and shrubs. Hardscaping includes the paved concrete driveway and walkway, and concrete block walls and iron gates at the property lines (the wall at the western property line is painted and topped with a baluster). A wooden trellis frames the gated entry to the walkway from the street. The property is in good condition.

Alterations include the replacement of the original windows and likely the porch posts, and the addition of the walls, gates and trellis. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:
Western façade, view to the east, 1/12/2018



*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
1941 (L.A. County Assessor)

*P7. Owner and Address:
N/A

*P8. Recorded by:
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 11/30/2018

*P10. Survey Type:
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

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*Resource Name or #: 7659 Racine Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 7659 Racine Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-026. Legal description: TRACT # 12562 LOT 59 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The subject property is an irregularly shaped parcel containing a one-story single-family residence. Originally built as a Minimal Traditional home, it has an irregular footprint and an attached garage. The home is capped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration includes various vinyl-frame windows. Located on the southwestern façade, the primary entrance is sheltered beneath a partial width porch created by a shed roof that extends from the main roof, and is supported by square wooden posts. The entry door was obscured from view by a metal security door. The attached garage's door features horizontal grooves. Landscaping consists of a grass lawn, palm trees and shrubs. Hardscaping includes a paved concrete driveway decorated with inlaid cobbles, stone block walls at the northern and southern property lines, and a cobble stone wall at the western property line. The property is in good condition.

Alterations include the replacement of the original windows and likely the stucco cladding, and the addition of the cobble stone walls. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
 Southwestern façade, view to northeast,
 1/12/2018

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 1941 (L.A. County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
 Rincon Consultants, Inc.
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded: 11/30/2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 7665 Racine Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 7665 Racine Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-008-027. Legal description: TRACT # 12562 LOT 60 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is an irregularly shaped parcel containing a one-story single-family residence. Originally built as a Minimal Traditional home, it has an irregular footprint and an attached garage. The home is capped by hipped and shed roofs covered with composition shingles. Exterior cladding is stucco, and fenestration consists of vinyl-frame windows, including sliding windows. Located on the western elevation, the primary entrance consists of a single door entry. A chimney rises from the roof line near the center of the home. Landscaping consists of a grass lawn and various trees shrubs. Hardscaping includes a paved concrete driveway and a low concrete block wall at the western property line. The property is in good condition.

Alterations include the replacement of the original windows and likely the stucco cladding. In addition, based on the appearance of the surrounding homes in the neighborhood, it is suspected that an entry porch may have been removed. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
Southwestern façade, view to northeast,
1/12/2018

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
1941 (L.A. County Assessor)

*P7. Owner and Address:
N/A

*P8. Recorded by:
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 11/30/2018

*P10. Survey Type:
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 7664 Racine Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 7664 Racine Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-018-021. Legal description: TRACT # 12562 LOT 162 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The subject property is an irregularly shaped parcel containing a one-story single-family residence built in the Minimal Traditional style. The building has an irregular footprint and an attached garage. It is capped with a side-gabled roof with narrow overhanging eaves, exposed rafter tails, and composition shingles. Exterior cladding is stucco. Located on the northwestern façade, the primary entrance is sheltered under a partial-width porch created by a roof overhang supported by square wooden posts. A metal security door obscures view of the primary entry door. Fenestration appears to include aluminum-framed sliders and vinyl-frame double-hung windows. An attached garage at the south end of the building faces the street. The garage door appears to be nonoriginal. Landscaping includes a grass lawn, trees and shrubs; hardscaping includes a paved concrete driveway in front of the garage. A block wall with black metal railing lines the north and west edges of the property. The property is in good condition.

Alterations include the replacement of original windows and garage door. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
Northwestern façade, view to southeast,
1/19/2018

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1941 (L.A. County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 11/27/2018

*P10. Survey Type: Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 32 of 38

*Resource Name or #: 13809 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13809 Façade Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-009-018. Legal description: TRACT # 11402 E 106.25 FT OF LOT 11 AND E 106.25 EX OF ST OF LOT 12 BLK E Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The subject property is an irregularly shaped parcel containing a one-story single-family residence with an irregular footprint. It does not showcase any particular architectural style. The home is topped by gabled, hipped, and gable-on-hipped roofs that are covered with barrel tile. It is unclear whether the tile is clay or synthetic. Exterior cladding is stucco, and fenestration consists of vinyl sash multi-paned windows surrounded by wide molding. The primary entrance, on the eastern façade, is sheltered under a small porch that is supported by classical doric columns. A step covered with stone veneer leads to the entry door which is a contemporary wooden, paneled door flanked by sidelights and surrounded by wide molding. The attached garage features a contemporary sectional roll-up door. The property is landscaped with a grass lawn and palm trees. Hardscaping includes a paved concrete driveway and a stuccoed wall at the northern end of the property.

Alterations include the replacement of original windows and entry door, the addition of molding around the windows and door, classical porch columns, stone veneer on the entry step, and likely the roofing material. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore, the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

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



P5b. Description of Photo:

Eastern façade, view to the west, 1/23/2019

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

Prehistoric Both

1941 (L.A. County Assessor)

***P7. Owner and Address:** N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola

Rincon Consultants, Inc.

250 E. First Street, Suite 1400

Los Angeles, CA 90012

***P9. Date Recorded:** 1/23/2019

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code Reviewer Date

Page 33 of 38 *Resource Name or #: 13976 Façade Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 13976 Façade Avenue City: Paramount Zip: 90723

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

e. Other Locational Data: 6242-008-025. Legal description: TRACT # 12562 LOT 58 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The subject property is a one-story single-family residence with no discernible style due to multiple alterations. It has an irregular footprint and an attached garage. The home is capped by gabled roofs covered with what appear to be grey concrete S-tiles. Exterior cladding is stucco, and fenestration includes various sizes of vinyl sash windows with surrounds that are likely non-original. Located on the western façade, the primary entrance is sheltered beneath a partial-width porch that is created by a broad roof overhang and is supported by unique posts comprised of triangular forms resting on doric columns. The entry door appears to be a contemporary wooden paneled door. A second prominent entrance is located slightly to the south, also on the façade, and consists of contemporary French doors under a similar but smaller porch. The attached garage contains a contemporary sectional roll-up door. Landscaping consists of grass lawn, small trees, and low plantings in front of the home. Hardscaping includes a concrete walkway, a large concrete parking area, and concrete block walls at the west and south parcel boundaries.

Alterations include the replacement of the original windows and doors, roofing material, exterior cladding and porch support posts. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:
 Western façade, view to the east, 4/9/2019.



*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 1941 (Los Angeles. County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
 Rincon Consultants, Inc.
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded: April 9, 2019

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 34 of 38

*Resource Name or #: 7638 Racine Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 7638 Racine Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-018-016. Legal description: TRACT # 12562 LOT 157 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a one-story single-family residence built in the Minimal Traditional style. It has an attached garage which faces the street, and its L-shaped footprint appears to be the result of an addition constructed at the rear of the home extending south. The home is capped by hipped and gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration includes various vinyl sash windows. Located on the northern façade, the primary entrance is sheltered beneath a partial-width porch created by a roof overhang that is supported by square wooden posts. The porch posts likely once had Y bracing; however, most of the diagonal members have been removed. The entry door was obscured from view by a metal security door. The attached garage contains a contemporary sectional roll-up door. Landscaping consists of a grass lawn, small trees and low plantings. Hardscaping includes the paved concrete driveway and concrete block walls along most of the perimeter of the parcel.

Alterations include the replacement of the original windows and garage door, construction of an addition at the rear of the home, and likely the removal of some of the porch posts' Y bracing. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:

Northern façade, view to southeast, 4/9/2019.

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1941 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: April 9, 2019

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

Page 35 of 38

*Resource Name or #: 7644 Racine Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 7644 Racine Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-018-017. Legal description: TRACT # 12562 LOT 158 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The subject property is a one-story single-family residence built in the Minimal Traditional style. It has a rectangular footprint and an attached garage which faces the street. The home is capped by gabled roofs, with exposed rafter tails, that is covered with composition shingles. Exterior cladding is stucco, and fenestration includes vinyl sash, single-pane windows with wooden surrounds. Located on the northern façade, the primary entrance is sheltered beneath a partial-width porch created by a roof overhang that is supported by square wooden posts. The entry door is a paneled wooden door. The attached garage contains a wooden tilt-up door. Landscaping consists of a grass lawn, a hedge and low plantings. Hardscaping includes the paved concrete driveway and concrete block walls on along most of the perimeter of the parcel.

Alterations include the replacement of the original windows. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore, the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:

Northern façade, view to southeast, 4/9/2019.

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1941 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
 Rincon Consultants, Inc.
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded: April 9, 2019

*P10. Survey Type:

Intensive



***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

Page 36 of 38

*Resource Name or #: 7650 Racine Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 7650 Racine Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-018-018. Legal description: TRACT # 12562 LOT 159 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The subject property is a generally rectangular parcel containing a one-story single-family residence with no discernible style. It has an attached garage, and an irregular footprint that is the result of a large addition constructed at the rear of the home as well as a large patio roof attached to the home's southwest corner. The home is capped by gabled roofs covered with composite shingles. Exterior cladding is stucco, and fenestration includes vinyl sash multi-pane windows with surrounds that are likely non-original. Located on the northern façade, the primary entrance is sheltered beneath a partial-width porch that is created by a broad roof overhang and is supported by an arcade with doric columns. The entry consists of a contemporary wooden door with panels below glazing which is flanked by narrow sidelights. A quatrefoil is mounted on the façade to one side of the entrance. The attached garage contains a contemporary sectional roll-up door. Landscaping consists of grass lawn, a variety of trees, and low plantings in front of the home. Hardscaping includes a paved concrete driveway, brick planter areas, and a stucco and brick wall at the northern parcel boundary. Additional decorative elements include a concrete fountain whose base is covered with blue ceramic tile, a decorative light standard with four lanterns, and statuary.

Alterations include the replacement of the original windows and doors, roofing material, exterior cladding and porch support posts. Various landscaping features and likely the brick planters are non-original. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore, the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:

Northern façade, view southwest, 4/9/2019.

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1941 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
 Rincon Consultants, Inc.
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded: April 9, 2019

*P10. Survey Type:

Intensive



***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 37 of 38

*Resource Name or #: 7656 Racine Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 7656 Racine Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: 6242-018-019. Legal description: TRACT # 12562 LOT 160 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a one-story single-family residence built in the Minimal Traditional style. Sited at a skewed angle on the parcel, the home has a rectangular footprint and appears to have a patio attached at the rear. A shed-roofed structure, likely an addition, is located on southeast side of the building. The home is capped by a hipped roof which has exposed rafter tails and is covered with composite shingles. A roof element may be a vent or an altered chimney. Exterior cladding is stucco, and fenestration includes vinyl sash multi-pane windows with surrounds of an unknown material. Located on the northeastern façade, the primary entrance is sheltered beneath a partial-width porch that is created by a roof overhang and is supported by square wooden posts. The entry door was obscured from view by a metal security door. Landscaping consists of grass lawn, palm trees and small plants. Hardscaping includes a paved concrete driveway and a concrete block wall topped by a chain link fence lining the front yard. A large detached garage with a front-gabled roof is located at the southwest edge of the property. Although not clearly visible from the public right-of-way, it appears to have stucco cladding and a sectional roll-up door.

Alterations include: the replacement of the original windows, exterior cladding and roofing material and construction of the shed-roofed addition. The large detached garage is also likely not original. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore, the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:

Northeastern façade, view southwest, 4/9/2019.



*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1941 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: April 9, 2019

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

Page 38 of 38

*Resource Name or #: 7660 Racine Avenue (Map Reference No. 21-015)

P1. Other Identifier:

*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 ; S.B. B.M.
 City: Paramount Zip: 90723

c. Address: 7660 Racine Avenue

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

e. Other Locational Data: 6242-018-020. Legal description: TRACT # 12562 LOT 161 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The subject property is a one-story single-family residence built in the Minimal Traditional style. The home has roughly a T-shaped footprint, likely the result of a narrow addition constructed at the rear of the home that projects south. The home is capped by hipped roofs which are covered with composite shingles. Exterior cladding is stucco, and fenestration includes vinyl sash double-hung and sliding windows with surrounds of an unknown material. Located on the northern façade, the primary entrance is sheltered beneath a partial-width porch that is created by a roof overhang and is supported by paired wooden posts. Wooden lattice panels span between some of the porch posts. The entry door was partially obscured from view by a metal security door but appears to have a fanlight. Landscaping consists of grass lawn, trees and shrubs. Hardscaping includes a paved concrete driveway and a concrete block wall topped by a metal railing lining the front yard. In addition, an iron gate spans across the driveway. A detached garage located at the southwest edge of the property has a hipped roof with exposed rafter tails. Although not clearly visible from the public right-of-way, it appears to have stucco cladding and a wooden tilt-up door.

Alterations include: the replacement of the original windows and primary entry door, exterior cladding and roofing material; construction of the narrow addition at the rear of the home. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore, the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:

Northern façade, view south, 4/9/2019.

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1941 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
 Rincon Consultants, Inc.
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded: April 9, 2019

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 14039-14041 Arthur Avenue (Map Reference No. 21-016)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township: 3S Range: 12W Section: 17

S.B. B.M.

c. Address: 14039-14041 Arthur Avenue City: Paramount Zip: 90723

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

e. Other Locational Data: APN: 6242-024-005

***P3a. Description:**

The subject property is a rectangular parcel containing three residences. Located at the eastern end of the parcel, the original single-family residence is capped with gable and hipped roofs covered with composite shingles. Exterior cladding is stucco, and fenestration includes wood-frame double-hung windows with aluminum-frame screens. Located on the eastern façade, the primary entrance is sheltered under a partial-width porch that is supported by a simple wooden post. The entry door is obscured from view by a metal security door.

The two residences at the rear of the property are not visible from the public right-of-way. Based on aerial photographs, they both have rectangular plans and gable-on-hipped roofs covered with composite shingles.

A block wall and planter bed lines the eastern edge of the property, separating the original home's front lawn from the street. A wooden gate closes off the home's front porch from the driveway. Landscaping includes grass lawn and shrubs; hardscaping includes a paved concrete driveway at the northern edge of the property, and a parking area near the center of the parcel. The property is in good condition.

*P3b. Resource Attributes: HP3. Multiple Family Property

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



P5b. Description of Photo:

Eastern edge of property, camera facing west, January 2018.

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

Historic Prehistoric Both

Front residence: 1952 (L.A. County Assessor)

Rear secondary residences: built between 1963-1968 (UCSB Map & Imagery Lab, var.; NETROnline, var.)

*P7. Owner and Address: N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 12, 2018

***P10. Survey Type:**

Intensive

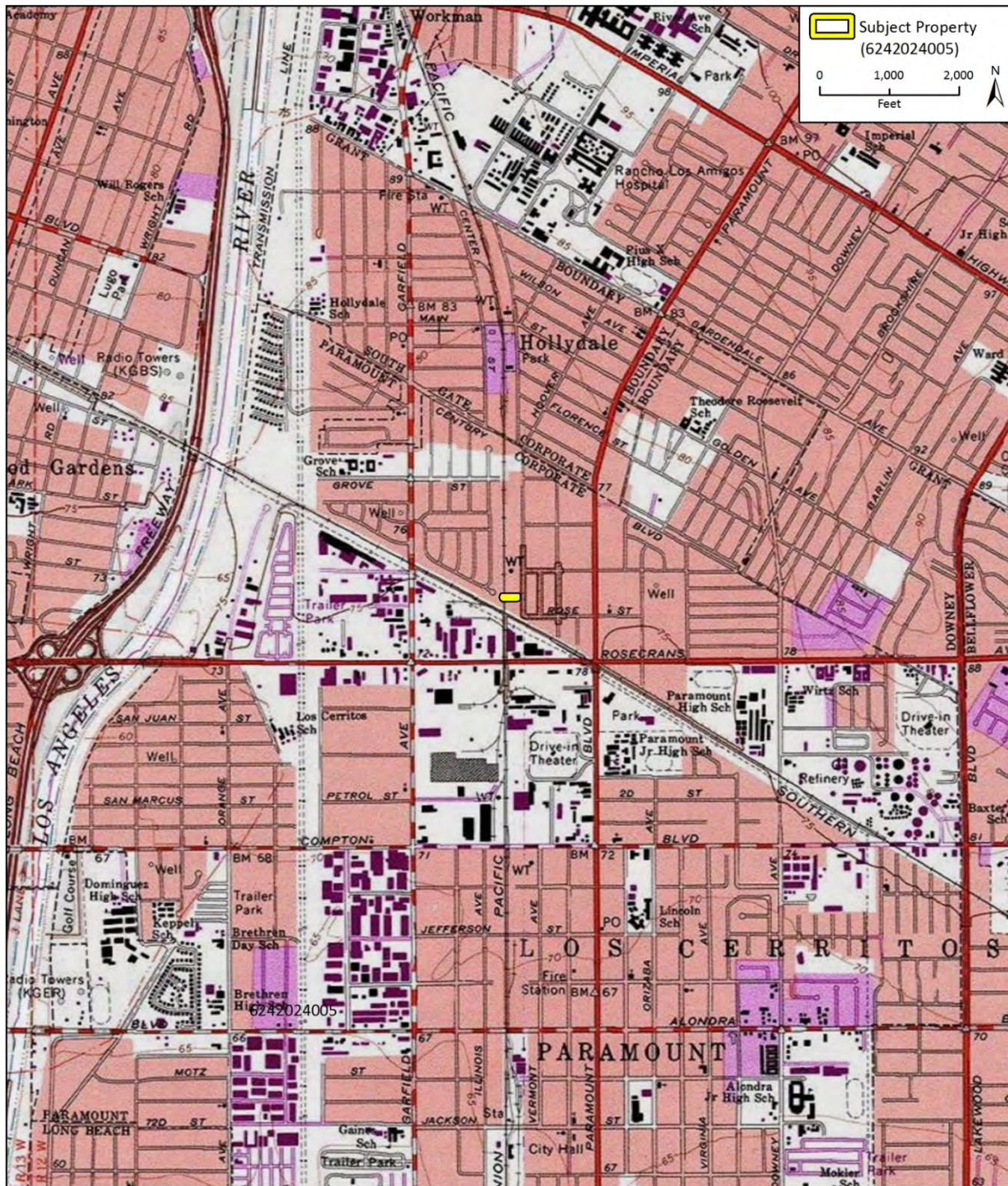
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 14039-14041 Arthur Avenue (Map Reference No. 21-016)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single Family Residence B4. Present Use: Multi-Family Residence
*B5. Architectural Style: No discernible style
*B6. Construction History:

Original residence built 1952 (Los Angeles Co. Assessor). Two secondary residences at rear built between 1963-1968 (NETROnline, various; UCSB Map & Imagery Lab, various). No obvious additions or alterations based on limited visibility from public right-of-way and aerial photos.

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

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family property containing three residential buildings; the first was constructed in 1952 and the secondary residences were built between 1963-1968. Similar to other parcels in the neighborhood, in response to population growth, land use was maximized in the mid-century by the addition of secondary homes on one parcel. The two secondary residences at the rear were not clearly visible from the public ROW. Archival research failed to ascertain the original owner, architect, or contractor. Limited information was found on property owners or tenants with the available city directories, and no consequential information was uncovered on any of these individuals.

The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that any of the properties are associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings have no discernible style and do 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

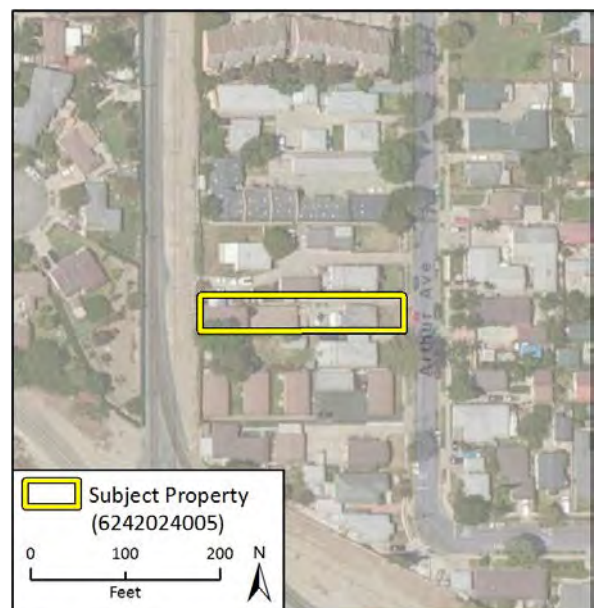
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.
Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.
Netronline. "Historic Aerials." [digital photograph database]. Available at: <https://www.historicaerials.com/viewer>. Accessed October 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed November 2018.
Newspaperarchives.com. [digitized archive]. Newspaper articles, various, by location and date. www.newspaperarchives.com. Accessed November 2018.
T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com
UCSB Map & Imagery Lab. "FrameFinder". [aerial photograph database]. Accessed November 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

B13. Remarks: N/A

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 19, 2018

(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 3 *Resource Name or #: 14047-14049 Arthur Avenue (Map Reference No. 21-017)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
 *b. USGS 7.5' Quad: South Gate Date: 1981 Township: 3S Range: 12W Section: 17 S.B. B.M.
 c. Address: 14049 Arthur Avenue City: Paramount Zip: 90723
 d. UTM: Zone: mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 6242-024-003

***P3a. Description:**

The subject property is a rectangular parcel containing a multi-family residential complex comprised of four one-story buildings and a carport. The buildings are sited uniformly and symmetrically on the parcel. Three of them are located on the western half (rear) of the property; the fourth is located at the front (eastern edge) of the property. Displaying rectangular floor plans, the four residential buildings are largely identical in design composition. The buildings feature gable-on-hipped roofs covered with composite shingles. Exterior cladding is stucco, and fenestration includes aluminum slider windows, which appear to be original. Grass lawns are located on the eastern side of each building. Hardscaping includes a paved driveway leading to a parking area near the center of the property. A white picket fence lines the eastern edge of the property, and a concrete block wall lines the southern edge. The property is in good condition.

*P3b. Resource Attributes: HP3. Multiple Family Property

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



P5b. Description of Photo:
 Eastern edge of property; camera facing west.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
 1964 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
 N/A

*P8. Recorded by:
 Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Ste. 1400
 Los Angeles, CA 90012

*P9. Date Recorded:
 January 12, 2018

*P10. Survey Type:
 Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

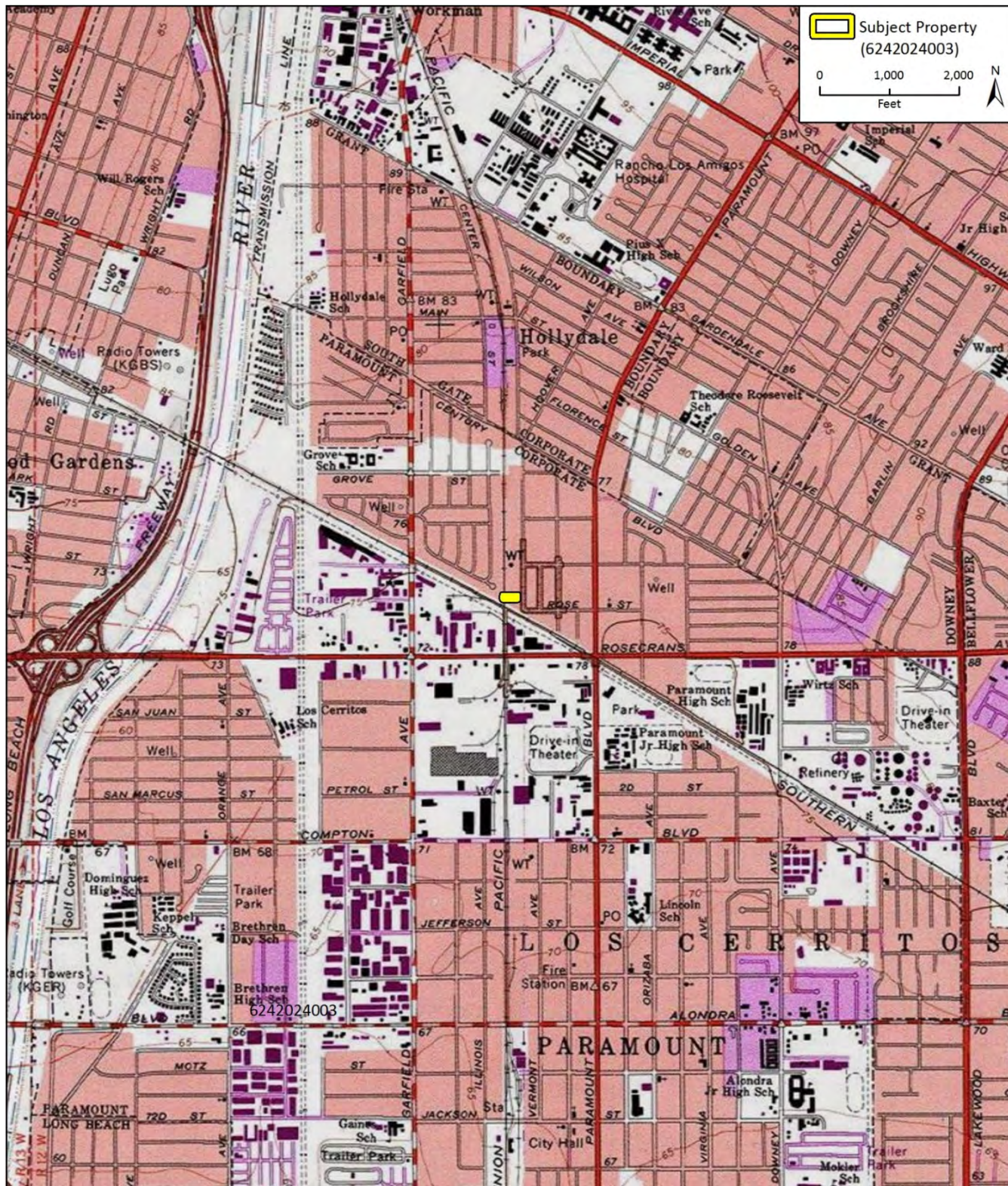
Page 2 of 3

*Resource Name or # 14047-14049 Arthur Avenue (Map Reference No. 21-017)

*Map Name: USGS 7.5' Quad: South Gate

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 14047-14049 Arthur Avenue (Map Reference No. 21-017)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-family residence
B4. Present Use: Multi-family residence
*B5. Architectural Style: Vernacular/Utilitarian
*B6. Construction History:

Built 1964 (Los Angeles Co. Assessor). No obvious additions or alterations based on visibility from public right-of-way and aerial photos.

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

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family property containing four residential buildings constructed in 1964, relatively late in the development of the community of Paramount. Archival research failed to ascertain the original owner, architect, or contractor. Limited information was found on property owners or tenants with the available city directories, and no consequential information was uncovered on any of these individuals. No obvious alterations were noted based on visual observation and aerial photographs; however, visibility of all four buildings from the public ROW is limited.

The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that any of the properties are associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings are vernacular/utilitarian in design and do 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed October 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

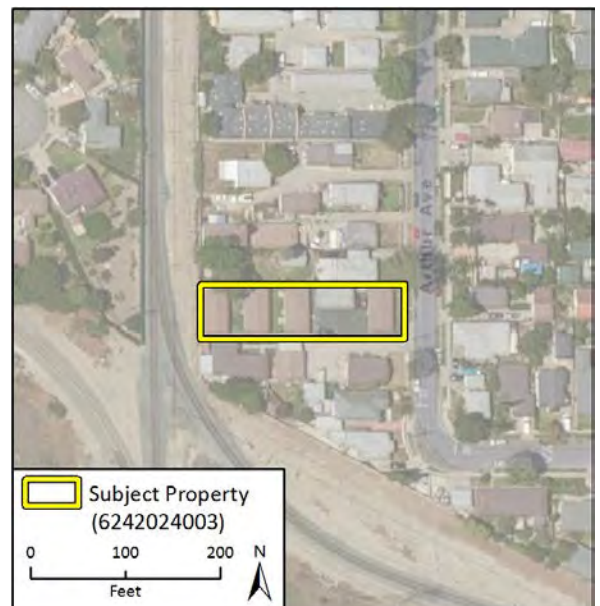
University of California, Santa Barbara Map and Imagery Lab. Historic aerials. [digital photograph database]. Viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

B13. Remarks: N/A

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 19, 2018

(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
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Page 1 of 3 *Resource Name or #: 14053-14053 ½ Arthur Avenue (Map Reference No. 21-018)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township: 3S Range: 12W Section: 17 S.B. B.M.
c. Address: 14053-14053 ½ Arthur Avenue City: Paramount Zip: 90723
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 6242-024-002

***P3a. Description:**

The subject property is a roughly rectangular parcel containing a multi-family residential complex. Three one-story residential buildings occupy the parcel. The front building at the eastern end of the parcel has a rectangular plan and a side-gabled roof covered with composite shingles. The building is clad in stucco and has aluminum- and vinyl-framed windows with wood surrounds. The primary entrance, a single, wood-paneled door, is on the north elevation. An attached garage at the east end of the building features a single tilt-up door, which appears to be original.

A similar residence is located beyond a paved parking area, near the center of the parcel. Its primary entrance is on the east elevation. An open carport is attached to its north elevation. At the rear of the parcel is a duplex with an L-shaped plan and capped with hipped roofs. The duplex is not fully visible from the public right-of-way. A majority of the property is paved and includes a parking area near the center of the parcel. Landscaping appears to be minimal and consists of strips of lawn around the homes and shrubs. The property is in good condition.

*P3b. Resource Attributes: HP3. Multiple Family Property

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



P5b. Description of Photo: Overview of property, view to the southwest, January 2018.

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

Historic Prehistoric Both

Built circa 1960

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 12, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
 HRI#
 Trinomial

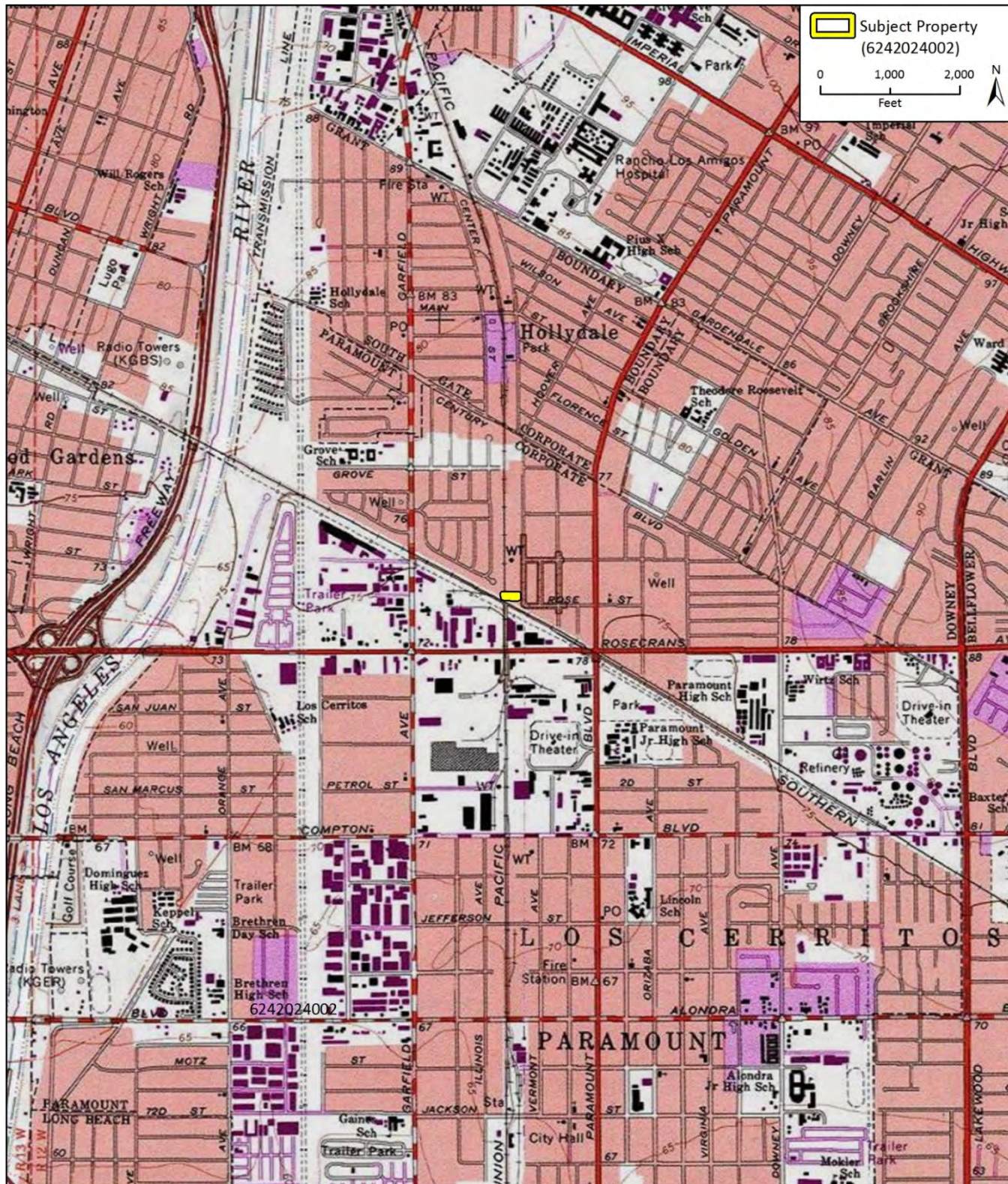
Page 2 of 3

*Resource Name or # 14053-14053 ½ Arthur Avenue (Map Reference No. 21-018)

*Map Name: USGS 7.5' Quad: South Gate

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 14053-14053 ½ Arthur Avenue (Map Reference No. 21-018)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-family residence
B4. Present Use: Multi-family residence
*B5. Architectural Style: Minimal Traditional

***B6. Construction History:**

L.A. Co. Assessor's records list a construction date of 1962, which corresponds to the duplex at the rear of the property. Based on historic aerial photos, the front and central residences were built in the late 1950s. Noted alterations, based on limited visibility from public ROW, include vinyl-frame replacement windows.

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

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family property containing three residential buildings constructed between the late 1950s and 1962. Similar to other parcels in the neighborhood, in response to population growth, land use was maximized in the mid-century by the addition of secondary homes on one parcel. Although not all of the buildings were visible from the public ROW, noted alterations include the replacement of original windows with vinyl windows. Archival research failed to ascertain the original owner, architect, or contractor. Limited information was found on property owners or tenants with the available city directories, and no consequential information was uncovered on any of these individuals.

The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that any of the properties are associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings are vernacular/utilitarian in design and do 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

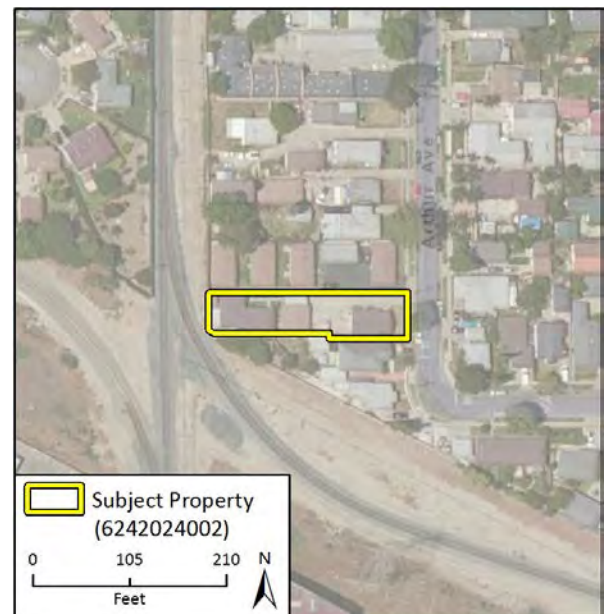
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.
- Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed October 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Accessed November 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/
- T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com

B13. Remarks: N/A

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 19, 2018

(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 3 *Resource Name or #: 14057 Arthur Avenue (Map Reference No. 21-019)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
 *b. USGS 7.5' Quad: South Gate Date: 1981 Township: 3S Range: 12W Section: 17 S.B. B.M.
 c. Address: 14057 Arthur Avenue City: Paramount Zip: 90723
 d. UTM: Zone: mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 6242-024-015

***P3a. Description:**

The subject property is a single-family residence built in 1907 and two ancillary buildings at the rear of the property. The home has generally an L-shaped footprint with a front porch that projects towards Arthur Avenue. While the porch features a front-facing gabled roof, the remainder of the home is covered by a hipped roof. Clad with composite shingles, the roof also displays overhanging eaves, exposed rafter tails, knee brackets under the gable, and a slatted vent on the gable face. The home's exterior is clad with a variety of materials including brick and horizontal wooden siding, as well as wooden shingles on the gable face. The porch supports consist of square wooden posts that rest on a low brick wall and feature decorative capitals. Located on the eastern façade, the primary entrance is under the porch and is accessed via a set of brick steps flanked by metal railings. The entry consists of a single door which was obscured from view by a metal security door. Fenestration includes what appear to be wood-sash double-hung windows and a fixed picture window on the façade within a projecting bay. An ancillary building southwest of the home is not clearly visible from the public ROW, but appears to be wood-frame with a horizontal footprint and a flat roof. No fenestration was observed besides a single entry door surrounded by wooden casing on its eastern elevation. The ancillary building northwest of the home was not visible from the public right-of-way. Landscaping includes a grass lawn, small trees and shrubs. Hardscaping includes an area covered with pavers in the front yard and a paved driveway running along the length of the southern edge of the parcel. The property is lined with a wooden picket fence with concrete block piers and base. The property is in good condition. Alterations appear to include the application of brick to portions of the façade and front porch, addition of a metal railing, the paving of a portion of the front yard, and construction of the concrete block and wood picket fence.

*P3b. Resource Attributes: HP2. Single Family Property

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



P5b. Description of Photo: Eastern façade and north elevation, view southwest, January 2018.

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

Historic Prehistoric Both
 1907 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A
***P8. Recorded by:**
 Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

***P9. Date Recorded:**

April 5, 2019

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

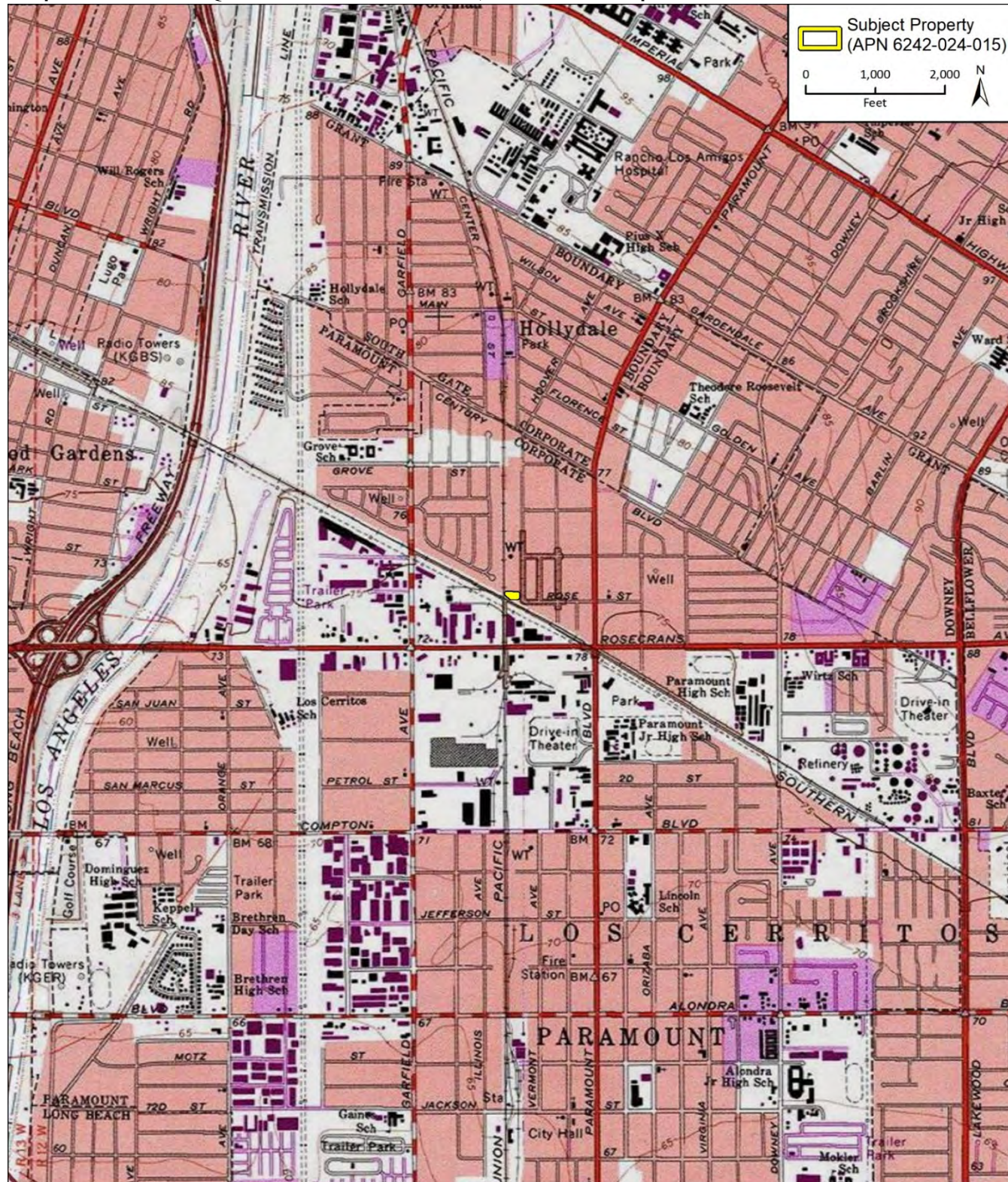
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 14057 Arthur Avenue (Map Reference No. 21-019)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: No discernable style

*B6. Construction History:

Built 1907 per L.A. County Assessor but appears to have been moved onto subject property between 1927 & 1954 based on aerial photos (UCSB Map & Imagery Lab 1927, 1954). Ancillary building northwest of home built by 1954, and ancillary building southwest of the home was built between 1954 & 1963 based on aerial photos (NETRonline, various). Based on visual observation, alterations appear to include the application of brick to the façade/porch, metal railing, paving of a portion of the front yard, and construction of the concrete block and wood picket fence.

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

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property contains a single-family home built in 1907 at an undetermined location and moved onto this property between 1927 and 1954 (UCSB Map & Imagery Lab 1927, 1954). In the early 1950s several parcels near the intersection of Arthur Ave and Rose Street (adjacent to and near the railroad ROW) remained vacant. However, by the following decade the area was completely built out (NETROnline, various). Development of the subject property is consistent with the mid-century development trend in the area which was part of the maximization of land use in response to post-war population growth. Archival research failed to ascertain the home's original owner, architect, or contractor, or its original location. Limited information was found on property owners/tenants through available city directories. Two occupants were identified between 1956 and 1964: R. Jeffery Bradfield, a mechanic, and his wife Jermina. No consequential information was uncovered on these individuals. Noted alterations to the property include the application of brick to the façade and porch, non-original metal railing, paving of a portion of the front yard, and the concrete block and picket fence.

The subject property, being a moved and altered building, is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate the property is associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The vernacular buildings are vernacular do 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

NETROnline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed October 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Accessed November 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

T.L.M. Publishing Co 1956. Paramount-Hollydale City Directory. Ancestry.com

B13. Remarks: N/A

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: May 1, 2019

(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 3

*Resource Name or #: 7806 Rose Street (Map Reference No. 21-020)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S; Range 12W; Section 17

c. Address: 7806 Rose Street

City: Paramount

S.B. B.M.

Zip: 90723

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

e. Other Locational Data: APN: 6242-026-011

***P3a. Description:**

The subject property is a one-story residence with no discernible style. Although it reads as a single-family residence, assessor's records show it is a duplex. The building has a rectangular plan and is capped by a gable-on-hipped roof which is sheathed with composite shingles. Exterior cladding is stucco, and fenestration includes aluminum and vinyl-framed windows. The primary entrance is located on the north elevation and consists of a wood panel door with a fanlight. A paved parking area to the west of the home contains a flat-roofed carport. The property is located mid-block on a level parcel and is landscaped with a grass lawn, trees and shrubs. Visible alterations include the aforementioned vinyl framed windows. The property is in good condition overall.

*P3b. Resource Attributes: HP3. Multiple Family Property

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

P5a. Photo or Drawing



P5b. Description of Photo:

North façade; camera facing south.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1962 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

January 12, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

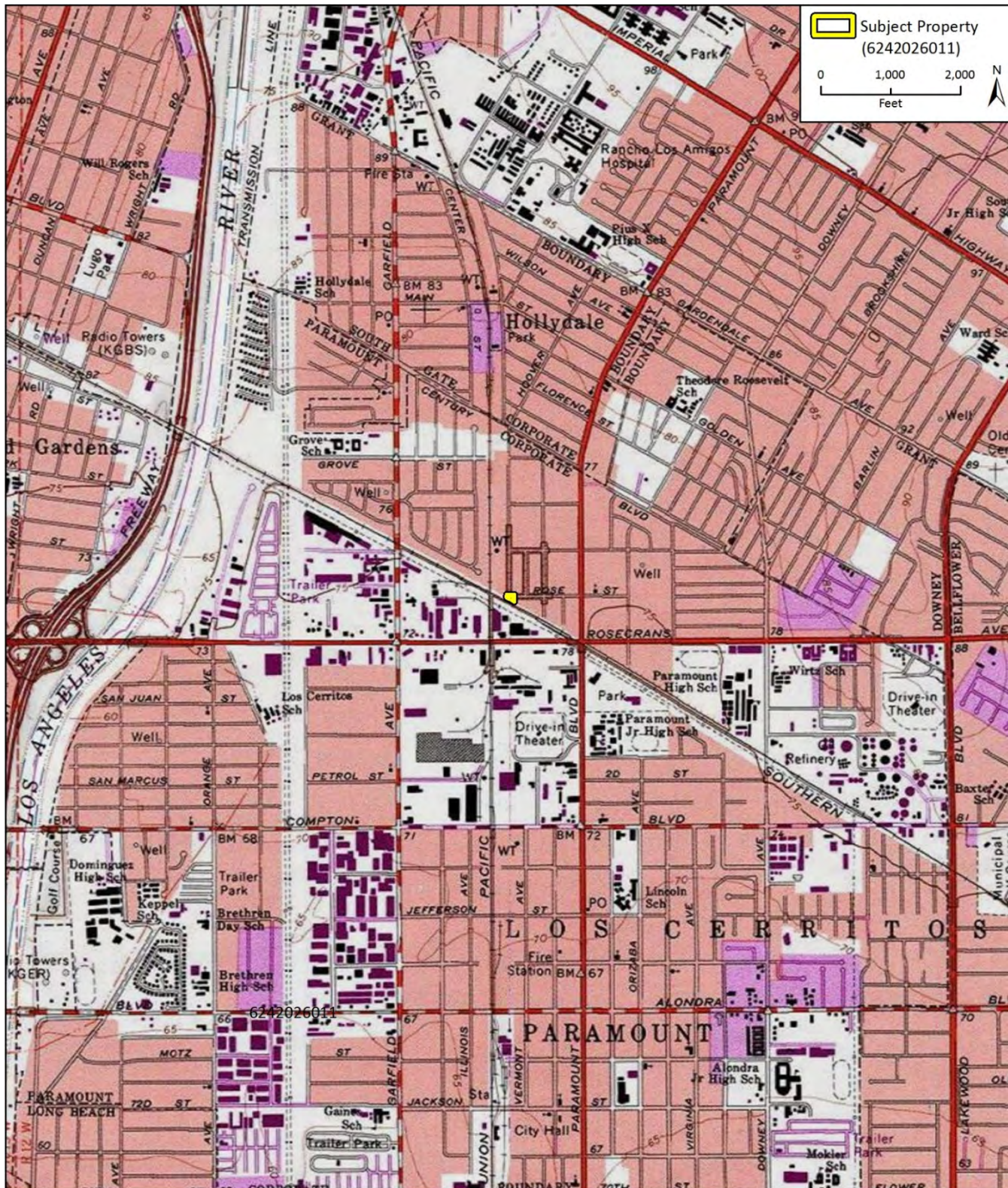
Page 2 of 3

*Resource Name or # 7806 Rose Street (Map Reference No. 21-020)

*Map Name: South Gate

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 7806 Rose Street (Map Reference No. 21-020)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: No Discernible Style

*B6. Construction History:

The residence was built in 1962 (Los Angeles County Office of the Assessor). Some of the aluminum-framed windows appear to have been replaced with vinyl.

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property is a residence constructed in 1962; it has no discernible style. Archival research failed to ascertain the original owner, architect or contractor. Limited occupant information was obtained with the available city directories, and archival research did not uncover any consequential information about former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is an extremely common example of a residence and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

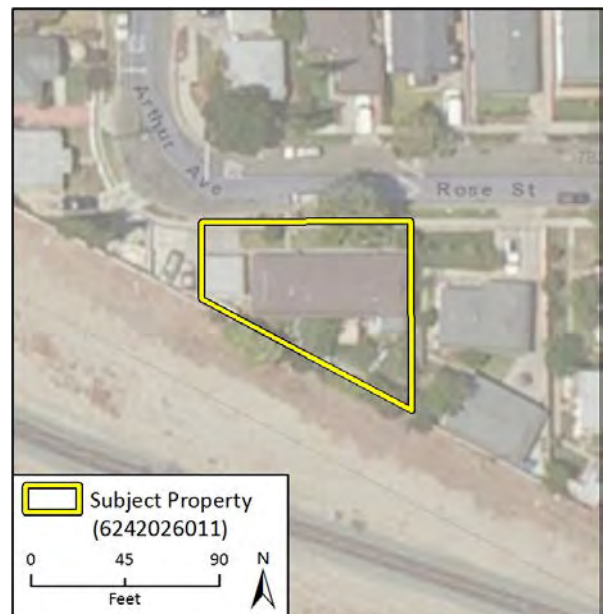
T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com

B13. Remarks: N/A

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: October 18, 2018

(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
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Reviewer

Date

Page 1 of 3

*Resource Name or #: 7812-7814 Rose Street (Map Reference No. 21-021)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S; Range 12W; Section 17

S.B. B.M.

c. Address: 7812-7814 Rose Street

City: Paramount

Zip: 90723

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

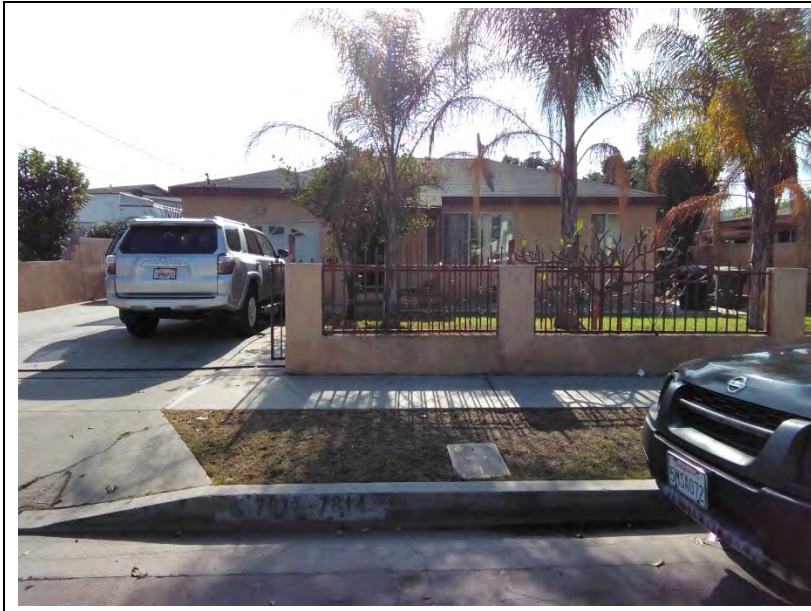
e. Other Locational Data: APN: 6242-026-012

***P3a. Description:**

The subject property contains two one-story residences, although the secondary residence at the rear of the lot is not visible from the public right-of-way. The residence at the front of the lot has a roughly rectangular plan, with the garage projecting slightly forward towards the street. Its hipped roof is covered with composite shingles. Exterior cladding is stucco, and fenestration consists of vinyl-framed multi-light windows. The primary entrance, located on the north elevation, is sheltered under a small flat-roofed porch. The entry door is obscured by a security door, and the garage door looks nonoriginal. The property is located mid-block on a level parcel and is landscaped with a grass lawn and palm trees. A stuccoed wall with metal railings lines the northern perimeter of the property. The property is in good condition overall.

*P3b. Resource Attributes: HP3. Multiple Family Property

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



P5b. Description of Photo:

North façade of primary residence; camera facing south.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1950 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

January 12, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

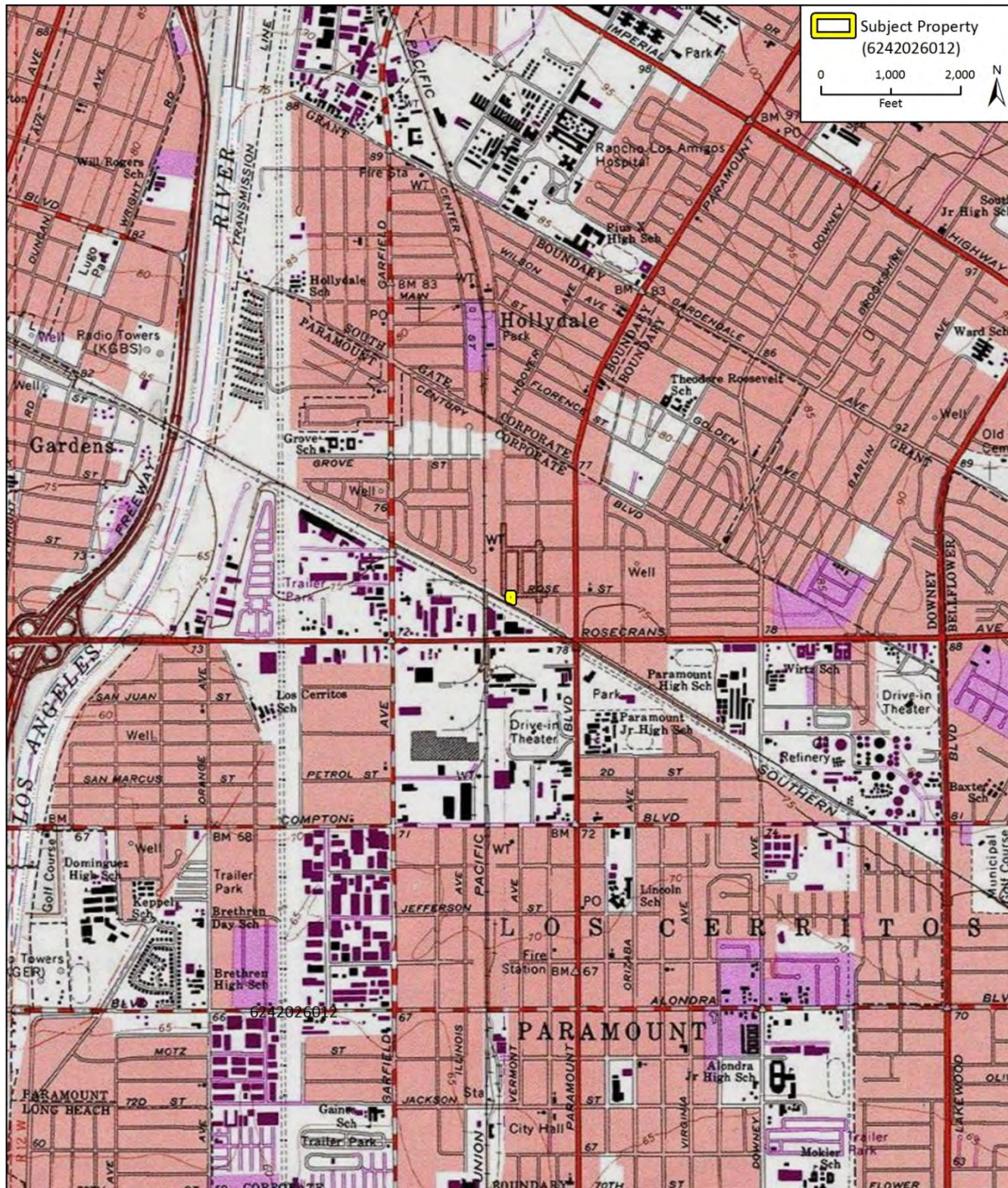
Primary #
HRI#
Trinomial

*Resource Name or # 7812-7814 Rose Street (Map Reference No. 21-021)

*Map Name: South Gate

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 7812-7814 Rose Street (Map Reference No. 21-021)

*NRHP Status Code 6Z

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B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: No discernible style

*B6. Construction History:

The residence at the front of the lot was built in 1950 (Los Angeles County Office of the Assessor). The secondary residence was built between 1954-1963 (NETROnline, various). Original windows appear to have been replaced with vinyl. Garage door appears to be non-original.

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property contains two residences, of which only the residence at the front of the lot is visible from the public right-of-way. This residence was constructed in 1950 and has no discernible style. The secondary residence was built between 1954-1963 (NETROnline, various). Archival research failed to ascertain the original owner, architect or contractor. Limited occupant information was obtained with the available city directories, and archival research did not uncover any consequential information about former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings are relatively ordinary examples of single-family residences and do 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com

B13. Remarks: N/A

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 16, 2018

(This space reserved for official comments.)



Other Listings
Review Code

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Date

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*Resource Name or #: 7816-7818 Rose Street (Map Reference No. 21-022)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: South Gate Date: 1981

Township: 3S, Range: 12W, Section: 17

S.B. B.M.

c. Address: 7818 Rose Street

City: Paramount

Zip: 90723

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

e. Other Locational Data: APN: 6242-026-010

***P3a. Description:**

The subject property is an irregularly shaped parcel with three residential buildings. Near the front (north) end of the parcel are two single-story, bungalows that display limited elements of the Spanish Colonial Revival-style. They each display generally rectangular plans and smooth stucco cladding. Their flat roofs include parapets lined with red roofing tiles. Each residence features an asymmetrical façade in which the primary entrance is sheltered beneath a small porch with arched openings. Windows appear to include aluminum sliders and vinyl-framed double-hung windows, some of which are surrounded by wooden casings.

At the rear (south end) of the parcel is a two-story apartment building with a rectangular plan and a gable-on-hip roof covered with composite shingles. The ground story is composed of single-car garages and the second story contains residential units. Exterior cladding is stuccoed and windows appear to be aluminum-framed sliders. Landscaping consists of grass lawns and mature trees. Hardscaping includes paved walkways and a driveway at the eastern edge of the property leading to the rear building. The property is in good condition.

*P3b. Resource Attributes: HP3. Multiple Family Property

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



P5b. Description of Photo:

North & west elevations of cottages; camera facing southeast.

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

Historic Prehistoric Both

L.A. Co. Assessor lists 1931 and 1962. Based on historic aerials the SFR in the center of the parcel may date to 1931; the front SFR and apartment building at rear date to 1962 (L.A. Co. Assessor; NETROnline).

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 12, 2018

*P10. Survey Type: Intensive

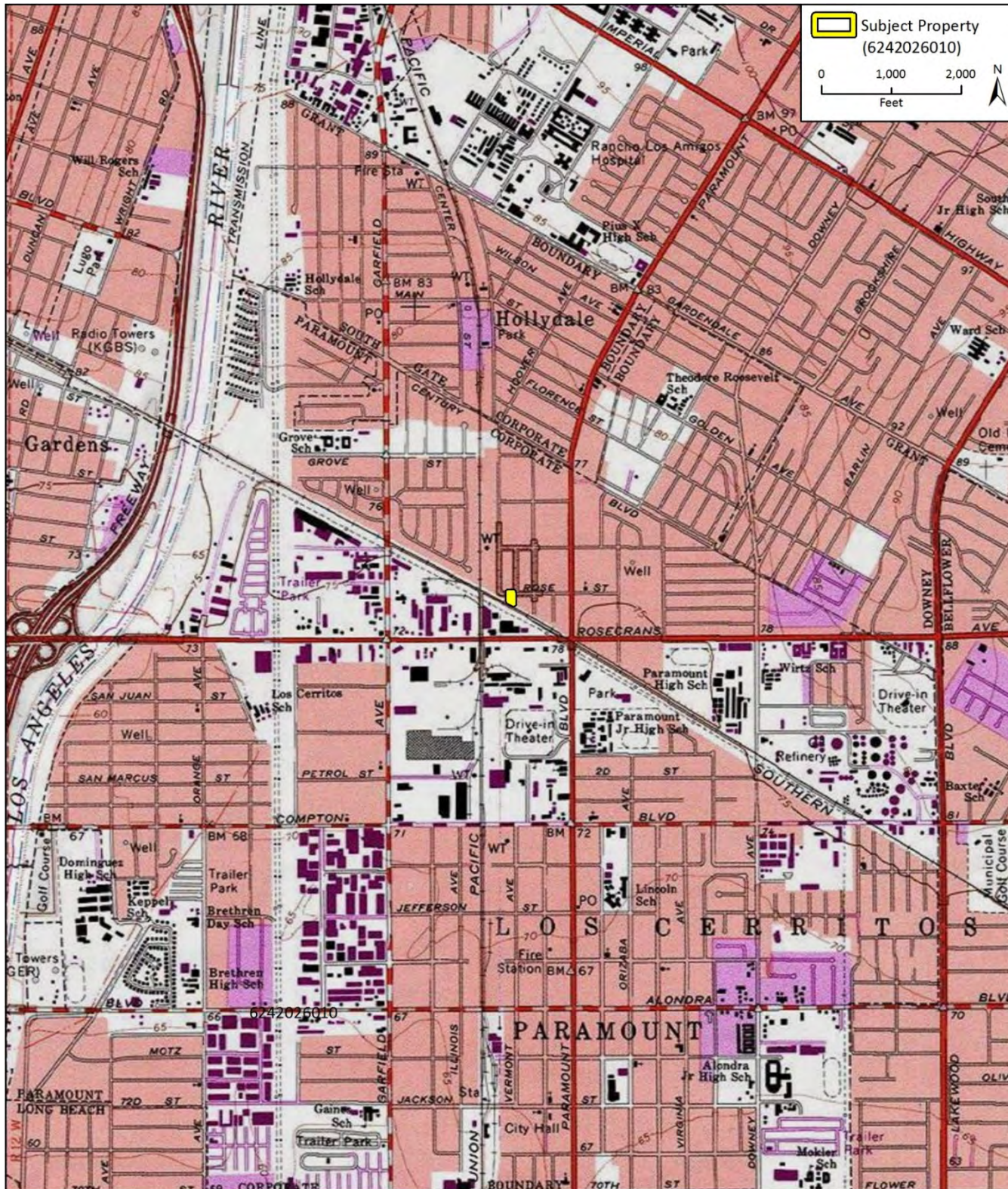
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 7816-7818 Rose Street (Map Reference No. 21-022)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Spanish Colonial Revival style (cottages); No Discernible Style (apartment building)

*B6. Construction History:

Based on L.A. Co. Assessor records and historic aerials, the central single-family residence appears to have been built in 1931. The front single-family residence and apartment building at the rear were built by 1960 (L.A. Co. Assessor; NETROnline, various; UCSB Map & Imagery Lab, various). Some windows in the cottages appear to be non-original vinyl.

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

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family property containing two single-family residences and an apartment building. Although county assessor's records show construction dates of 1931 and 1962, the Paramount city directory lists 7816 Rose as being under construction in 1956. (T.L.M. 1956). Historic aerial photographs demonstrate one building present near the center of the property by 1947, and three buildings existed on the site by 1960 (UCSB Map & Imagery Lab, various; NETROnline, various). Visible alterations include the replacement of original windows with vinyl windows, and the apparent removal of some of the window casings. Archival research failed to ascertain the original owner, architect, or contractor. Limited information was found on property owners or tenants with the available city directories, and no consequential information was uncovered on any of these individuals.

The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that any of the properties are associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings do 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

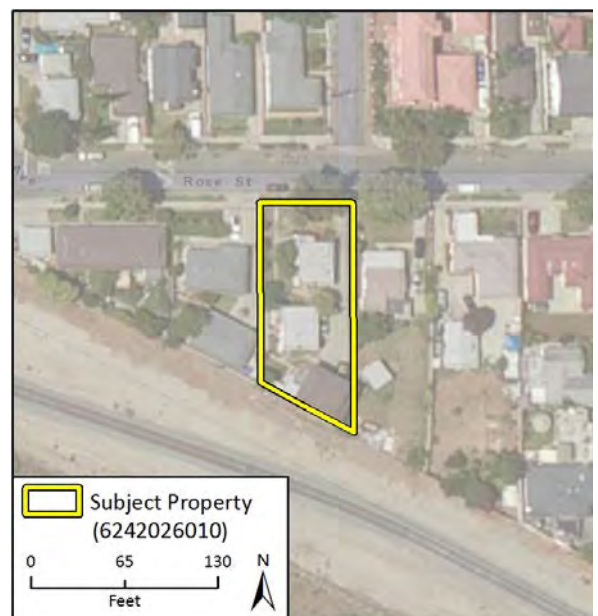
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.
- Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book Criss Cross City Directory. Accessed November 2018 at Ancestry.com
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- T.L.M. Publishing Company 1956. Paramount-Hollydale City Directory. Accessed November 2018 at Ancestry.com
- UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Accessed November 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

B13. Remarks: N/A

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 16, 2018

(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

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*Resource Name or #: 7830 Rose Street (Map Reference No. 21-023)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township 3S; Range 12W; Section 17

c. Address: 7830 Rose Street

City: Paramount

S.B. B.M.

Zip: 90723

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

e. Other Locational Data: APN: 6242-026-006

***P3a. Description:**

The subject property is a nearly rectangular parcel improved with a one-story single-family residence and a detached garage. The residence has a L-shaped plan and is covered by intersecting hipped roofs sheathed in composition shingles. Exterior cladding is stucco, and fenestration consists of vinyl-framed multi-light windows. The primary entrance, located on the north elevation, is sheltered under a small entry porch. The entry door appears to be solid wood and is set within a wood frame. At the western edge of the property, a driveway leads to the garage. The garage has a rectangular plan and a front-gabled roof. Exterior cladding is stucco, and the garage door looks nonoriginal. The property is located mid-block on a level parcel and is landscaped with a grass lawn, shrubs and palm trees. A metal rail fence lines the northern perimeter of the property. The property is in good condition overall.

*P3b. Resource Attributes: HP1. Single Family Property

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



P5b. Description of Photo:

North façade and west elevation with garage at rear; camera facing southeast.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1952 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

January 12, 2018

*P10. Survey Type:

Intensive

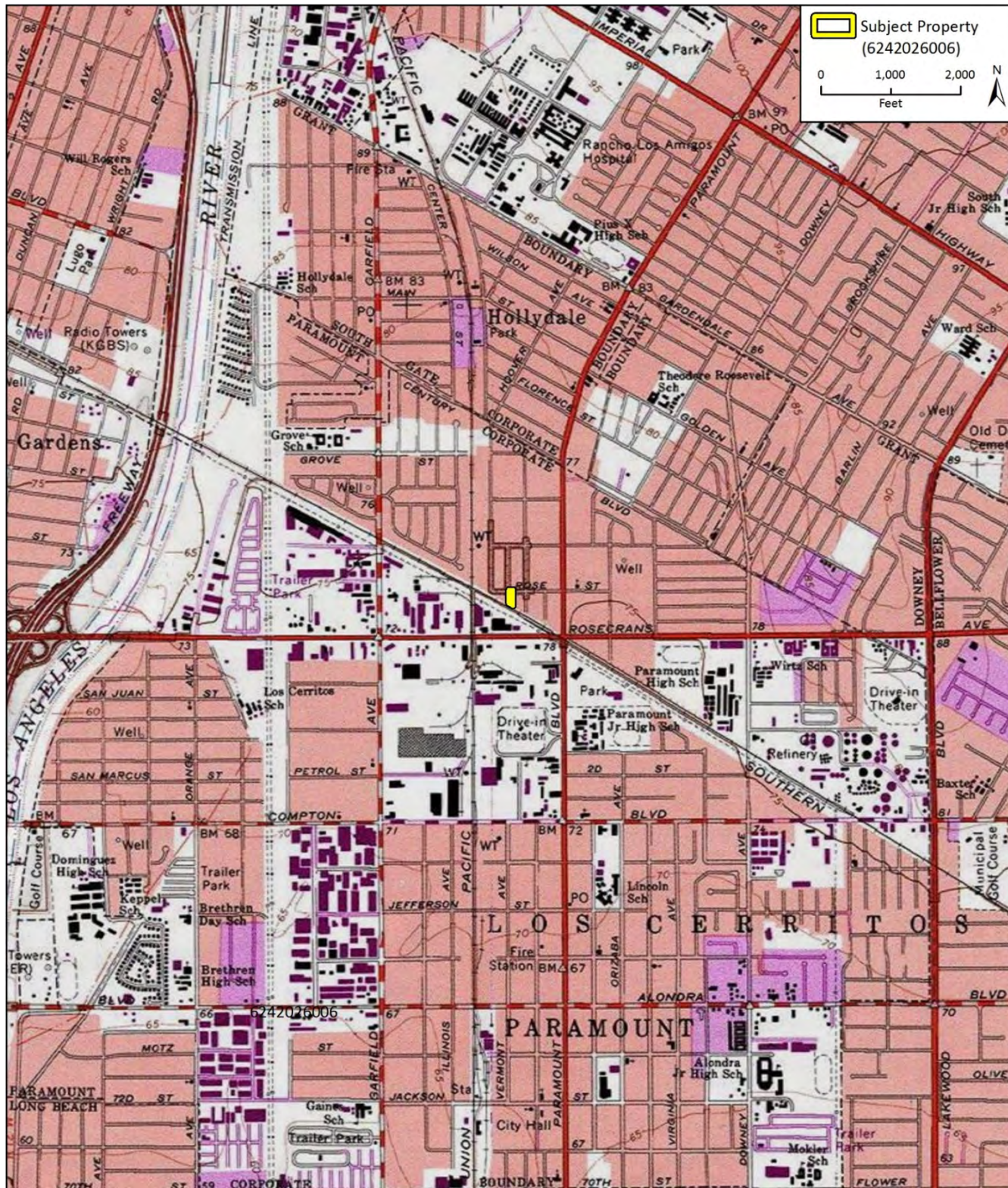
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 7830 Rose Street (Map Reference No. 21-023)

*NRHP Status Code 6Z

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B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

*B6. Construction History:

The residence was built in 1952 (Los Angeles County Office of the Assessor). Original windows appear to have been replaced with vinyl. Doors appear to be non-original.

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property contains a Minimal Traditional-style residence and a detached garage constructed in 1952. Archival research failed to ascertain the original owner, architect or contractor. Limited occupant information was obtained with the available city directories, and archival research did not uncover any consequential information about former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a Minimal Traditional-style single-family residence and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

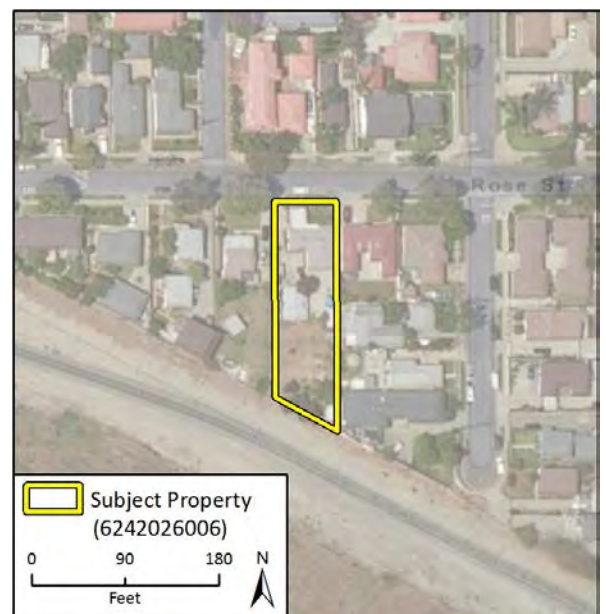
T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com

B13. Remarks: N/A

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 16, 2018

(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

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*Resource Name or #: 7701 Rosecrans Avenue (Map Reference No. 21-024)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S, Range 12W, Section 17

c. Address: 7701 Rosecrans Avenue City: Paramount

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

e. Other Locational Data: APN: 6241-020-051

S.B. B.M.
Zip: 90723

***P3a. Description:**

The subject property consists of two industrial buildings on a large nearly rectangular parcel. The large, 32,430-square-foot industrial building facing Rosecrans Avenue and was constructed in 1963; the smaller 4,500-square-foot building is relatively set back from the street in the northwestern region of the parcel and was constructed in 1956. The smaller of these buildings was not visible from the public-right-of-way due to shipping containers and other industrial goods blocking visibility. However, the building appears to have a metal gable roof and is industrial in nature per satellite imagery.

The larger, one-story industrial building features a concrete foundation, flat roof, and is constructed of concrete masonry units. This building has aluminum sliding windows; the front entrance features a slightly projecting flat roof over the glazed aluminum-framed commercial door. This front of the building serves as the office or commercial component to the larger, warehouse/industrial-dedicated rear body of the building. The rear region of the building features corrugated metal siding and includes a loading zone for industrial trucks. The primary entrance to the building has a glazed aluminum-framed commercial door. The property is in good condition.

*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building; HP8. Industrial Building

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



P5b. Description of Photo:
South façade; camera facing north.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1956 and 1963 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
N/A

*P8. Recorded by:
Alexandra Madsen
Rincon Consultants
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

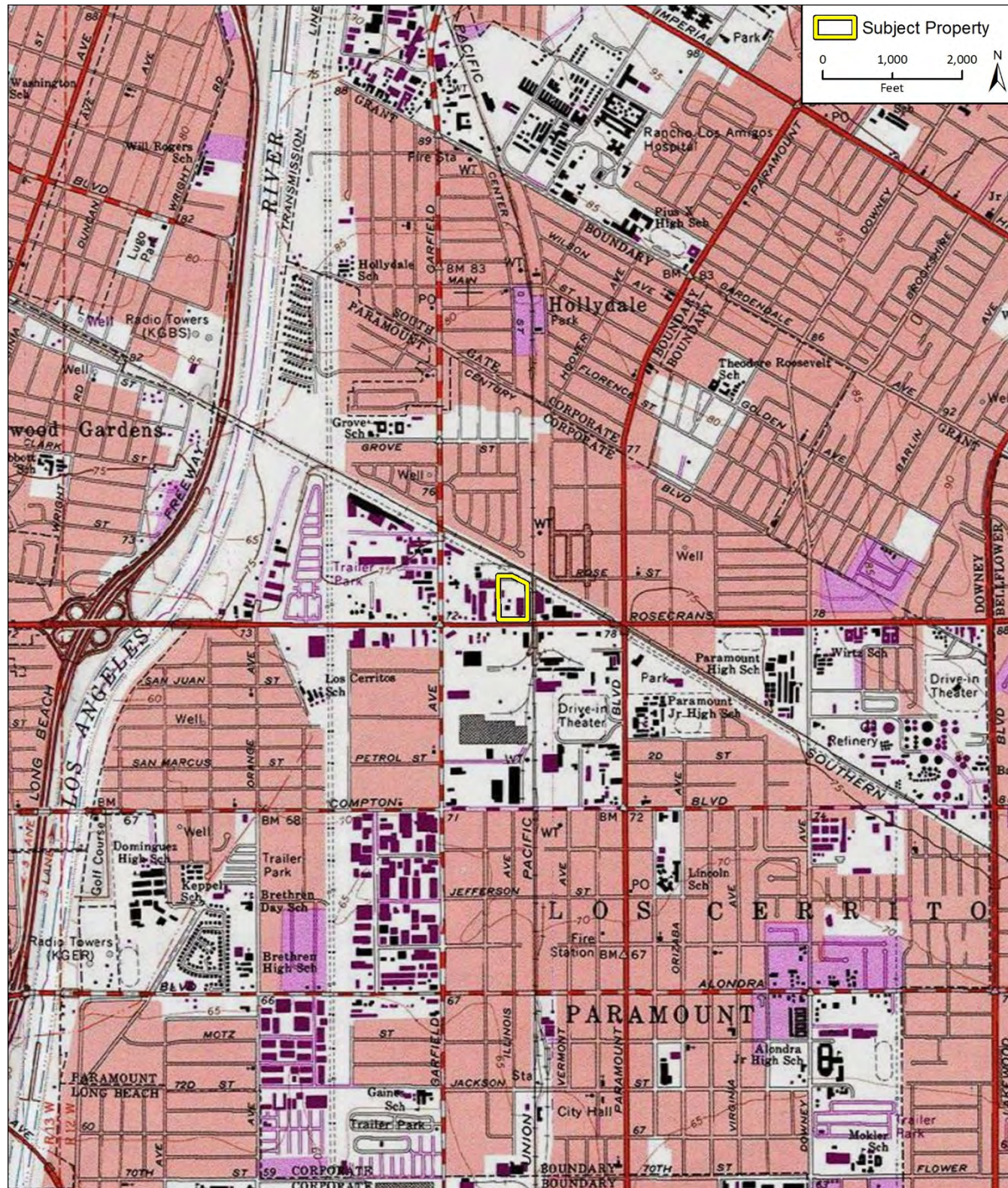
*P9. Date Recorded:
January 19, 2018

*P10. Survey Type:
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 7701 Rosecrans Avenue (Map Reference No. 21-024)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial; Industrial
B4. Present Use: Commercial; Industrial
*B5. Architectural Style: No discernible style
*B6. Construction History:

According to County assessor data, the larger industrial building was constructed in 1963 whereas the smaller building was constructed in 1956. Archival research failed to ascertain the identities of the buildings' architect or contractor.

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

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property was owned by Reliable Delivery Service from 1966 to 1975. In 1978, the building was operated by Delta Lines. Rapid Freight Systems owned the property from 1986 to 1989. By 1998, Mountain Valley advertised at the subject location. From online research it appears that all of the businesses operating out of the subject property were trucking companies.

The subject property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The industrial buildings are utilitarian in design and do 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

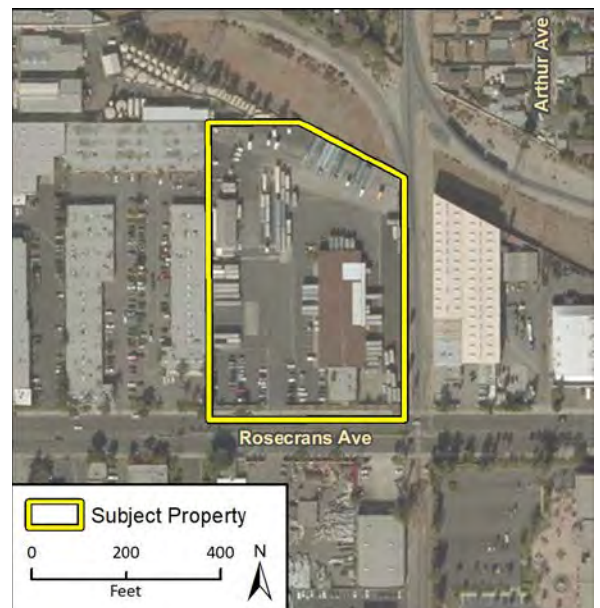
UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Oct. 2018.

B13. Remarks: N/A

*B14. Evaluator: Alexandra Madsen

*Date of Evaluation: May 24, 2019

(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

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*Resource Name or #: 7747-7749 Rosecrans Avenue (Map Reference No. 21-025)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S; Range 12W; Section 17

S.B. B.M.

c. Address: 7747 Rosecrans Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: APN: 6242-025-007

***P3a. Description:**

The subject property is an irregularly shaped parcel that contains several buildings and warehouses. The western half of the parcel is occupied by two long warehouses and two small one-story offices. A two-bay warehouse with gabled roofs is located at the rear (northern) edge.

The two warehouses are three stories in height and clad in vertically grooved metal panels. The buildings are capped with low-pitched gabled roofs. The westernmost warehouse has a one-story, stucco-clad portion at the front (south end) of the building. The easternmost warehouse displays a two-story wall opening, above which signage reads "Staub Metals."

Additionally, in front of the warehouses, at the front of the parcel, there are two one-story, L-shaped buildings that serve as offices. Nearly identical, the buildings both have flat roofs with slight overhanging eaves and grooved metal panels curving over the fascia and soffit. The western office building has glass block set in square window openings, and one entry door on the south façade. The eastern building appears to have aluminum sliding windows and an aluminum-framed commercial door.

The smaller two-bay warehouse at the northeastern corner of the property has gabled roofs and corrugated metal walls. Although not clearly visible from the public ROW, it has at least one garage door entry on the south elevation.

A stuccoed wall decorated with regularly spaced finial balls lines the southern edge of the property. The property is in good condition.

*P3b. Resource Attributes: HP8. Industrial buildings

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



P5b. Description of Photo:

Overview of property, view to northeast, 1/12/2018.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

Various buildings constructed between 1958-1981
L.A. County Assessor; NETROnline, various; UCSB
Map & Imagery Lab, various; Google Earth, various).

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
180 North Ashwood Ave
Ventura CA 93003

*P9. Date Recorded:

January 12, 2018

*P10. Survey Type: Intensive

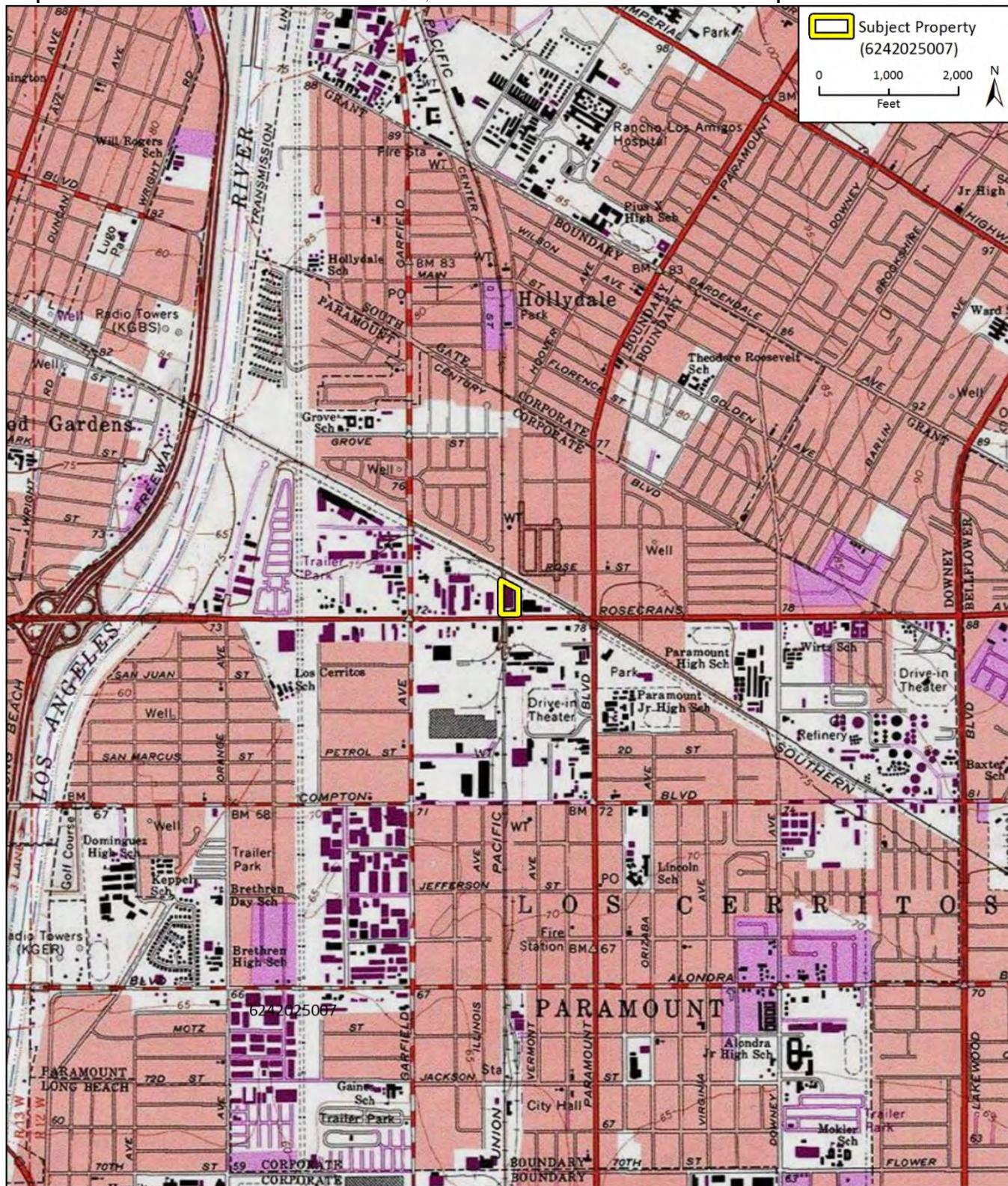
***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 7747-7749 Rosecrans Avenue(Map Reference No. 21-025)

*NRHP Status Code 6Z

Page 3 of 4

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Industrial B4. Present Use: Industrial and office

*B5. Architectural Style: Utilitarian (warehouses); offices do not embody a particular style

*B6. Construction History:

One-story building at western-central portion of property and small two-bay warehouse at northeast corner of property built between 1954 and 1963; large western warehouse bay built between 1968 and 1972; large eastern warehouse bay by 1976. Two office buildings at south end of property (in front of warehouses) built between 1976 and 1981 (NETROnline, various; Google Earth, various; UCSB Map & Imagery Lab, var.).

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

*B8. Related Features: None

B9a. Architect: N/A b. Builder: N/A

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The earliest known owner of the property, in 1956, was Capital Welding & Manufacturing Co. (T.L.M. Publishing Co. 1956). Since that time, the subject property expanded to include a complex of buildings. A 1954 aerial photo shows only one building at the southeast edge of the parcel. By the early 1960s, additional structures were built on the property, creating a complex of four to five buildings. Between 1968 and 1976 two large warehouses were erected on the property, and two office buildings were built at the front (south end) of the property between 1976 and 1981. The original building (pre-1954) that was located at the southeast end of the parcel was demolished in the late 1990s to early 2000s (NETROnline, various; Google Earth, various; UCSB Map & Imagery Lab, various).

Archival research failed to ascertain the architects or contractors for the different buildings. Limited occupant information was obtained with the available city directories.

In 1964 occupants included Columbia Specialty Inc. and Capital Westward Inc., which may have been a business related to the earlier tenant Capital Welding & Manufacturing Co. (Luskey Brothers & Co. 1964). Capital Westward Inc. fabricated specialized parts and equipment for a variety of projects. Their work ranged from fabricating vessels for a desalination plant to building a stainless steel chamber for a government space simulation complex (Hudlow 1995; Bilstein 1980; Broom 1971; *Arcadia Tribune* 1968). Columbia Specialty, still in business today, is a fabricator and distributor of steel and alloy piping products. The company left Paramount for the city of Long Beach in 2010 (Columbia Specialty, no date). Continuing the trend of metal-working taking place at the site, the current occupant of the property is Staub Metals Corporation, a flat rolled steel distributor (StaubMetals.com). See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A

*B12. References:

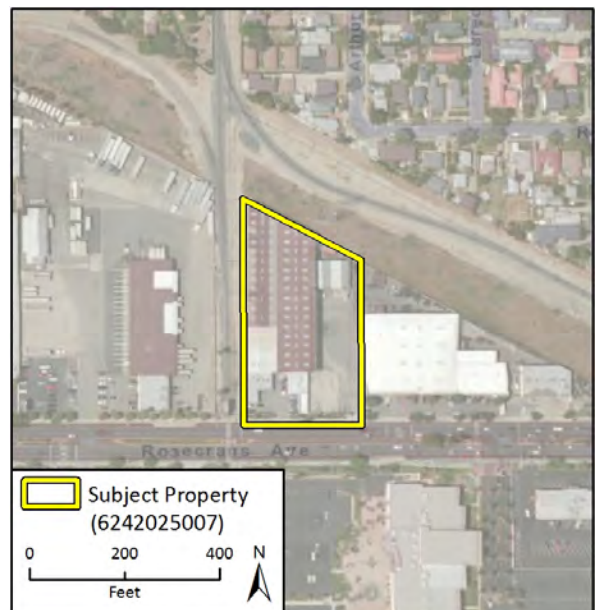
- Arcadia Tribune. 1968. "Space-Age 'Monster' Roams City Streets", 8 February.
- Bilstein, Roger E. 1980. Stages to Saturn. NASA/U.S. Government Printing Office.
- Broom, Bill 1971. "U.S. lets contract for Orange Co. desalting plant", *Press Telegram*, 30 June.
- Columbia Specialty. No date. "About Us". <https://www.columbiaspecialty.com/about-us.html>.
- Google Earth. Various. Aerial photographs of subject property. Accessed November 16, 2018.
- Hudlow, Scott M. 1995. HAER Report for Jet Propulsion Laboratory Edwards Facility (JPL Edwards Test Station), HAER No. CA-163.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 16, 2018

(This space reserved for official comments.)



B10. Significance, continued:

The subject properties are not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that any of the properties are associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings are primarily utilitarian in design, and the office buildings are not representative of any particular architectural style. The property 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are recommended eligible as a contributor to any existing or potential historic districts.

B12. References, continued:

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed November 2018.

Staub Metals Corporation. No date. StaubMetals.com. Accessed November 16, 2018.

T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com.

UCSB Map and Imagery Lab. Various "FrameFinder". [aerial photograph database]. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/ Accessed November 2018.



Easternmost office building, south and west elevations, view northeast.

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 6 *Resource Name or #: Pacific Electric, Santa Ana Line (Map Reference No. 21-026)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
 *b. USGS 7.5' Quad: *South Gate* Date: 1981 Township 3S, Range 12W, Section 17, 20, 21, 22, 27 S.B.B.M.
 *b. USGS 7.5' Quad: *Whittier* Date: 1981 Township 3S, Range 12W, Section 26 S.B.B.M.
 *b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township 3S, Range 12W, Section 35, 36 S.B.B.M.
 *b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township 4S, Range 11W, Section 5, 6 S.B.B.M.
 c. Address: None City: Paramount, Bellflower, Artesia, and Cerritos Zip: Various
 d. UTM: Zone: mE/ mN (G.P.S.)
 e. Other Locational Data: The segment runs southeast from the intersection of Patterson Land and Garfield Avenue in Paramount to Del Amo Boulevard, just northwest of Coyote Creek in Cerritos.

***P3a. Description:**

The subject resource is an approximately 7.5-mile railroad right-of-way segment that runs northwest-to-southeast through urbanized sections of the communities of Paramount, Bellflower, Artesia, and Cerritos. With a few exceptions, the right-of-way is interrupted only where it intersects with roadways. At each intersection, no element of the grade is visible, being either removed or paved over. While the 30-80-foot-wide, unpaved right-of-way is more or less contiguous, the line's standard-gauge tracks appear only intermittently along the segment. Generally single-tracked, these track segments consist of a pair of metal rails laid upon wooden ties and supported by a slightly elevated earthen bed. The bed measures approximately 15 feet wide, while the width of the tracks is about 5 feet. An approximately 0.75-mile double-tracked segment begins just east of North Pioneer Avenue along the Cerritos-Artesia boundary. The double tracks merge into a single track about 570 feet south of South Street. The segment addressed in the present evaluation terminates in Cerritos just west of the Del Amo Boulevard bridge over Coyote Creek.

The subject resource traverses an urbanized area that is alternately residential, commercial, and industrial in character. Its condition is poor, due to the removal of tracks at many locations and the deteriorated state of many of the remaining segments of tracks. In several of these sections, rails or ties are missing or displaced.

Note: the segment crosses the San Gabriel River on a steel deck rail bridge. That resource, the San Gabriel River Bridge, is addressed in a separate DPR 523 form.

*P3b. Resource Attributes: HP39. Other (railroad); AH7. Railroad grade

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

P5a. Photo or Drawing



P5b. Description of Photo:

Santa Ana Line tracks in Bellflower; camera facing northwest.

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

Historic Prehistoric Both

1904-05 (EHRA 2018)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

***P9. Date Recorded:**

October 22, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

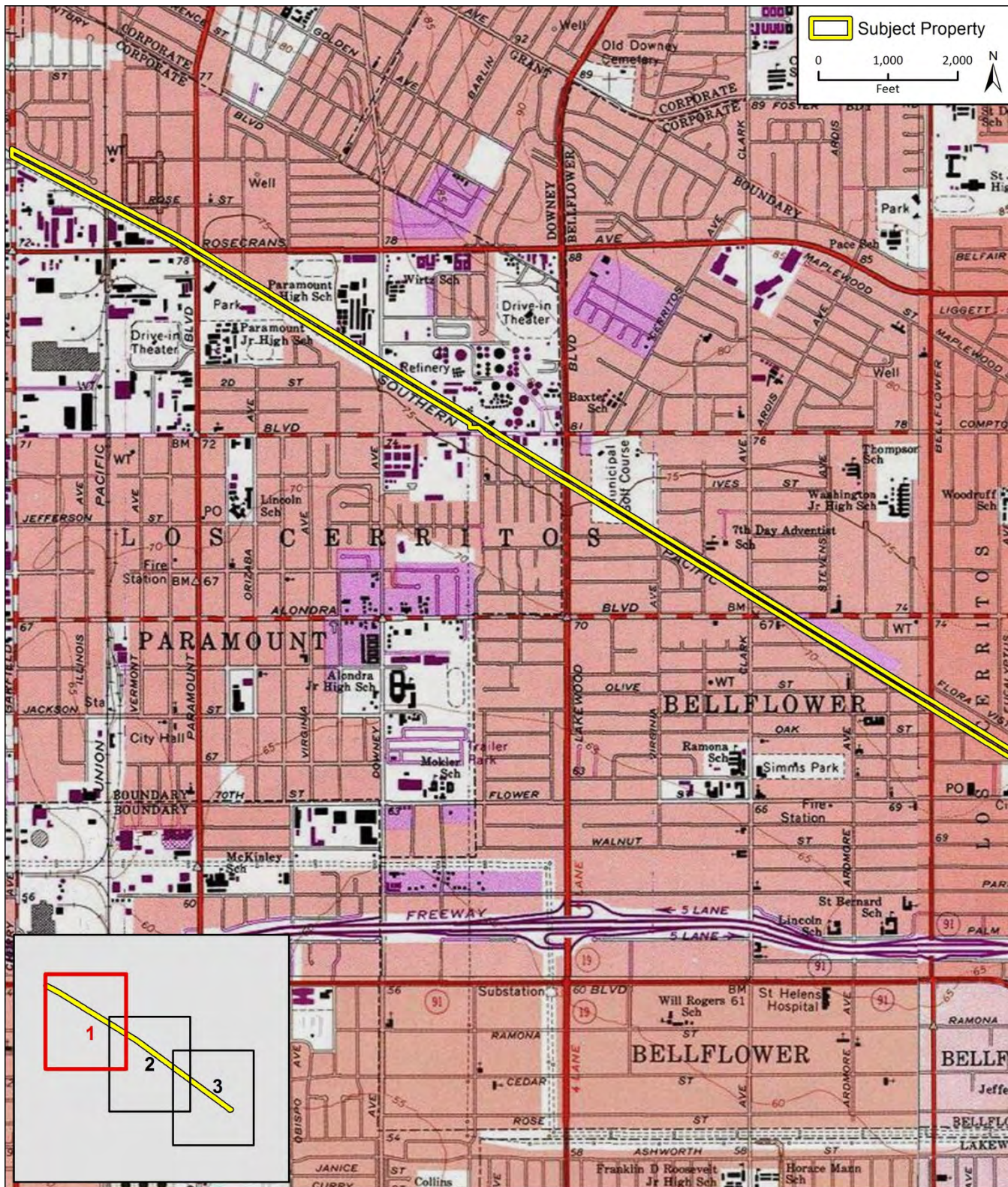
Page 2 of 6

*Resource Name or # Pacific Electric, Santa Ana Line (Map Reference No. 21-026)

*Map Name: South Gate, Whittier, and Los Alamitos

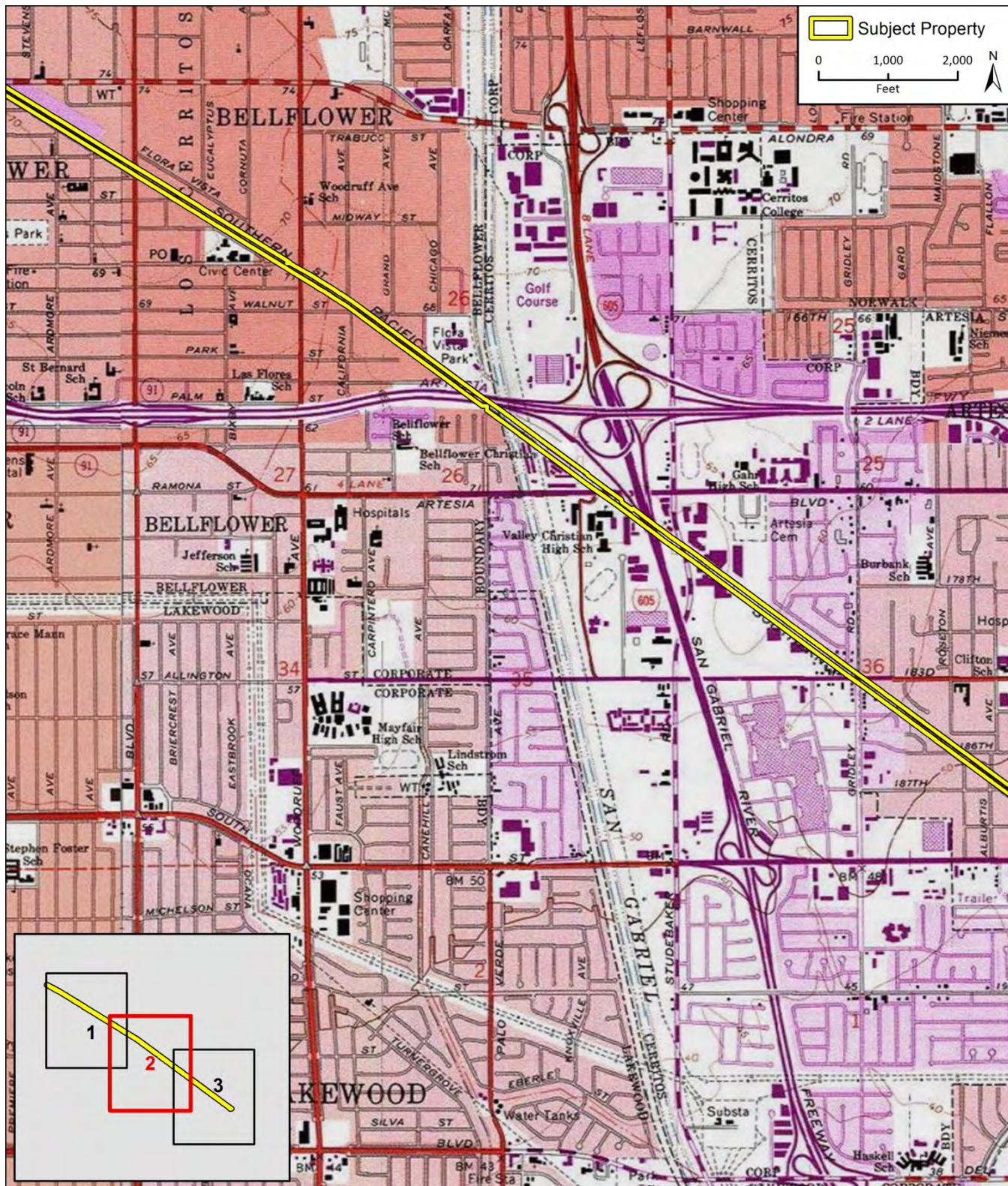
*Scale: 1:24,000

*Date of map: 1981



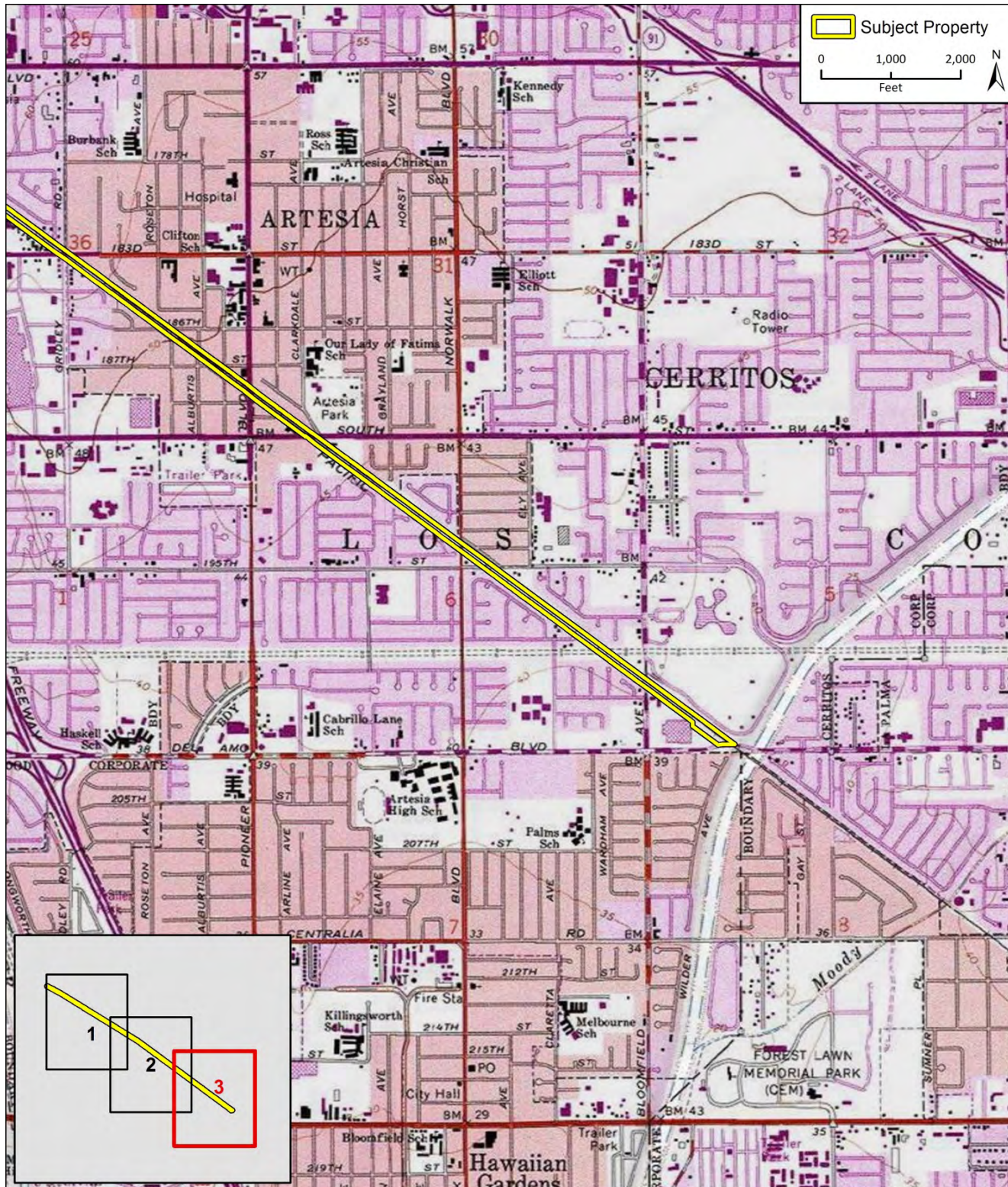
State of California X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial



State of California X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # Pacific Electric, Santa Ana Line (Map Reference No. 21-026)

*NRHP Status Code 6Z

Page 5 of 6

B1. Historic Name: Pacific Electric, Santa Ana Line
B2. Common Name: Southern Pacific, West Santa Ana Branch
B3. Original Use: Freight and interurban passenger railroad
B4. Present Use: Abandoned
*B5. Architectural Style: N/A
*B6. Construction History:

The Los Angeles Interurban Railway Corporation constructed the line with double tracks in 1904 and 1905. Under the management of the Pacific Electric Railway Corporation, one set of tracks was removed (EHRA 2018; Caltrans 1982).

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Los Angeles Interurban Railway Company

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

The origins of the subject resource date to 1903, when the Pacific Electric (PE) Railway Company secured and surveyed the right-of-way for a freight and interurban passenger line connecting Watts and Santa Ana. In 1904, the Los Angeles Interurban Railway (LAUIR) Company obtained the right-of-way and completed construction of the tracks in time for a November 1905 opening. As originally constituted, the Santa Ana Line spanned 34 miles, following the Long Beach Line south from downtown Los Angeles before diverting to the southeast at Watts Junction. Its mileage between Watts and Santa Ana totaled about 26.5 miles, cutting mostly through what remained agricultural land during much of the early twentieth century. PE regained control of the Santa Ana Line in 1911 following the so-called Great Merger that consolidated the PE and LAUIR (EHRA 2018; Caltrans 1982).

The line faced decline through the mid-twentieth century. Despite the urbanization of much of the area along the eastern portion of the route, the rise of the automobile ensured that the Santa Ana Line passenger ridership remained limited. Originally double-tracked, the line was reduced to a single track in 1941 (EHRA 2018; Caltrans 1982). PE cut back passenger service in the early postwar years and terminated it entirely in 1958. Southern Pacific (SP) took over freight operations on what the company renamed the West Santa Ana Branch. SP continued to use the segment of the line starting west of the intersection with the Union Pacific tracks in Paramount at least as late as 1981 (Caltrans 1982). The line is currently abandoned.

The subject resource is recommended ineligible for listing in the National or California Registers under any significance criteria. While the Santa Ana Line was part of the LAUIR and PE systems—rail networks integral to the growth of metropolitan Los Angeles in the first half of the twentieth century—its role in that trend was minimal. Furthermore, the removal of one of the line's tracks has substantially undermined the subject segment's ability to convey any potential historical significance it might otherwise derive from its association with interurban rail service in the first half of the twentieth century. Because of this, the subject resource is not eligible for listing under Criteria A/1. Regardless of integrity considerations, the subject resource does not meet the standards for significance under any other criteria. The rail segment is not associated with persons significant in the history of the city, region, state, or nation (Criteria B/2). Is an ordinary, ubiquitous structure and

B11. Additional Resource Attributes: N/A

*B12. References:

Caltrans. 1982. *1981 Inventory of Pacific Electric Routes*. Prepared by California Department of Transportation, District 07, Public Transportation Branch. February 1982.

Electric Railway Historical Association (ERHA) of Southern California. 2018. "Pacific Electric Santa Ana Line." <http://www.erha.org/pessa.htm>. Accessed November 2018.

B13. Remarks: N/A

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: November 8, 2018

See continuation sheet.

(This space reserved for official comments.)

Sketch Map:



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 #: 14121-14123 McClure Avenue (Map Reference No. 22-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township: 3S, Range: 12W, Section: 17 S.B. B.M.
c. Address: 14121 McClure Avenue City: Paramount Zip: 90723
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 6242-026-001

***P3a. Description:**

The subject property is an irregularly shaped parcel containing a one-story multi-family residence. The building features a roughly L-shaped footprint and is capped by hipped roofs with composition shingles. Exterior cladding is stucco. The primary entries are not clearly visible from the public right-of-way but are located on the south elevation facing the paved driveway. Windows include aluminum sliders. Landscaping on the property includes grass lawns, trees and shrubs. Hardscaping includes a paved concrete driveway spanning the length of the property. A brick wall with cast iron railings lines the eastern edge of the property. The property is in good condition overall.

***P3b. Resource Attributes:** HP3. Multiple Family Property

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



P5b. Description of Photo:
Eastern elevation, camera facing west

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both

1971 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

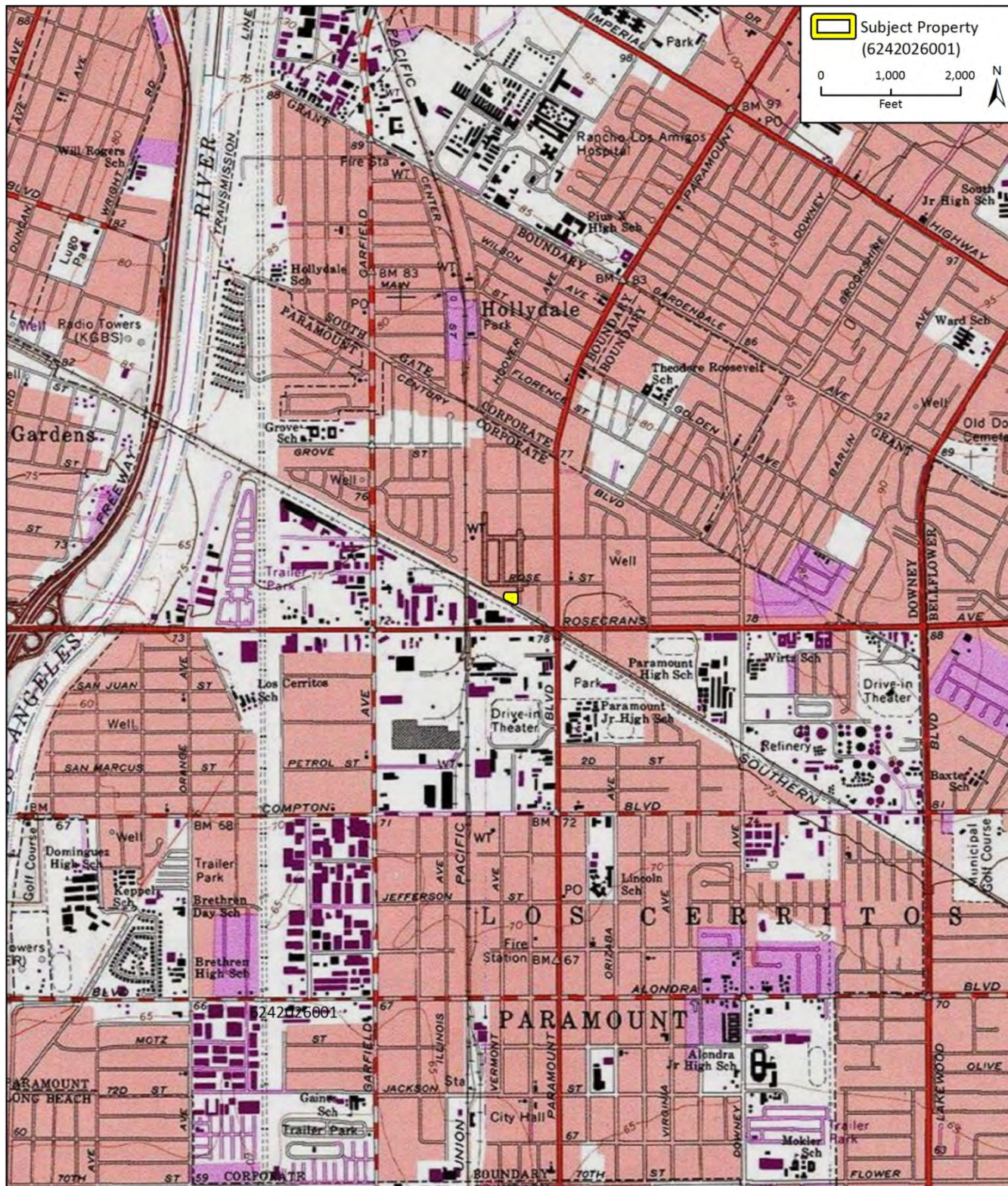
***P9. Date Recorded:**
January 12, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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

*Resource Name or # 14121-14123 McClure Avenue (Map Reference No. 22-001)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multiple Family Residence B4. Present Use: Multiple Family Residence
*B5. Architectural Style: Vernacular/Utilitarian
*B6. Construction History:

Built in 1971 (Los Angeles Co. Assessor). No obvious additions or alterations based on visibility from public right-of-way and aerial photos.

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

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property contains a multi-family residence built in 1971. Archival research failed to ascertain the original owner, architect, or contractor. Limited information was found on property owners or tenants with the available city directories, and no consequential information was uncovered on any of these individuals. No visible alterations were observed; however, the entire home is not clearly visible from the public ROW.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is an extremely common example of a vernacular/utilitarian residence and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book Criss Cross City Directory. Accessed November 2018 at Ancestry.com

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed October 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

T.L.M. Publishing Company 1956. Paramount-Hollydale City Directory. Accessed November 2018 at Ancestry.com

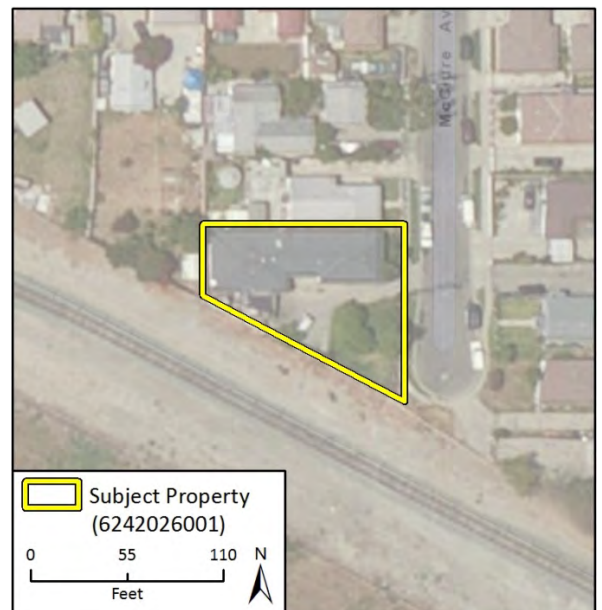
University of California, Santa Barbara Map and Imagery Lab. Historic aerials. [digital photograph database]. Viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

B13. Remarks: N/A

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 19, 2018

(This space reserved for official comments.)



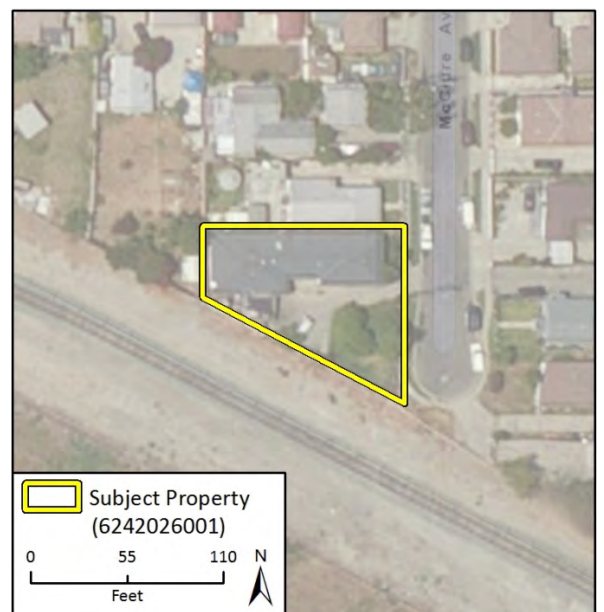
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 14121-14123 McClure Avenue (Map Reference No. 22-001)

*NRHP Status Code 6Z

Page 3 of 3

(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 3

*Resource Name or #: 14130-14132 McClure Avenue (Map Reference No. 23-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township: 3S, Range: 12W, Section: 17 S.B. B.M.

c. Address: 14130-14132 McClure Avenue City: Paramount Zip: 90723

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

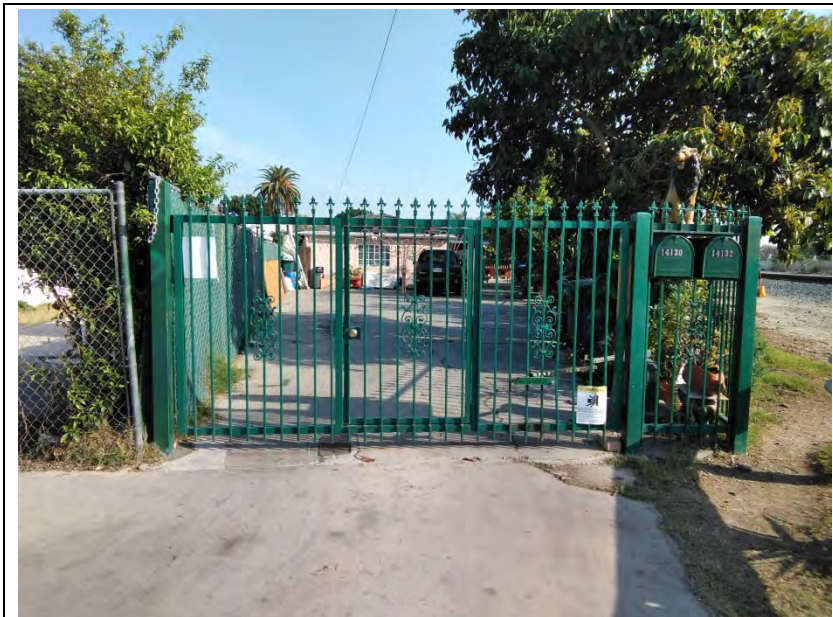
e. Other Locational Data: APN: 6241-035-018

***P3a. Description:**

The subject property is an irregularly shaped parcel located where McClure Street dead-ends adjacent to the railroad right-of-way. The parcel's location and angled placement of its driveway obscure the view of the multi-family residence on the property. Based on aerial photographs, the home appears to have an L-shaped floor plan and is clad with stucco. It displays a hipped roof clad with composite shingles. The home has a large setback from the street and the front of the lot is paved as a driveway leading to the home. An iron rail fence lines the western edge of the property, and trees line the southern edge. The property appears to be in good condition.

*P3b. Resource Attributes: HP3. Multiple Family Property

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



P5b. Description of Photo:
West elevation; camera facing the east.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1972 (L.A. County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

January 15, 2018

*P10. Survey Type:

Intensive

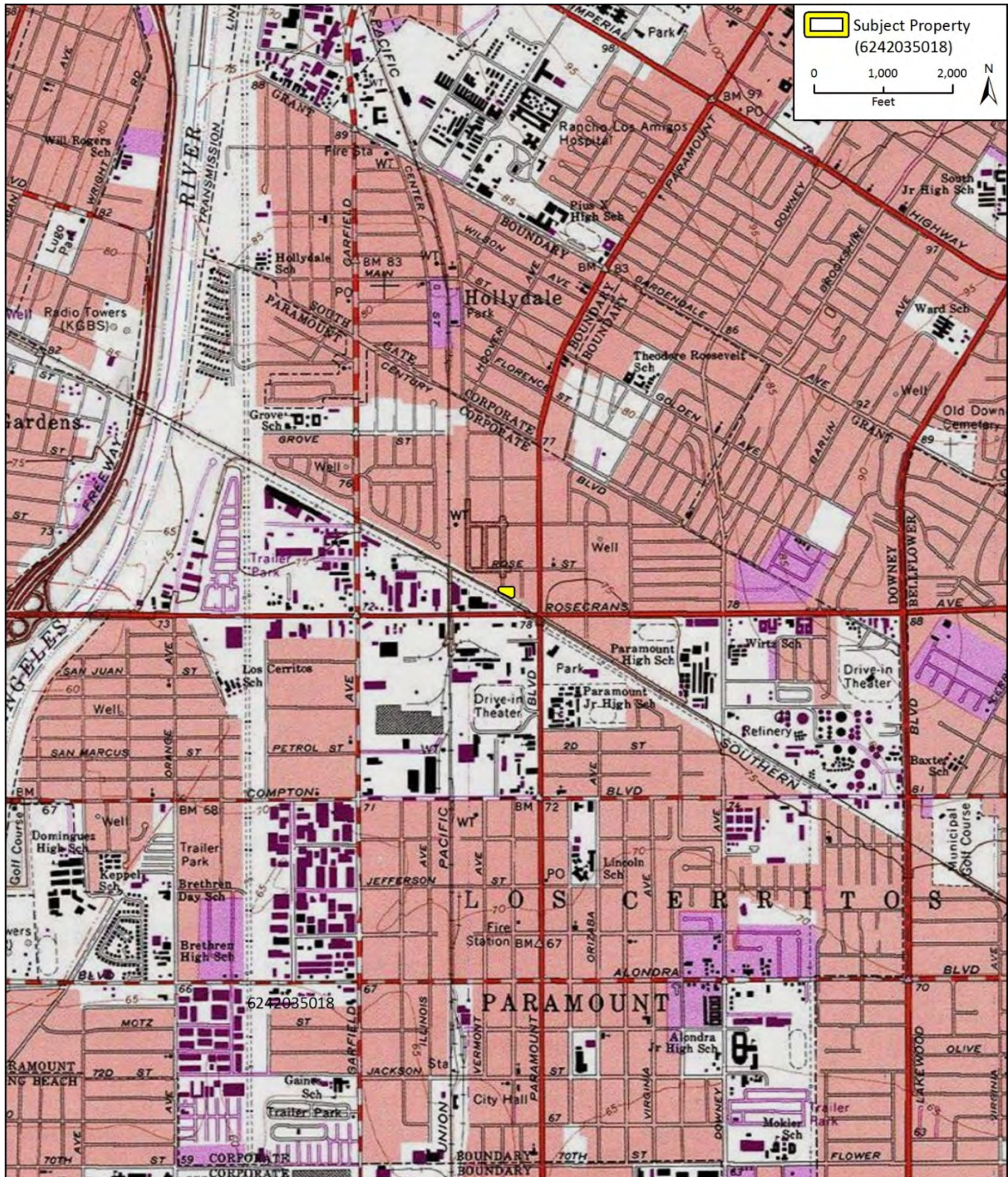
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 14130-14132 McClure Avenue (Map Reference No. 23-001)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multiple Family Residence B4. Present Use: Multiple Family Residence
*B5. Architectural Style: No discernible style
*B6. Construction History:
Built in 1972 (L.A. County Assessor).

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

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property contains a multi-family residence, apparently a duplex, built in 1972. Archival research failed to ascertain the original owner, architect, or contractor. No information was found on property owners or tenants with the available city directories. The home has a large setback and is not clearly visible from the public ROW, thus, close examination for alterations was not possible.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is an undistinguished and extremely common example of a multi-family residence and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

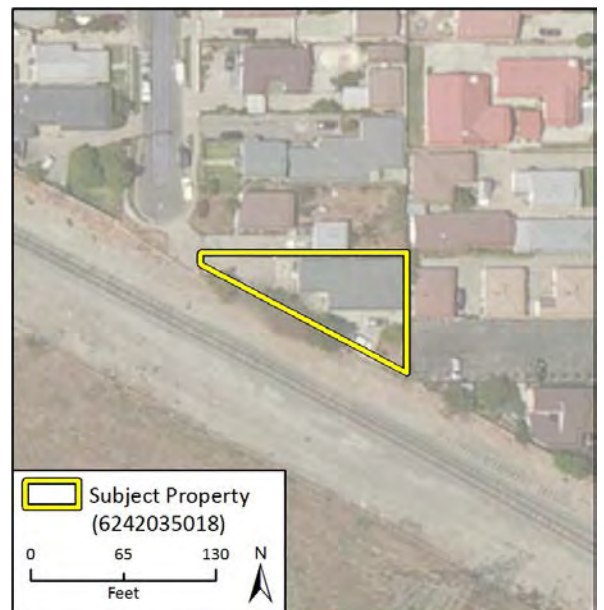
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.
- Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book Criss Cross City Directory. Accessed November 2018 at Ancestry.com
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed October 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- T.L.M. Publishing Company 1956. Paramount-Hollydale City Directory. Accessed November 2018 at Ancestry.com
- sdUniversity of California, Santa Barbara Map and Imagery Lab. Historic aerials. [digital photograph database]. Viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 19, 2018

(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 3

*Resource Name or #: 7844 Rosecrans Avenue (Map Reference No. 23-002)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S, Range 12W, Section 17

c. Address: 7844 Rosecrans Avenue

City: Paramount

S.B. B.M.
Zip: 90723

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

e. Other Locational Data: APN: 6241-017-024

***P3a. Description:**

The subject property is a single parcel improved with a roughly 17,500-square foot commercial building. The two-story vernacular commercial building has a generally rectangular footprint, concrete foundation, and flat roof with a slightly projecting cornice. The primary façade of the building faces north onto Rosecrans Avenue with a symmetrical façade; this façade is relatively uniform but features a slightly projecting center region. This projecting region of the façade by turn features by a sunken entrance. The entry porch has a hipped roof clad in shingles upheld by two stucco-clad columns. The primary entrance to the building has a glazed aluminum-framed commercial door.

The exterior of the primary façade is perhaps most characterized by its stucco exterior. This stucco features four slightly recessed arches alluding to the segmental and round varieties. A low, concrete masonry unit-built planters are situated along the primary façade and planted with various shrubs. The property is in good condition.

*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

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



P5b. Description of Photo:
North façade; camera facing south.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1960 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
N/A

*P8. Recorded by:
Alexandra Madsen
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

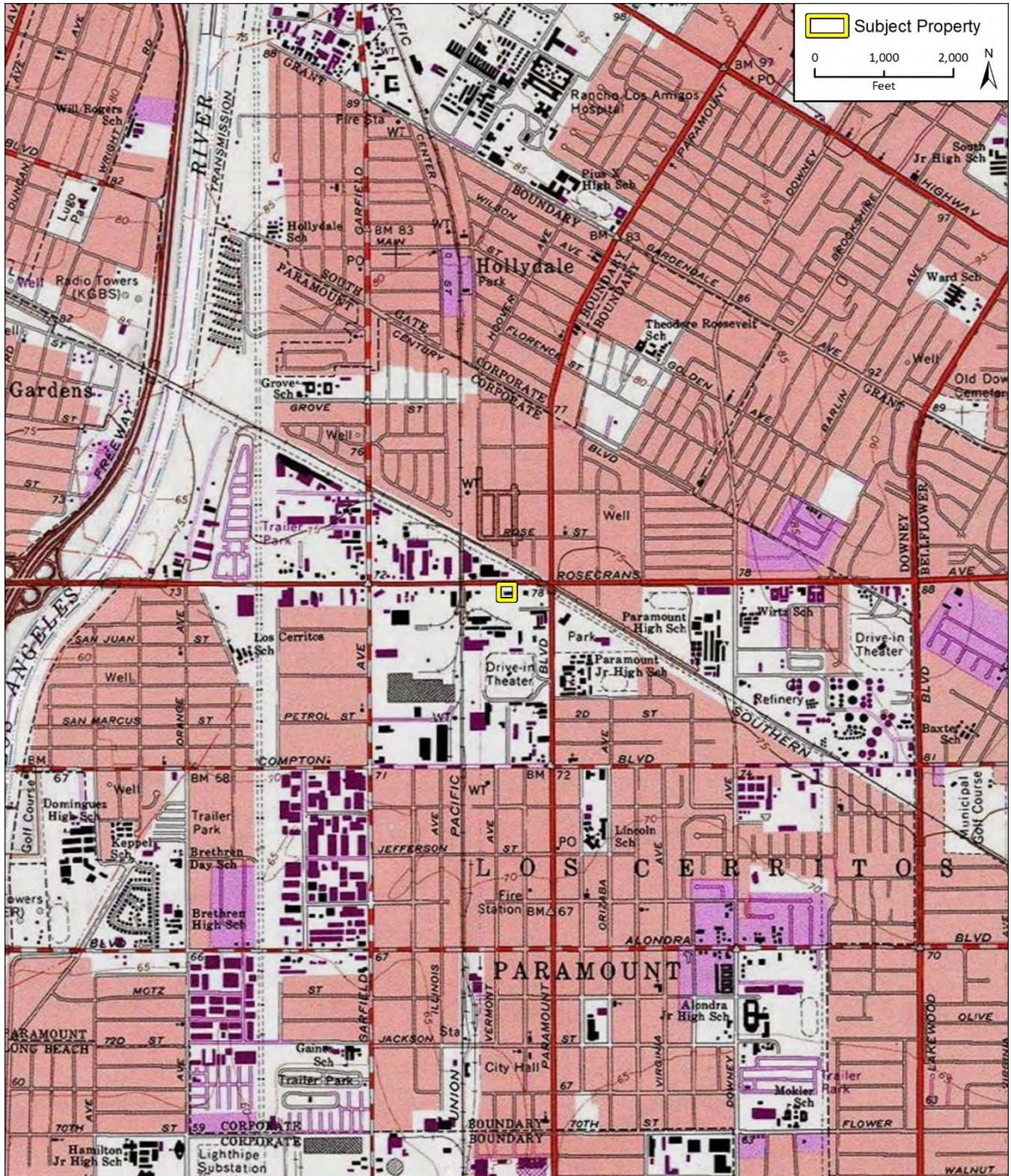
*P9. Date Recorded:
January 19, 2018

*P10. Survey Type:
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 7844 Rosecrans Avenue (Map Reference No. 23-002)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: No discernible style

*B6. Construction History:

According to County assessor data, the office building was constructed in 1960. Archival research failed to ascertain the identities of the buildings' architect or contractor.

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

*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property is a commercial office building constructed in 1960. In the 1960s, the building served as the headquarters for Macco Corporation, a construction and general contractor specializing in real estate development. From 1970 to 1979, the County of Los Angeles leased the building as the County's Southeast Assistance Payments Office of the Public Social Services Department. In 1980, the County of Los Angeles purchased the building for \$310,000. Communications Works of America, a mortgage broking company, is currently located at the property. No additional information was available on former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building exhibits no discernible architectural style and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

"County Unit Will Remain in Paramount." *Los Angeles Times*. 8 August 1974. Page 197.

Faris, Gerald. "County Will Purchase Building in Paramount." *Los Angeles Times*. 3 January 1980. Page 183

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Oct. 2018.

B13. Remarks:

*B14. Evaluator: Alexandra Madsen, Rincon Consultants, Inc.

*Date of Evaluation: May 24, 2019

(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 5

*Resource Name or #: 14711 Paramount Boulevard (Map Reference No. 23-003)

P1. Other Identifier: Paramount Drive-In; Paramount Swap Meet

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S Range 12W Section 20

S.B. B.M.

c. Address: 14711 Paramount Boulevard

City: Paramount

Zip: 90723

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

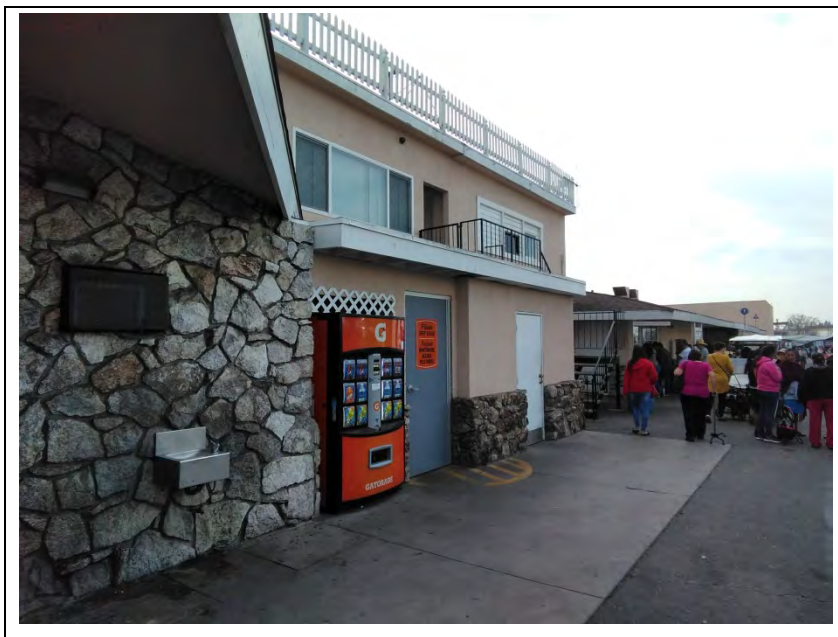
e. Other Locational Data: APN: 6241-016-044 and 6241-017-021

***P3a. Description:**

The subject property consists of two adjacent, nearly rectangular parcels housing the Paramount Drive-In and Swap Meet. The structures comprising the drive-in are located in a square area at the center of the property, with additional rectangular parking areas located at the eastern and western edges. Within the square drive-in area, large movie screens are located at the northwest and southeast corners. A building complex at the center houses the projection equipment, snack bar, and restrooms. The building's massing varies considerably, likely the result of additions and alterations. It features a hipped roof over a central, one-story portion, a flat roof with a parapet over a two-story portion at its western end, a flat roof and a small faux Mansard roof over a two-story portion near the building's eastern end. An octagonal roof caps the easternmost portion of the building. Roofing material includes composite shingles and barrel tile on the parapet edges. The building's exterior cladding includes stucco and two types of stone veneer. White picket fencing lines the roofline of the two-story portion near the eastern end. Fenestration includes vinyl-frame, sliding windows. Doors include numerous single doors (which appear to be wooden), and various roll-up garage doors (both metal and vinyl). The snack bar area is differentiated by its octagonal shape, metal-framed commercial doors with sidelights and transoms, and metal-framed windows throughout the upper wall area. Temporary shade structures are located outside the snack bar. The two non-original movie screens each are supported by three cylindrical posts. Three ticket booths, lined up in a row and appearing identical, are located on the adjacent parcel to the north. They feature nearly-square footprints, stucco cladding, vinyl windows, and gabled roofs covered with barrel tile. Both of the parcels are completely paved. An entry drive runs south from All America City Way to the northwest corner of the drive-in. Circulation is not clearly defined due to the property's alternate use as a swap meet. A wall at the property's perimeter is decorated in areas with regularly-spaced ball finials. Along the east edge of the property the wall is interrupted by three two-story towers which are stucco-clad and covered by hipped roofs with barrel tile. Signage on the towers reads "Paramount Swap Meet, Since 1955." Entrance kiosks built in a similar style are located on the north, south and west edges of the property. A combination sign announcing the swap meet, multiplex and drive-in theaters is located at the corner of Paramount Blvd. and All America City Way.

*P3b. Resource Attributes: HP10. Theater (Drive-In)

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



P5b. Description of Photo:

Concessions/bathroom/screening building, northwest elevation, view to the east.

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

Historic Prehistoric Both
 Los Angeles County Assessor lists 1968-1999.
 Drive-In originally established in 1947 (Pool 2014).

***P7. Owner and Address:**

Modern Development Company

***P8. Recorded by:**

Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Ste. 1400
 Los Angeles, CA 90012

***P9. Date Recorded:**

October 31, 2018

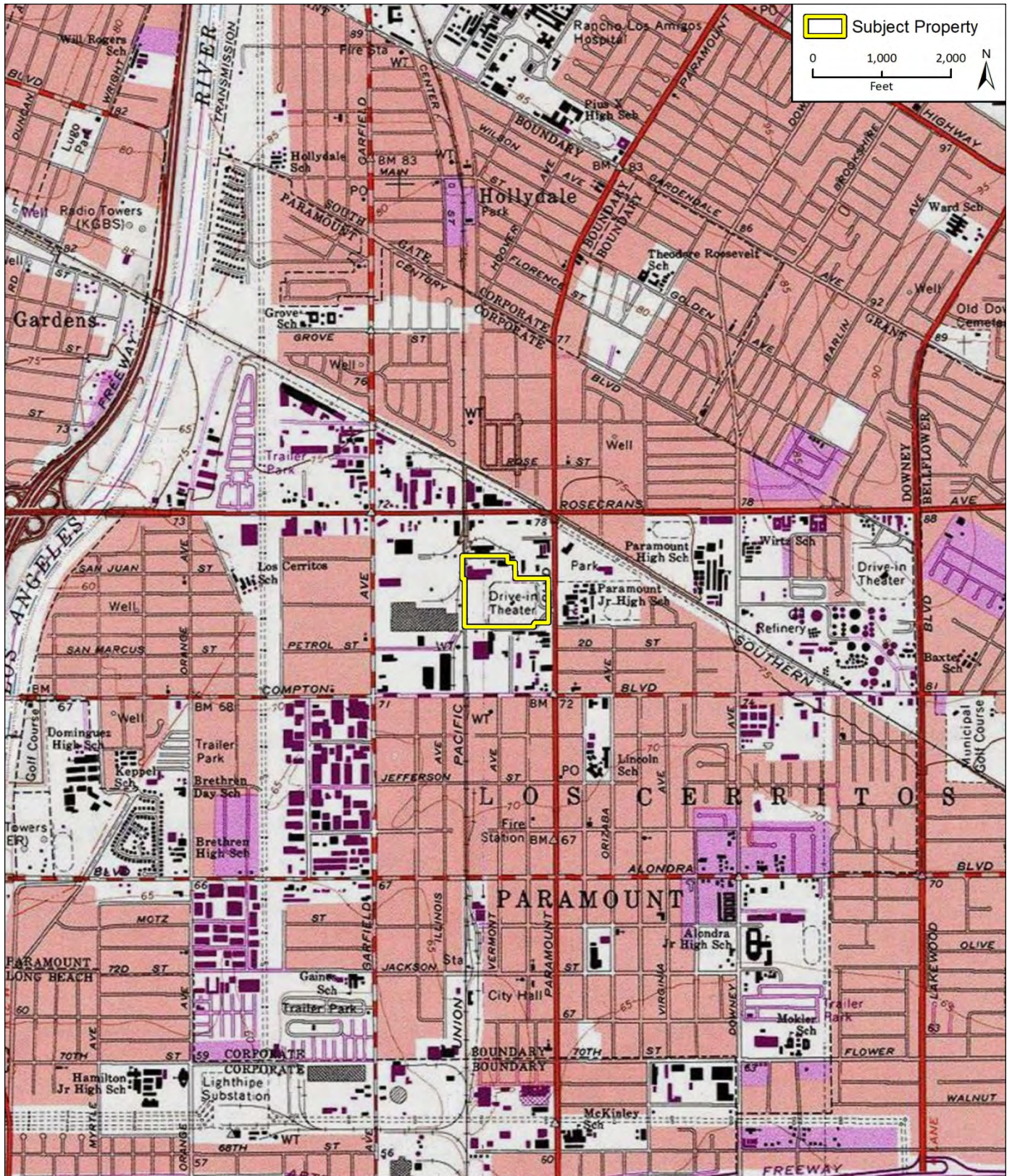
***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 14711 Paramount Boulevard (Map Reference No. 23-003)

*NRHP Status Code 6Z

Page 3 of 5

- B1. Historic Name: Roadium Drive-In
 B2. Common Name: Paramount Drive-In; Paramount Swap Meet
 B3. Original Use: Drive-In theater
 B4. Present Use: Drive-In theater and swap meet
 *B5. Architectural Style: Mid-Century Modern, Spanish Colonial Revival-influenced
 *B6. Construction History:

Drive-In developed in 1947. Octagonal addition at NE end of projection/concessions building built between 1963-1972. Flat-roofed addition built at SW end of building between 1976-1994. Pole speakers in parking lot removed, forked entry drive from Paramount Blvd. eliminated and entrance moved to NW corner, entry kiosks and towers along east edge of property built at unknown dates. Ticket booths remodeled/rebuilt likely in 2014. Movie screens replaced and perimeter sound barrier wall built 2014 (Pool 2014; UCSB Map & Imagery Lab, var.; NETROnline, var.).

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property was originally developed in 1947 as the "Roadium Drive-In" by Joseph Bianchi, under the business Modern Amusement Company. Bianchi, who had worked as a chemist in New York City during World War II, relocated to Los Angeles. He purchased an agricultural property that supplied grain to the local dairies and developed the drive-in (Pool 2014). The drive-in was reportedly the earliest of its kind in the area; several years later, in 1954, another drive-in opened a few blocks away at Rosecrans Avenue and Lakewood Blvd. Called Rosecrans Drive-In, it was demolished in 1993 (Guzman 2014; CinemaTreasures 2000-2018c; UCSB Map and Imagery Lab, various).

In addition to the drive-in theater, the property has also housed a swap meet, which operates during the day, since 1955. The projection and concessions building, located at the center of the drive-in site, were enlarged between 1963 and 1972 with an octagonal addition at its northeast end. Another flat-roofed addition was built at the southwest end of the building between 1976 and 1994. It is unknown when the name change occurred from Roadium to Paramount Drive-In. In its last days, the drive-in was operated by Pacific Theaters and featured Spanish-language films (Pool 2014). The drive-in was out of business by 1992, but the swap meet continues to operate through present day (Pool 2014; CinemaTreasures 2000-2018b). At some point the speakers that once lined the parking stalls were removed. Also gone is the entry monument featuring a rectangular marquee and a vertical monument with neon lettering reading "Roadium." See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A

***B12. References:**

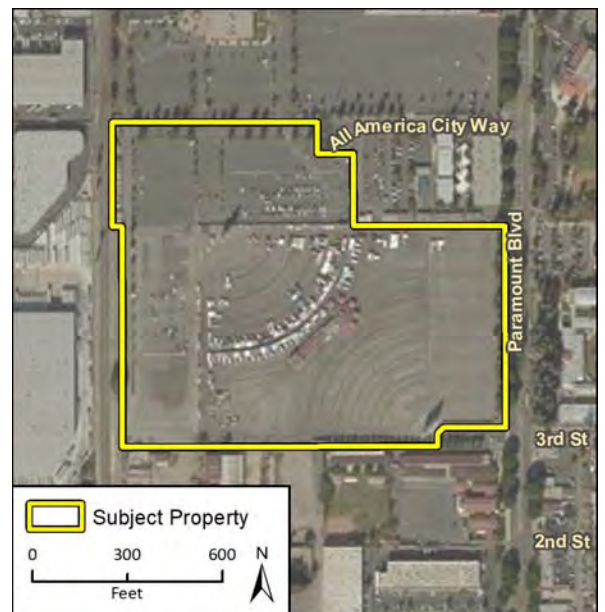
- CinemaTreasures LLC 2000-2018a. "Bianchi Theaters", <http://cinematreasures.org/theaters/19045>
- CinemaTreasures LLC 2000-2018b. "Paramount Twin Drive-In", <http://cinematreasures.org/theaters/14912/>
- CinemaTreasures, LLC 2000-2018c. "Rosecrans Drive-In", <http://cinematreasures.org/theaters/21611>
- Guzman, Richard. 2014. "Paramount Drive-In getting a 'first-class' reopening", *Long Beach Press Telegram*, 15 April.
- Netronline. "Historic Aerials." [digital photograph database]. Available at: <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- Paramount Swamp Meet. 2010. "About Us Overview". <http://www.paramountswap.com/> Accessed November 2, 2018.

B13. Remarks:

*B14. Evaluator: S. Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 1, 2018

(This space reserved for official comments.)



B10. Significance, continued:

After Joseph Bianchi's passing in 1992 his son Glenn Bianchi took over the business; he purchased additional adjacent land and made numerous improvements to the facility. Expanding the swap meet, he also opened a multiplex theater in 1998 on a property slightly to the north (CinemaTreasures 2000-2018a and b; Paramount Swap Meet 2010). In 2014 Glenn renovated the structures and equipment associated with the drive-in theater and re-opened it for business. Glenn reportedly spent \$1,000,000 on two new screens, digital projectors, an FM stereo radio sound system, improvements to the snack bar, and walls built to block ambient light from the surrounding neighborhood. The new movie screens are made up of metal panels painted with enamel to increase reflectivity (Guzman 2014; Pool 2014).

The first drive-in theater in the United States was designed by Richard Hollingshead and opened in Camden, New Jersey in the summer of 1933. By the following year, the city of Los Angeles had a drive-in of its own at Pico and Westwood Boulevards. After World War II drive-ins sprang up across the country, reaching their height between the mid-1950s and mid-1960s. In automobile-centric southern California, these outdoor entertainment venues were popular from the late 1940s into the 1970s, given the mild climate and regional influence of Hollywood (Sanders and Sanders 2000).

Drive-in theaters experienced a gradual decline; during the 1980s and 1990s many Southern California drive-ins closed, partly because of decreased popularity and partly due to the increased value of the land they occupied. The president of Pacific Theaters was quoted in 1997 as stating that a megaplex cinema could take in about \$15 million annually compared to a drive-in theater which would take in about \$500,000 a year. Drive-ins could not compete with modern technology in theaters providing better digital sound and sharper pictures. The popularity of movies on video, easily rented or purchased, also contributed to the decline of the drive-in. Drive-ins that were once located on large properties "in the middle of nowhere", decades later were on prime real estate after being surrounded by increased development (Selna 1997).

The subject property is representative of the above-described scenario affecting many drive-in theaters throughout southern California. Pressure to maximize the land's use for financial return first lead to the establishment of a swap meet, followed by the closure of the drive-in and the property owner's development of a multiplex theater on a parcel slightly to the north. Out of use for over two decades, the drive-in property was recently remodeled and upgraded in 2014, resulting in the loss of some of its character-defining features and integrity. Although the drive-in retains integrity of location, its integrity of design, materials and workmanship has been diminished due to the following alterations and additions: the removal of the entry monument and marquee with neon details, the replacement or remodeling of the ticket booths, removal of the pole speakers, replacement of the movie screens, additions and alterations to the projection/concessions building, and construction of features not original to the drive-in such as the perimeter wall with ball finials and the Spanish Revival-style entry kiosks and two-story towers. The property's integrity of setting and feeling has been diminished due to encroachment from urban development and changes to the surrounding properties, such as the reorganization of the drive-in entrance and circulation through the adjacent parcel to the north, and the change of use of the section of the property closest to and parallel to Paramount Boulevard.

Built in 1947, the subject property is associated with the commercial development of the area that would later become Paramount. However, it is one of many commercial properties developed during this period of post-war regional suburbanization in the general southeast Los Angeles area. The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. It is not associated with any important events or persons significant in the history of the city, region, state or nation (Criteria A/1 and B/2). The extant building primarily related to the drive-in theater – the projection/concessions building – has been substantially altered due to two additions and other modifications. Thus, it no longer conveys its original appearance. None of the buildings 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B12. References, continued:

Pool, Bob. 2014. "A return to screen acres: old Paramount Drive-In to open again", *Los Angeles Times*, 2 March.
<http://articles.latimes.com/2014/mar/02/local/la-me-adv-drive-in-20140303>

Sanders, Don and Susan Sanders. 2000. "When Drive-Ins were the In Place to Be", *Los Angeles Times*, August 26, 2000. Accessed on July 7, 2016 at <http://articles.latimes.com/2000/aug/26/entertainment/ca-10584>

Selna, Rob. 1997. "The Last Drive-In: County's Only Outdoor Theater Makes a Romantic Last Stand", *Los Angeles Times*, August 4, 1997. Accessed July 6, 2016 at <http://articles.latimes.com/1997/aug/04/local/me-19309>

UCSB Map and Imagery Lab. Various "FrameFinder". [aerial photograph database]. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/
Accessed October 2018.



Ticket booths/kiosks, view to the northeast.



Non-original movie screen



Southwest corner of projector/concessions building, view to the north

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3S; 3CS

Other Listings
 Review Code

Reviewer

Date

Page 1 of 5 *Resource Name or #: 14813, 14815, 14817, 14819 Paramount Boulevard (Map Reference No. 24-001)

P1. Other Identifier: Our Lady of the Rosary church and school

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S Range 12W Section 20 S.B. B.M.

c. Address: 14813, 14815, 14817, 14819 Paramount Boulevard City: Paramount Zip: 90723

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

e. Other Locational Data: APN: 6241-016-009, 6241-016-010, 6241-016-011, 6241-016-012, 6241-016-019

***P3a. Description:**

The subject property is comprised of five contiguous parcels comprising the Our Lady of the Rosary church and elementary school. The campus includes approximately 11 buildings sited around a central paved parking lot and adjacent playing field, with ecclesiastical and administration buildings grouped to the east and educational buildings to the north. The buildings feature many common elements reflecting a Mid-Century Modern and Mediterranean Revival style. These include rectilinear massing, minimally pitched roofs, smooth concrete and stucco walls, and stone veneer. The focal point of the property is the two-story church building, which is centered on the eastern edge of the campus. It has a rectangular plan and is constructed of board-formed concrete, with stone veneer on its east façade. The gabled roof is covered with barrel tile. The primary entrance, accessed via a wide concrete staircase flanked by large planters covered with stone veneer, is located on the east elevation and consists of wooden double doors featuring a foliate pattern and a transom with similar foliate-patterned muntins. A window above the entry mimics the design. The entry is topped by a zig-zag concrete porch roof and a statue of the Virgin Mary. The north and south elevations feature regularly spaced pairs of narrow stained glass windows within recessed openings with wide mullions and a triangular arch at top. A bell tower, topped by a cross, is located at the southeast corner of the building and is accessed via an exterior staircase lined with an iron railing.

Two similar two-story buildings border the church to the north and south. Capped by a clay tile-clad hipped roof, the building to the south has an L-shaped plan formed by an apse-like projection on the south and exterior walls sheathed in stucco. The primary entrance is recessed and supported by large stone or concrete blocks, some patterned, and features an wood entry door surrounded by security grilles. Windows include original casements and sliders. North of the church is the two-story rectory building, featuring a roughly L-shaped plan and a hipped roof covered with barrel tile. It is constructed of board-formed concrete and has stone veneer on part of the ground story. The primary entrance consists of a single wooden door with a speakeasy, and is surrounded on two sides by iron security grilles decorated with scrollwork. Windows are vinyl sliders.

(See continuation sheet, p. 4).

*P3b. Resource Attributes: HP16. Religious building; HP15. Educational building

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



P5b. Description of Photo:

Southeast edge of property, camera facing northwest

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

Originally developed between 1948 and 1952 (*The Independent* 1948, *Independent Press-Telegram* 1952)

*P7. Owner and Address: N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Ste. 1400
 Los Angeles, CA 90012

*P9. Date Recorded:

January 12, 2018

*P10. Survey Type:

Intensive

*P11. Report Citation:

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

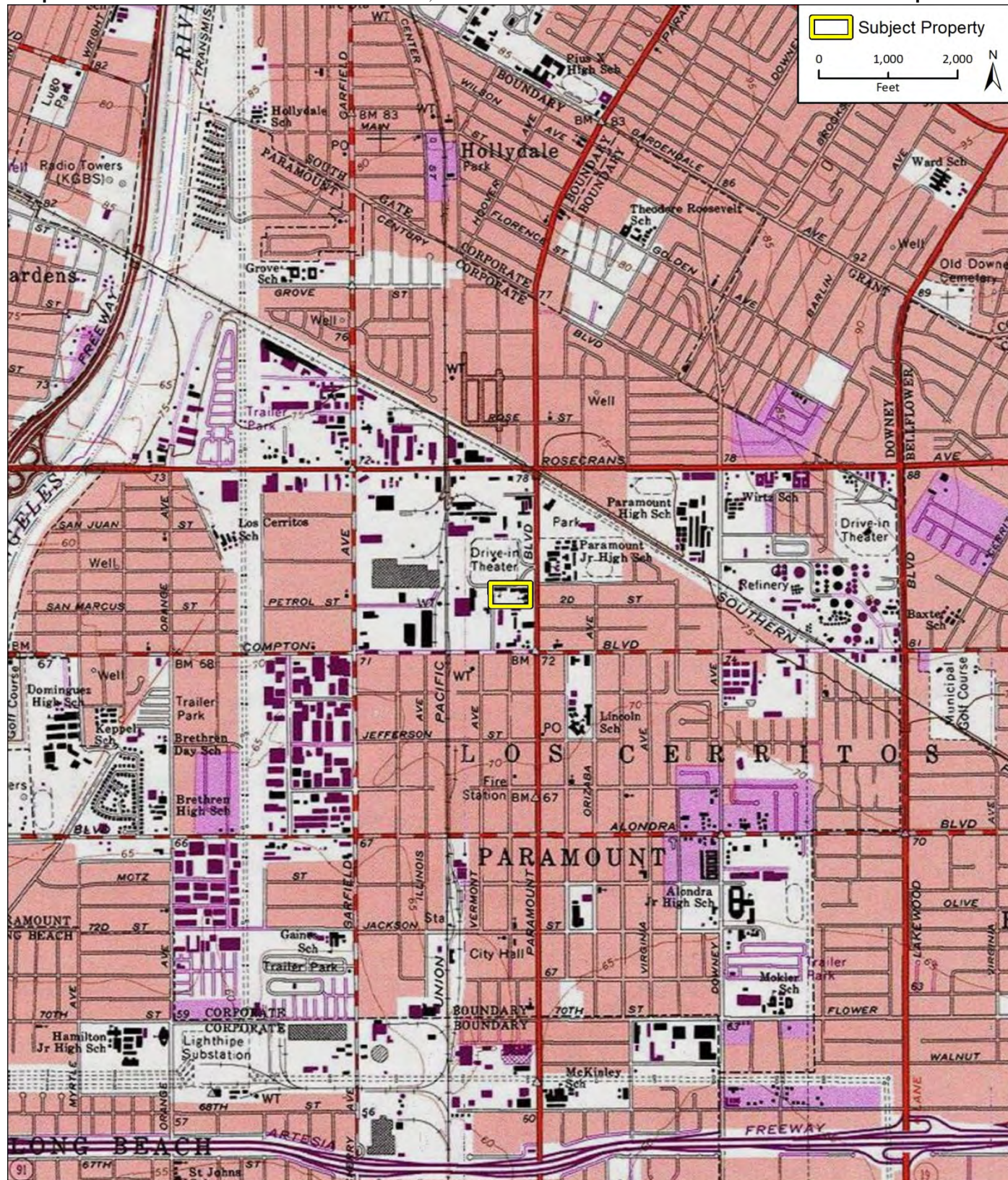
Page 2 of 5

*Resource Name or # 14813, 14815, 14817, 14819 Paramount Boulevard (Map Reference No. 24-001)

*Map Name:

South Gate *Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 14813, 14815, 14817, 14819 Paramount Boulevard (Map Reference No. 24-001) *NRHP Status Code 3S; 3CS
Page 3 of 5

B1. Historic Name: Our Lady of the Rosary church and school
B2. Common Name: Same
B3. Original Use: Church and school B4. Present Use: Church and school

*B5. Architectural Style: Mid-Century Modern, Mediterranean Revival

*B6. Construction History:

Church and rectory were built between 1948-1950 (*The Independent* 1948). School buildings at the northeast corner completed in 1952 (*Independent Press-Telegram* 1952). School building at northwest corner built by 1960. Restroom addition at rear of church, unknown date. Small buildings at rear of property added between 1994 and 2003 (NETROnline, various; UCSB Map & Imagery Lab, various).

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

*B8. Related Features: None

B9a. Architect: J. Earl Trudeau b. Builder: Unknown

*B10. Significance: Theme Institutional development; Architecture Area Paramount, California

Period of Significance 1948-1952 Property Type N/A Applicable Criteria C/3

In 1948 the Our Lady of the Rosary Catholic Parish acquired a 3 ¼ acre property, one block north of their existing church, in order to build a new church, rectory, convent and school. Plans for this new, larger campus developed the same year that the communities of Hynes and Clearwater resolved to consolidate, choosing the name “Paramount” for the new town. Construction of the new church and rectory began in late 1948 (*The Independent* 1948); their location was strategically fronting the main street running through the community. The design was the work of Joseph Earl (J.E.) Trudeau, a southern California architect who was a prolific church designer. Other churches he designed include: St. Michael’s in Alhambra (1940), St. Anselm in Los Angeles (1957), St. Augustine in Culver City (1957), St. Charles Borromeo in North Hollywood (1959), St. Stephen Martyr in Monterey Park (1959), All Souls in Alhambra (unknown date), Blessed Sacrament in Hollywood (unknown date), and Our Lady of Perpetual Help in Downey (unknown date) (*Los Angeles Times* 1950; McDannell 2011; Winter 2009; St. Therese Church 2018).

J.E. Trudeau studied architecture at Princeton and during his travels throughout Europe. He won a bronze medal of the Society de Ecole Beaux Arts in 1932. Trudeau worked for the Los Angeles firm Weston & Weston in approximately 1930, and subsequently worked in partnership with architect Henry Carlton Newton around 1940. During World War II, he served as Chief Engineer Architect for the Los Angeles Office of the War Department and eventually established his own architectural practice in Alhambra in 1944. He was a member of the AIA from 1945 through 1971. Trudeau and his wife lived in Alhambra and in Newport Beach before his passing in 1990 (St. Therese Church 2018; Michelson 2005-2018). Trudeau’s design for Our Lady of the Rosary church was referred to, at the time of construction, as a “Romanesque type of architecture” and described as being finished in stone (*Los Angeles Times* 1950). See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A

*B12. References:

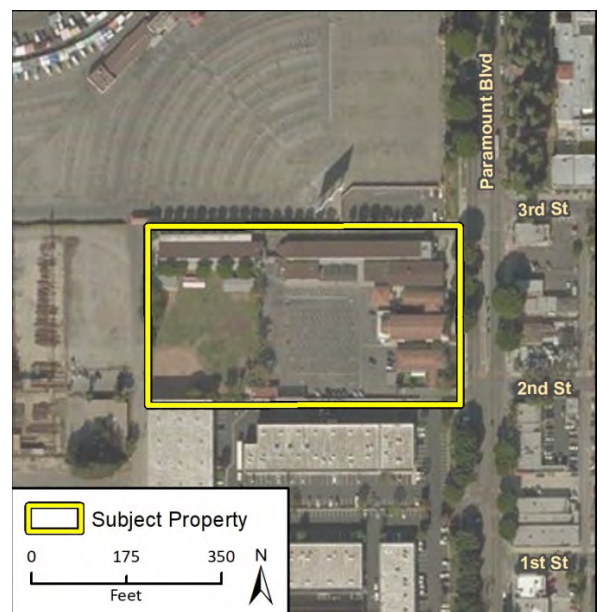
- Bemis, Sterling. 1948. “38,000 At Annual Fete Of Ex-Iowans”, *The Independent* (Long Beach). 15 August. Newspapers.com.
Jones, Christopher A. & Associates. 2009. City of Riverside: Modernism Context Statement. Prepared for the City of Riverside.
Hamilton, Esley and Catie Myers 2009-2010. Mid-Century Modern Church Survey, Religious Structures 1940-1970 in St. Louis County.
Historic Resources Group and Pasadena Heritage 2007. Cultural Resources of the Recent Past Historic Context Report: City of Pasadena. Prepared for the City of Pasadena.
Independent Press-Telegram 1952. “Paramount Makes History Again”, 7 December. Newspapers.com.
Los Angeles Times. 1950. “Catholics to Hold Church Dedication”, 21 January. Newspapers.com .

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: 10-15-2018

(This space reserved for official comments.)



P3a. Description, continued:

Located along the northern edge of the property are two single-story school buildings featuring rectangular footprints, shed roofs, and stuccoed exterior walls. An exterior covered corridor runs adjacent to the two buildings' south elevations. The primary entrance to the building at the northeast corner of the site is located on the east façade and consists of aluminum-framed double doors, which are sheltered by a roof overhang supported by five square posts. Some original metal-frame windows are extant; many have been replaced with vinyl. The adjacent building to the south features a rectangular footprint, a gabled roof, and is clad with stucco, but also features stone veneer centered on the east façade, over which are mounted metal letters reading "Our Lady of the Rosary School". Vinyl double-hung windows are visible on the south elevation and a rounded planter, covered with stone veneer, extends from the east façade and contains shrubs.

B10. Significance, continued:

Hipped roofs clad with red barrel tile and smooth white exteriors evoke the Mediterranean Revival style, while the board-formed concrete construction, relatively plain ornamentation (compared to earlier eras of church design), natural stone accents, angular steeple, small zig-zag roof over the entrance, and organic pattern on the primary entry doors and windows reflect the influence of Mid-Century Modern styles. According to Sister Anna O'Reilly, whose order has been located at Our Lady of the Rosary since the 1960s, the exterior of the church has not been altered since that time. The church was completed in 1950 and the former property sold to raise funds for the school. Construction of the school building and adjoining rectory began around 1951 and was completed in 1952. The school included ten classrooms, a kindergarten, administrative offices, and an auditorium (*Independent Press-Telegram* 1952). Although the north side of the school building at the northeast corner of the property presents largely as a Modern-style building with flat roofs, a horizontal emphasis, and large expanses of glazing, a gabled roof and stone veneer on a portion of the eastern façade echo the church and rectory buildings.

Mid-Century Modern-style architecture took its cues from both the Modernist movement but also regional precedent and character; the architectural idiom sought to incorporate new shapes, materials, and colors to enliven modern forms (Christopher A. Jones & Associates 2009:16; Historic Resources Group and Pasadena Heritage 2007). By the 1950s and 1960s, religious architecture was increasingly designed in non-traditional styles, using linear forms, less applied ornament, and modern materials. Church floorplans also evolved. Modern architecture typically utilized affordable, readily available materials, and also incorporated industrial materials into the design and construction. Concrete, laminated beams, and steel frames were common, although stone and brick were still used as well. Rooflines are one of the most important features that define Mid-Century Modern-Style church buildings. Low flat roofs, steep A-frames, and exaggerated geometric shapes such as folded plate or concrete shells were introduced. Modifications to the A-frame design were also developed, using irregular or exaggerated rooflines. An emphasis in vertical height was typically maintained. In keeping with the historical use of stained glass windows in religious architecture, modern churches often used a less expensive alternative material to provide a similar effect (Hamilton and Myers 2009-2010).

Paramount incorporated as a city in 1957 and continued to grow in population and development, as did the Los Angeles region as a whole during the post-war years. Within a decade, the school expanded to accommodate a larger number of schoolchildren; an additional building was constructed near the northwest end of the property by 1960 (UCSB Map & Imagery Lab 1952 and 1960). Additional small buildings were built behind the original school buildings, at the rear of the property, between 1994 and 2003 (NETROnline, various). Visible alterations include a small addition with restrooms at the rear of the church, replacement vinyl windows on the rectory and the school buildings, addition of metal gates and railings and security grilles at entries. Based on a 1960 photo, it appears that the landscaping along Paramount Blvd has been changed.

Developed as the second campus for Our Lady of the Rosary Parish between 1948 and 1952, the subject property was not a pioneering religious institution in Paramount. Other houses of worship had previously been established in Paramount (although prior to 1948 the community was referred to as Hynes and Clearwater), including a Presbyterian and a Dutch Reformed church; thus, the subject property does not appear to be significant in the context of the city's early development (Sanborn Map Co. 1930; Bemis 1948). Archival research does not indicate that the property is associated with any important events or persons significant in our past; therefore, the property is not recommended eligible under Criteria A/1 or B/2. The church was designed by J.E. Trudeau, a well-known and prolific church designer in Southern California. The church building is a unique example of a Mid-Century Modern church with Mediterranean Revival-style influences. It is recommended eligible for the National and California registers at the local level under Criteria C/3 (embodies the distinctive characteristics of a type, period or method of construction, represents the work of a master, and possesses high artistic values). Later buildings and alterations have been identified (detailed above); however, these do not detract sufficiently from the property's integrity such that the property would not be eligible for listing in the National or California registers. Its period of significance is the period of the church and school's original construction: 1948-1952. The later buildings at the rear of the property from the school expansion are non-contributing. A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B12. References, continued:

McDannell, Colleen. 2011. *The spirit of Vatican II: a history of Catholic reform in America*. Basic Books/Perseus Books.

Michelson, Alan 2005-2018. "Newton and Trudeau", Pacific Coast Architecture Database. <http://pcad.lib.washington.edu/firm/358/>, November 2018

Netronline. Various. "Historic Aerials." [digital photograph database]. Accessed November 2018 at <https://www.historicaerials.com/viewer>.

Sanborn Map Company. 1930. Map of Clearwater, Los Angeles Co., Cal. (Including Hynes), September 1930.

St. Therese Church. 2018. "Architect of St. Therese Church: J. Earl Trudeau". Accessed November 9, 2018 at <http://www.sttheresechurchalhambra.org/?DivisionID=19953&DepartmentID=22638>.

The Independent (Long Beach) 1948 "N. L.B. Site Bought For Church", 15 October. Newspapers.com .

B12. References, continued:

UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photo database]. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/, Oct. 2018.

Winter, Robert. 2009. *An Architectural Guidebook to Los Angeles*. Gibbs Smith.



Church, eastern façade, view northwest.



Rectory building, eastern façade, view west.



School building at NE corner of property, view southwest.



School building at NE corner of property, view southwest.



Convent building, eastern façade, view west.

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 4

*Resource Name or #: 7815 Somerset Boulevard (Map Reference No. 24-002)

P1. Other Identifier: Brownyard Company

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

*b. USGS 7.5' Quad: South Gate Date: 1964 (1988 ed.) Township 3S Range 12W Section S.B. B.M.

c. Address: 7815 Somerset Boulevard City: Paramount Zip: 90723

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

e. Other Locational Data: APN: 6241-016-025

***P3a. Description:**

The subject property is an approximately 6.6-acre flag lot that was once operated as a steel manufacturing plant by The Brownyard Company. The property is accessed via a driveway leading from Somerset Blvd. to the southeastern corner of the parcel, where there is an office building and a paved parking area. The office building has an L-shaped plan and flat roof with wide, exposed rafter tails. Exterior walls are concrete block. The primary entrance on the north elevation consists of a steel-framed commercial door and transom flanked by large steel-framed windows. The remainder of the parcel is occupied by the steel manufacturing equipment and structures, which includes warehouses, sheds, bridge cranes, and other equipment. Secured by chain-link fencing, the property was not accessible and observations were made from the neighboring property.

A tall open shed along the southern edge of the parcel features a low-pitched gabled roof supported by metal trusses and metal-panel sheathing. Metal posts support the roof. To the north, a two-bay warehouse with low-pitched gabled roofs occupies the center of the property. The upper third of the wall on its north elevation is open. The building appears to have an addition spanning its southern elevation. A long, narrow building is located perpendicular to the east. It has a low pitched gabled roof and is not completely enclosed. Several sheds are attached to its east elevation.

Two buildings occupy the north-central portion of the site. The smaller building is one story in height, features a rectangular plan, a flat roof, and two sheds attached to its west and south elevations. Exterior cladding varies from vertical corrugated metal panels to horizontal standing-seam metal panels, and what appears to be tar paper. The building is in dilapidated condition. The second building, located slightly to the east, is two stories and enclosed on only three sides. It features a low pitched gabled roof and vertical corrugated metal panel cladding. A shed roof supported by Y braces likely covers an entrance on the west elevation. Additional equipment is mounted this wall, and window openings have been enclosed. The building's south and east elevations were not clearly visible. Bridge cranes occupy the east and west edges of the property.

*P3b. Resource Attributes: HP8. Industrial Buildings

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



P5b. Description of Photo:

Overview of property, view to the southeast, 1/16/2018.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1958, 1962, 1964, 1965 (Los Angeles County Assessor)

*P7. Owner and Address:

Peter Melideo TR et al

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

January 16, 2018

*P10. Survey Type:

Intensive

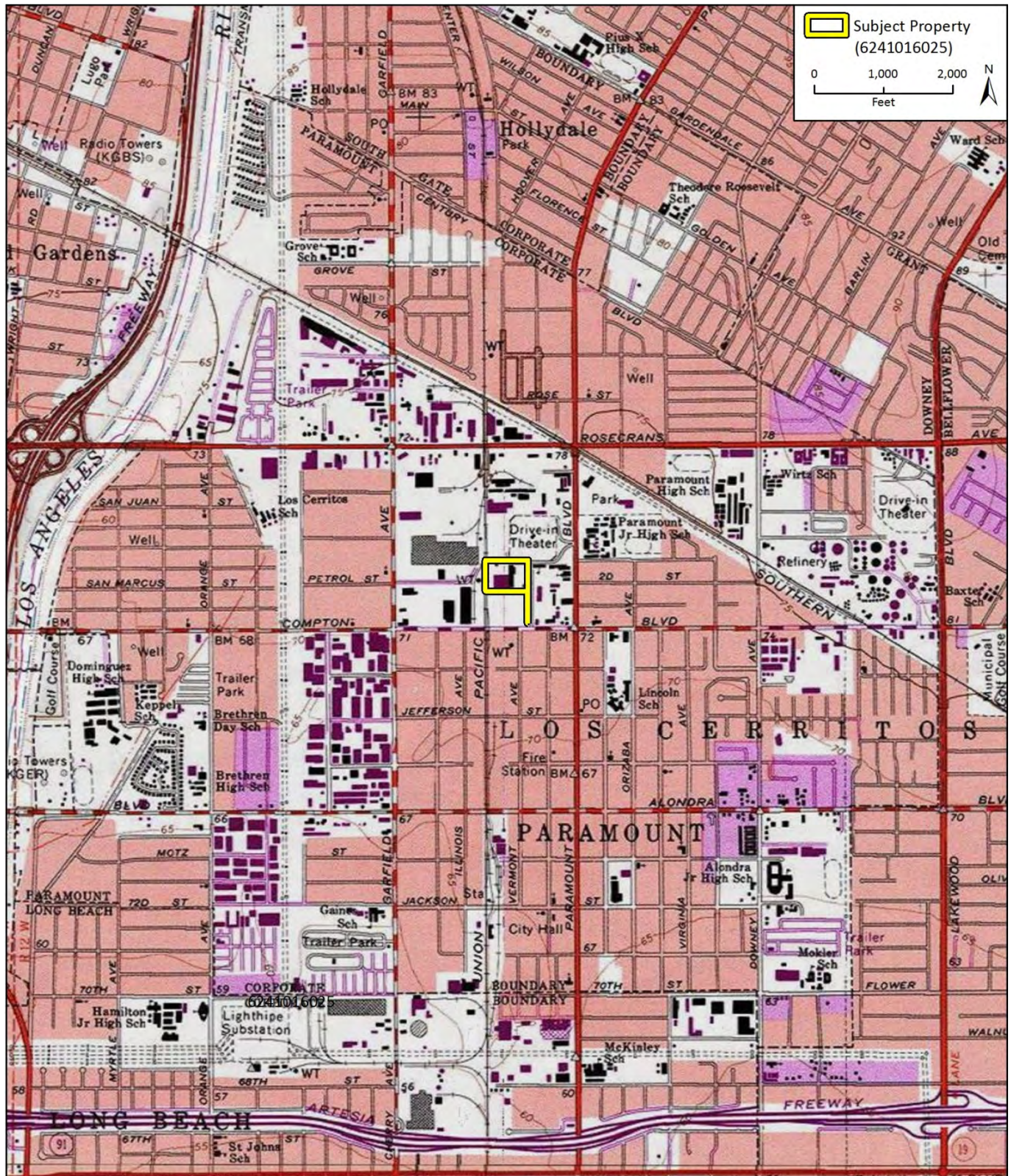
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 7815 Somerset Boulevard (Map Reference No. 24-002)

*NRHP Status Code 6Z

Page 3 of 4

B1. Historic Name: Brownyard Company

B2. Common Name: Brownyard Company

B3. Original Use: Steel manufacturer

B4. Present Use: Vacant

*B5. Architectural Style: Office building has elements of Mid-Century Modern architecture; industrial structures are utilitarian

*B6. Construction History:

Office building and long narrow warehouse at center constructed by 1963. The property acquired its current configuration by 1972 with the remainder of the structures, including the tall open shed at the southern edge of the parcel, two-bay warehouse near center of the parcel, two smaller buildings in the north-central portion of the parcel and bridge cranes. Additional shed-like buildings added later (NETROnline, various; UCSB Map & Imagery Lab, various).

*B7. Moved? No Yes Unknown

Date: N/A

Original Location: N/A

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

It appears that the property was first occupied by the Brownyard Company, a structural and miscellaneous steel foundry that was established in 1964 (*Los Angeles Times* 1979). Records of the California Secretary of State show that the Brownyard Structural Steel Company registered in California the following year, and was based out of Los Angeles. Based on historic aerials, the office building and long narrow warehouse at the center of the subject property were built by 1963. Smaller structures at the southern edge of the property were replaced with new, larger facilities within a few years. The property acquired its current configuration by 1972 with the majority of the buildings and structures that presently comprise the site. These included: the tall open shed along the southern edge of the parcel, the two-bay warehouse near the center of the parcel, and two smaller buildings in the north-central portion of the parcel. Archival research failed to ascertain the architect or contractor for any of the buildings. The site was originally addressed at East Compton Blvd before the city changed the street name to Somerset Blvd in 1986. It appears that additional shed-roofed structures were later built on the property, typically constructed against one of the larger buildings (NETROnline, various; UCSB Map & Imagery Lab, various).

The Brownyard Metals Corporation also registered in Paramount, California in 1975 (California Secretary of State 2017). During 1978-1979, the company rapidly expanded and hired for various positions including welders, fitters, painters, drafters, mechanics and office workers (*Los Angeles Times* 1978a, 1978b and 1979). At least one additional location was operated by the company in Fountain Valley, California (*Long Beach Independent* 1973). It appears that the company underwent a merger in the late 1970s (California Secretary of State 2017). By 1986 the subject property was offered for sale or lease (*Los Angeles Times* 1986). The Brownyard Structural Steel Company was dissolved in 2001 (California Secretary of State 2017). Ener-Tech Metals, Inc., another iron and steel foundry, subsequently occupied the property (DexYP 2018). Signage indicates that Honeybee International Inc. is a current tenant. See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A

*B12. References:

California Secretary of State. 2017. Entity detail for Brownyard Metals Corporation and Brownyard Structural Steel Company. Accessed November 4, 2018 at <https://businesssearch.sos.ca.gov/CBS/Detail>.

California Secretary of State. 2017. Certificate of Dissolution for Brownyard Structural Steel Company. Accessed November 4, 2018 at <https://businesssearch.sos.ca.gov/Document/RetrievePDF?Id=00490865-7033727>

DexYP. 2018. [Yellow Pages]. Listing for Ener-Tech Metals, Inc. <https://www.yellowpages.com/paramount-ca/mip/ener-tech-metals-inc-1875591>

Long Beach Independent. 1973. Ad for Brownyard Company, December 20.

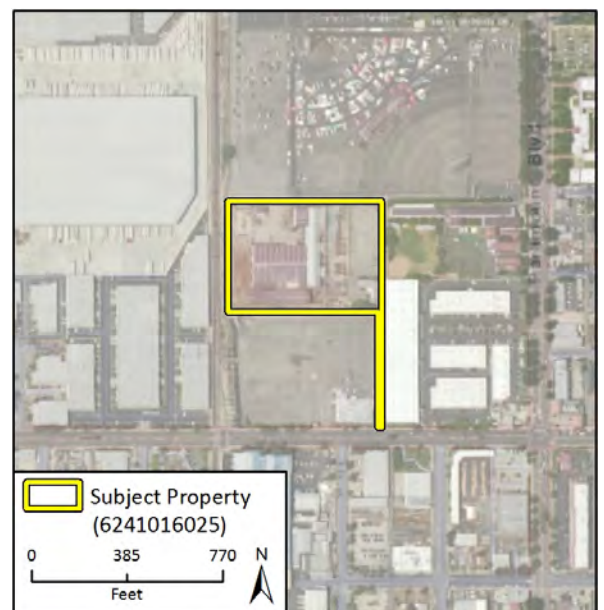
See continuation sheet, p. 4.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola

*Date of Evaluation: November 2, 2018

(This space reserved for official comments.)



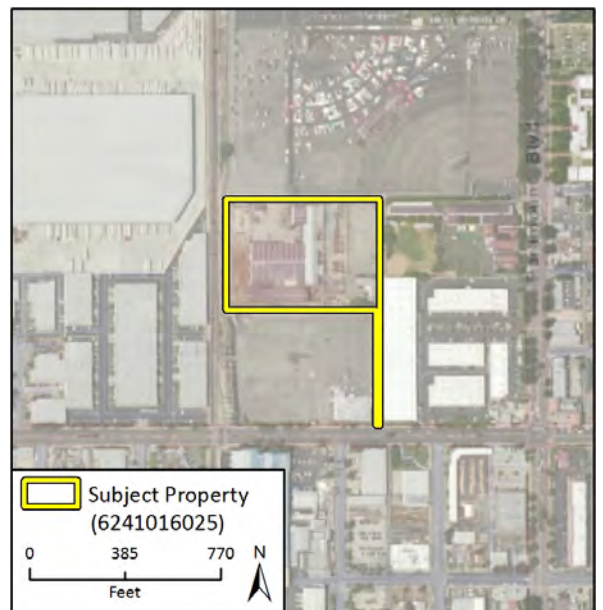
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 7815 Somerset Boulevard (Map Reference No. 24-002)

*NRHP Status Code 6Z

Page 3 of 4

(This space reserved for official comments.)



B10. Significance, continued:

The subject property was developed between the early 1960s and early 1970s as a structural and miscellaneous steel foundry. It is a ubiquitous example of an industrial property containing various utilitarian buildings, structures and equipment. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The property contains relatively ordinary examples of utilitarian industrial structures and an office building which do 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B12. References, continued:

Los Angeles Times

1978a. Ad for Brownyard Co., 19 April.

1978b. Ad for Brownyard Co., 18 May.

1979. Ad for Brownyard Co., 22 September.

1986. Ad for Brownyard Co., 25 February.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed November 2018.

UCSB Map and Imagery Lab. Various "FrameFinder". [aerial photograph database]. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/ Accessed November 2018.

P5b. Description of Photo:



Office building, north elevation, view to the southwest, 11/14/2018.



Large shed at southern edge of property, view to northeast, 1/16/2018.

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 #: 8034 Rosecrans Avenue (Map Reference No. 25-001)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: South Gate Date: 1981

Township: 3S, Range: 12W, Section: 17

S.B. B.M.

c. Address: 8034 Rosecrans Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: APN: 6241-003-002

***P3a. Description:**

The subject property is an irregularly shaped parcel which includes approximately seven buildings, of which six appear to be residential and one appears to be a storage shed. A wooden fence covered with foliage shields the property from view from Rosecrans Avenue, limiting visibility of the buildings. Set back from the property line behind a parking area, the westernmost residence is a single-story duplex. It appears as though two separate gable-roofed cottages were connected by an addition at center. The central section is topped by a flat roof but also features a shed roof overhang across the façade. The residence's exterior cladding appears to be shingles, although it is unclear whether they are wood or asbestos. Windows are primarily vinyl double-hung. Two paved walkways lead to two separate single door entries on the north elevation, which are obscured by screen doors and are not clearly visible from the public right-of-way.

A single-story residence located near the northeast corner of the property features an irregular footprint, flat and nearly-flat roofs. A small section projecting to the north is clad with horizontal wood siding, while the southern section is clad with stucco. Windows appear to include both sliders and double-hung windows. Entrances are located on the east and south sides of the building and are not visible from the public ROW. Located to the south is a single-story residence with a rectangular plan, a side-gabled roof, and a shed roof extension. Exterior cladding appears to be wood shingle, and the roof is covered with composite shingles. A single door entry is located near the northwest corner and is covered by a small shed roof. Windows and doors are not clearly visible from the public ROW.

A driveway leads from the parking area at the front of the parcel to the buildings located at the rear, which are not visible from the public ROW. Much of the property is paved, but small grass lawns seem to surround each of the homes. The properties are in overall good condition.

*P3b. Resource Attributes: HP3. Multiple Family Property

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



P5b. Description of Photo:

Taken from driveway on Rosecrans Avenue;
camera facing southeast.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

Between 1937 and 1953 (Los Angeles County Office
of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 12, 2018

*P10. Survey Type:

Intensive

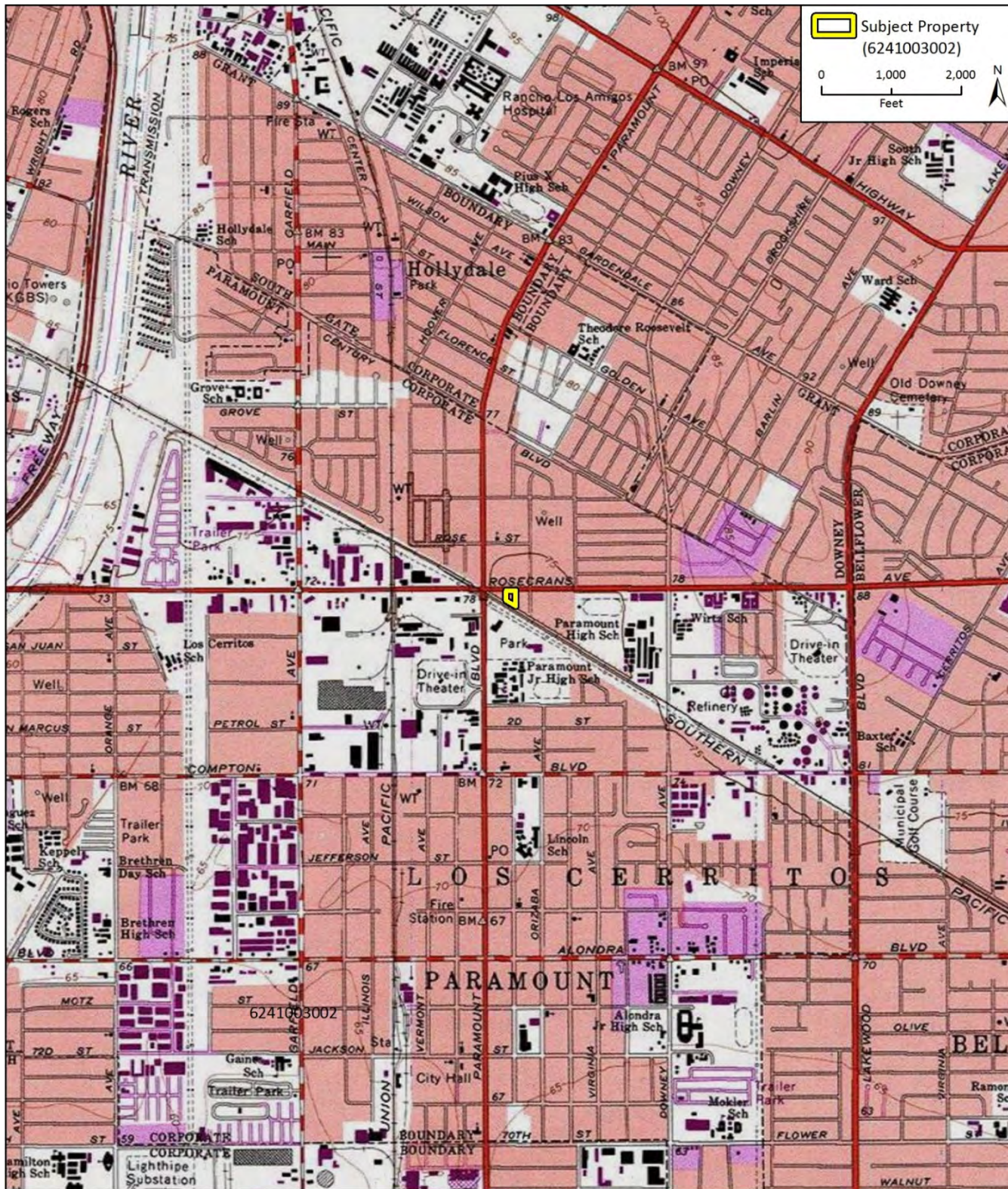
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 8034 Rosecrans Avenue (Map Reference No. 25-001)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-Family Residential
B4. Present Use: Multi-Family Residential
*B5. Architectural Style: Various
*B6. Construction History:

Los Angeles County Assessor records list the following construction dates for buildings on this parcel: 1937, 1939, 1946, and 1953. Historic aerial photos suggest that the property previously had more buildings at the western edge than it does at present. The flat-roofed home at the northeast edge of the parcel was enlarged with an addition after 1960 (UCSB Map & Imagery Lab 1952, 1960). Original doors and windows have been replaced in several of the buildings. Historic aerial photos suggest that the property previously had more buildings at the western edge than it does at present. Over the years, the extant residences have been altered and upgraded to accommodate tenants' needs. For example, the flat-roofed home at the northeast edge of the parcel was enlarged with an addition after 1960 (UCSB Map & Imagery Lab 1952, 1960).

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

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

The buildings on the property were constructed between 1937 and 1953 (Los Angeles County Assessor). Archival research failed to ascertain the original owner, architects or builders. Available city directories show various individuals listed at 8034 and 8034 1/2 Rosecrans Avenue and the subsequent addresses prior to the neighboring property, suggesting that the property has historically been utilized as multi-family housing (T.L.M. Publishing Company 1956; Luskey Brothers & Co. 1960 and 1964).

The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that any of the properties are associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings are vernacular/utilitarian in design and do 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

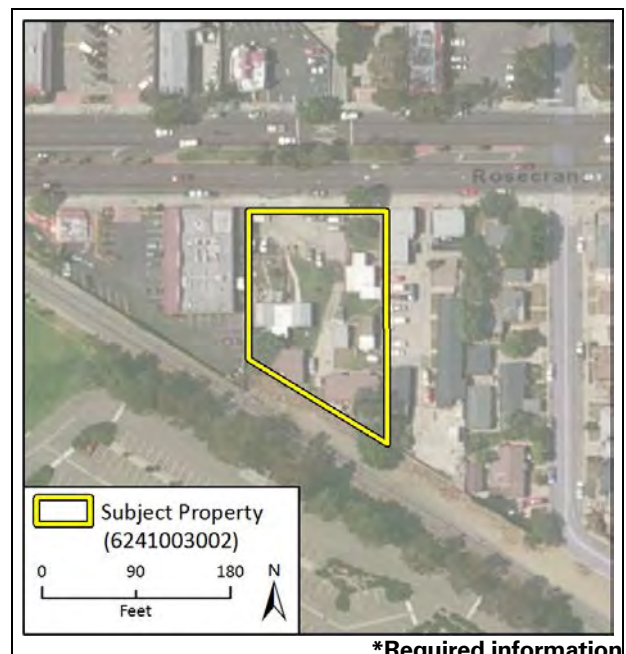
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.
Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed July 2018.
T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 15, 2018

(This space reserved for official comments.)



Other Listings
 Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 8046-8052 Rosecrans Avenue (Map Reference No. 25-002)

P1. Other Identifier: N/A

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

***b. USGS 7.5' Quad:** South Gate **Date:** 1981 Township 3S; Range 12W; Section 17 S.B. **B.M.**
 c. Address: 8046-8052 Rosecrans Avenue City: Paramount Zip: 90723
 d. UTM: mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 6241-003-003

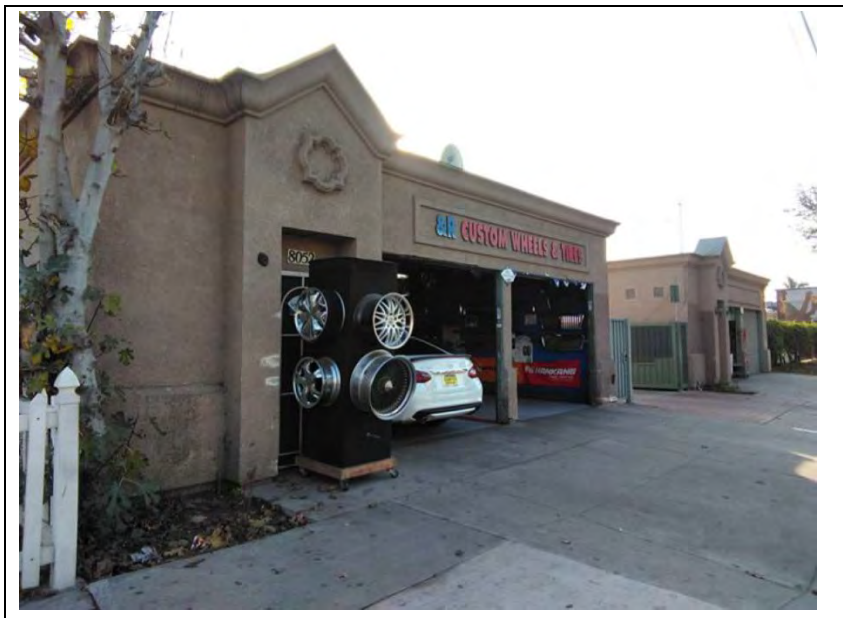
***P3a. Description:**

The subject property is a nearly rectangular parcel that contains various buildings: two commercial buildings fronting Rosecrans Ave and several residences at the rear of the parcel. With no setback from the sidewalk and nearly square footprints, the two commercial buildings are almost identical. Each of the buildings' façades features a slightly projecting bay capped with a gabled parapet, while the remainder of the building is covered by a flat roof. Within the narrow bay is the primary entry door (view obscured by a security door and a display) which opens to Rosecrans Ave. To the west of the entry are two roll-up garage doors. Exterior cladding is rough stucco, and a quatrefoil in relief decorates the wall above the primary entry door. The building at the northwest corner of the lot appears to have a patio or shed attached to its rear elevation. The property is in good condition.

Between the two commercial buildings is a paved driveway that leads to several one-story residences at the rear of the parcel. While not clearly visible from the public right-of-way, aerial photographs suggest that two are single-family residences and one is a larger multi-family residence. The buildings generally do not display any particular architectural style; their exterior cladding is stucco and their roofs are gabled. Fenestration was not visible from the public right-of-way. The center of the parcel is utilized for parking. The buildings are in good condition overall.

***P3b. Resource Attributes:** HP3. Multiple Family Property; HP2. Single Family Property; HP6. 1-3 Story Commercial Building

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



P5b. Description of Photo:
 North façades of commercial buildings fronting Rosecrans Ave; camera facing southwest.

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

Historic Prehistoric Both
 Commercial buildings at front of lot built between 1954-1963 (NETROnline)
 L.A. County Assessor lists 1920 (likely a building at rear)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Ste. 1400
 Los Angeles, CA 90012

***P9. Date Recorded:**

January 12, 2018

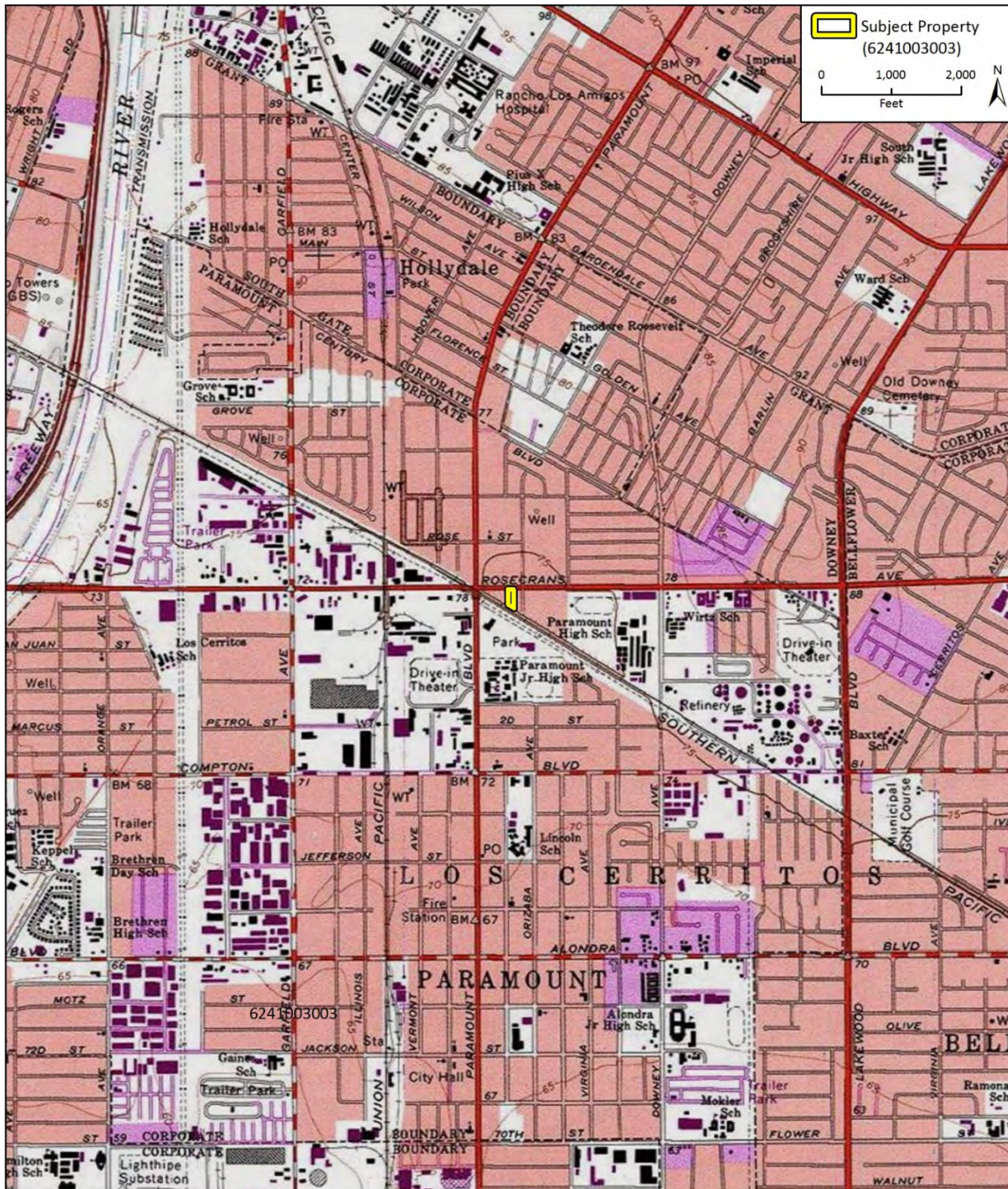
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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

*Resource Name or # 8046-8052 Rosecrans Avenue (Map Reference No. 25-002)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Residential

B4. Present Use: Residential and commercial

*B5. Architectural Style: No Discernible Style

*B6. Construction History:

The commercial buildings at the front of the lot were built between 1954-1963 (NETROnline, various). They seem to have undergone an exterior remodel. L.A. County Assessor's records list a construction date of 1920; while that may pertain to one of the residences at the rear of the parcel, it is not known which.

*B7. Moved? No Yes Unknown

Date: N/A

Original Location: N/A

*B8. Related Features: None

B9a. Architect: N/A

b. Builder: N/A

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property contains two commercial buildings fronting Rosecrans Avenue and at least three residential buildings at the rear. The parcel was first developed as a multi-family lot as early as 1920 and has contained several small residences over the years. As Paramount developed from the consolidation of Hynes and Clearwater in 1948, and then incorporated the following decade, its population grew the need commercial use was added to the property between 1954 and 1963 (NETROnline, various). Archival research failed to ascertain the original owner, architect or contractor. Limited occupant information was obtained with the available city directories, and archival research did not uncover any consequential information about former owners or occupants. A known occupant of one of the commercial buildings was All Makes Auto Service in 1964 (Luskey Brothers & Co. 1964). Both commercial buildings appear to have undergone a remodel as they do not present as circa 1950s-1960s.

The subject properties do not appear eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that any of the properties are associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings have no discernible style and do 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com

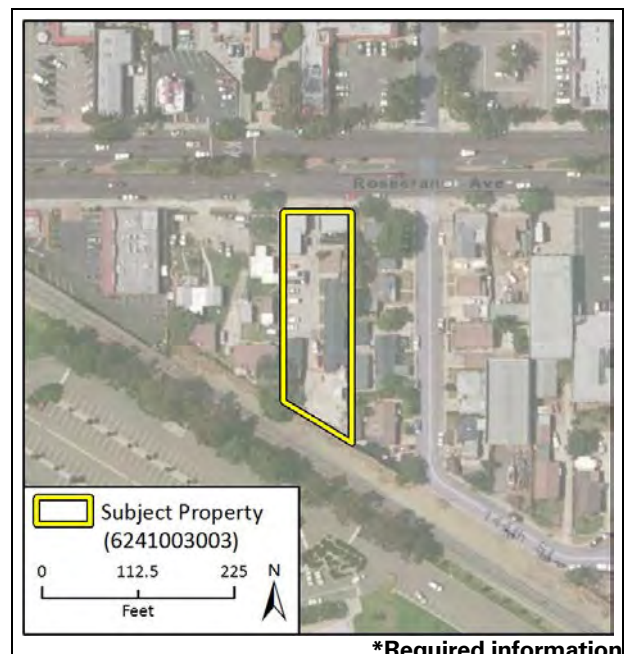
UCSB Map and Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Accessed November 2018.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 16, 2018

(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 3

*Resource Name or #: 14326 Orizaba Avenue (Map Reference No. 25-003)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township: 3S, Range: 12W, Section: 20 S.B. B.M.

c. Address: 14326 Orizaba Avenue City: Paramount Zip: 90723

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

e. Other Locational Data: APN: 6241-003-033

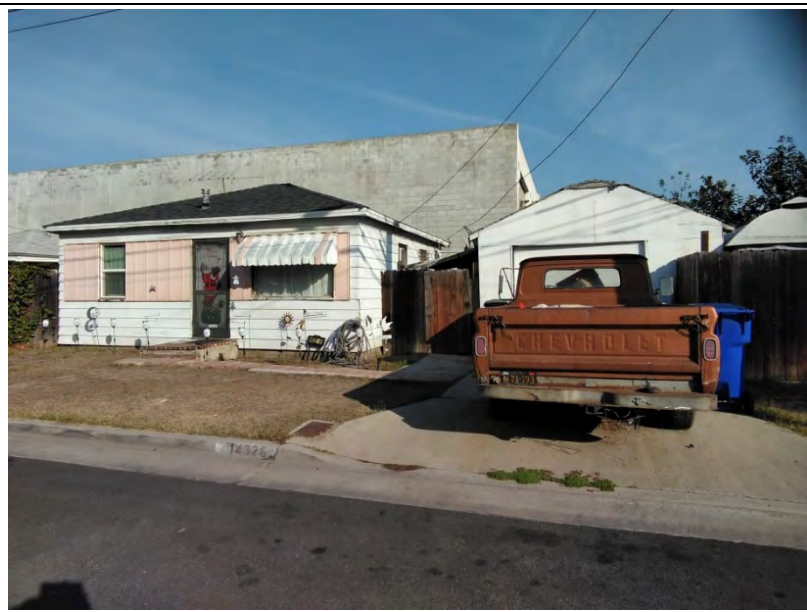
***P3a. Description:**

The subject property is an irregularly shaped parcel which contains a one-story single-family residence and a detached garage. Located at the northern end of the property, the residence was built in 1940 in the Minimal Traditional style. It features a nearly-square plan and is topped with a hipped roof which has shallow eaves and is covered with asphalt shingles. The home is clad with horizontal board siding, but also features a visually contrasting band of vertical board-and-batten across the façade. Its primary entrance is slightly off-center on the western façade and is accessed via a concrete stoop covered with brick. The entry door was obscured from view by a security screen door.

Although some of the windows appear to be non-original vinyl, one wood sash picture window, which is covered by a metal scalloped awning, is visible on the façade. South of the residence is the detached garage, which features a hip-on-gable roof covered with composite shingles, slightly overhanging eaves and exposed rafter tails. Original horizontal channel lap siding is visible on the north elevation. However, the siding on the western elevation has been replaced or covered with what appears to be plywood panels. A shed roof creates a covered patio area between the residence and garage. Landscaping on the property consists of a grass lawn; hardscaping includes a paved concrete driveway and a walkway covered with pavers leading to the primary entrance. A wooden fence and a chain link fence enclose the yard at the southern end of the property. The property is in good condition overall.

*P3b. Resource Attributes: HP2. Single Family Property

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



P5b. Description of Photo:
West elevation; camera facing east.

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

Historic Prehistoric Both

1940 (Los Angeles County Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 19, 2018

***P10. Survey Type:**

Intensive

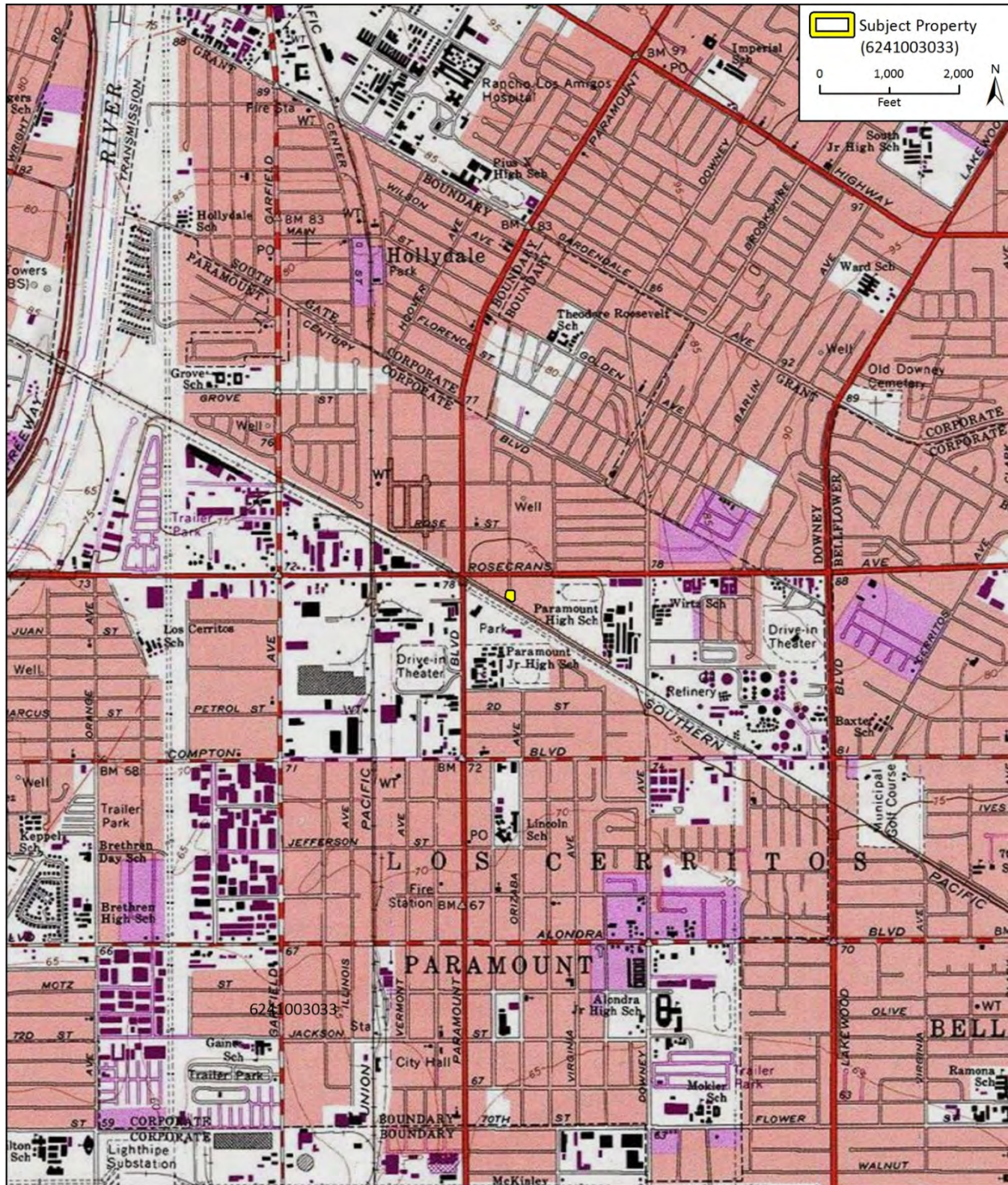
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 14326 Orizaba Avenue (Map Reference No. 25-003)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single family residence
B4. Present Use: Single family residence
*B5. Architectural Style: Minimal Traditional style

***B6. Construction History:**

Built in 1940. Based on aerial photos, there appears to be a small shed-roofed addition at the rear of the residence (not visible from the public right-of-way.), which appears to have been built between 1947 and 1960 (UCSB Map and Imagery Lab 1947 and 1960). At an unknown date, the garage's original channel lap siding was covered or replaced with plywood panels on its façade (unknown date).

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residential building constructed in 1940. The identities of its original owner, architect or builder were not ascertained. Known owners/occupants, based on available city directories, included C.V. Manley and O.C. Cruz between 1956 and 1964 (Luskey Brothers & Co. 1960 and 1964; T.I.M. Publishing Co. 1956). Archival research failed to identify any consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a Minimal Traditional-style single-family residence and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

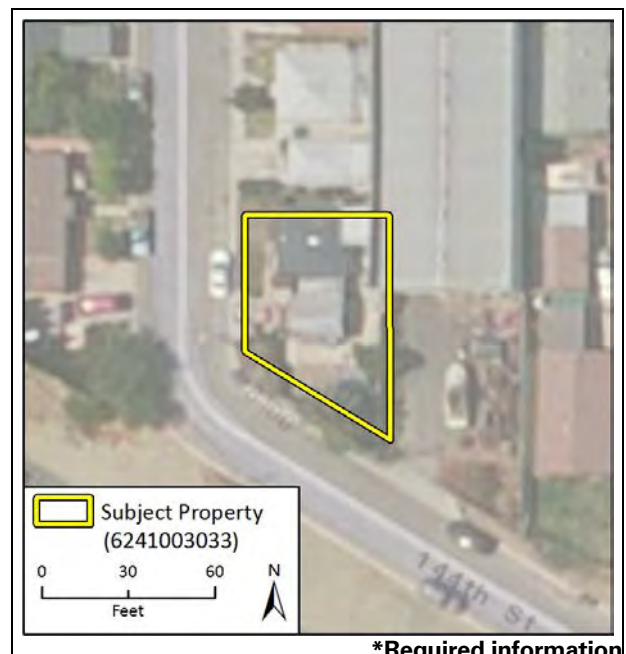
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.
- Luskey Brothers & Co. 1960 and 1964. Paramount Criss Cross City Directory. Accessed October 16, 2018 at Ancestry.com
- Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- T.I.M. Publishing Company 1956 Paramount-Hollydale City Directory. Accessed October 16, 2018 at Ancestry.com
- University of California, Santa Barbara Map and Imagery Lab. "FrameFinder". [digital photograph database]. Flight # C11351, Frame 8-41 (1947) and Flight # C23870, Frame 2265 (1960). Viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 6, 2018

(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 3

*Resource Name or #: 8124-8140 Rosecrans Avenue (Map Reference No. 25-004)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S, Range 12W, Section 17

S.B. B.M.

c. Address: 8124-8140 Rosecrans Avenue City: Paramount Zip: 90723

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

e. Other Locational Data: APN: 6241-002-019, 6241-002-020

*P3a. Description:

The subject property includes two adjacent parcels, both rectangular in shape, which contain commercial offices and a large warehouse. The two-story office building exhibits modest elements of the International style. The rectangular plan building sits on a concrete foundation and is capped by a flat roof sheathed in roll-on asphalt coating. Wall cladding materials include sections of brick and two concrete belt courses. Fixed, aluminum-framed windows make up much of the north elevation exterior. Entrances to the building feature glazed aluminum-framed commercial entryways on the north façade and standard-size solid doors on the upper levels of the east and west facades. A section of breezeblock at the northeast corner appears to be an alteration.

Abutting the rear of the office building, the warehouse is built in a utilitarian style. The rectangular plan building sits on a concrete foundation and is capped by a low-pitched gabled roof sheathed in corrugated metal. Exterior walls appear to be of smooth stucco or concrete, though site constraints prohibited a definitive determination. Metal-framed clerestory windows run along the east and west elevations. Entrances to the building are located on the east and west elevations and feature metal suspended sliding doors. The building displays few significant visible alterations and is in good condition.

The property is located mid-block on a level parcel. Landscaping is limited primarily to the front of the parcel, where a planter with mature trees and shrubs separates the paved parking lot from the public right-of-way. Two palms flank the office building's central entry. The properties are in good condition overall.

*P3b. Resource Attributes: HP6. Commercial Building under 3 stories; HP8. Industrial Building

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



P5b. Description of Photo:
South façade; camera facing north.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1962/1963 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

January 19, 2018

*P10. Survey Type:

Intensive

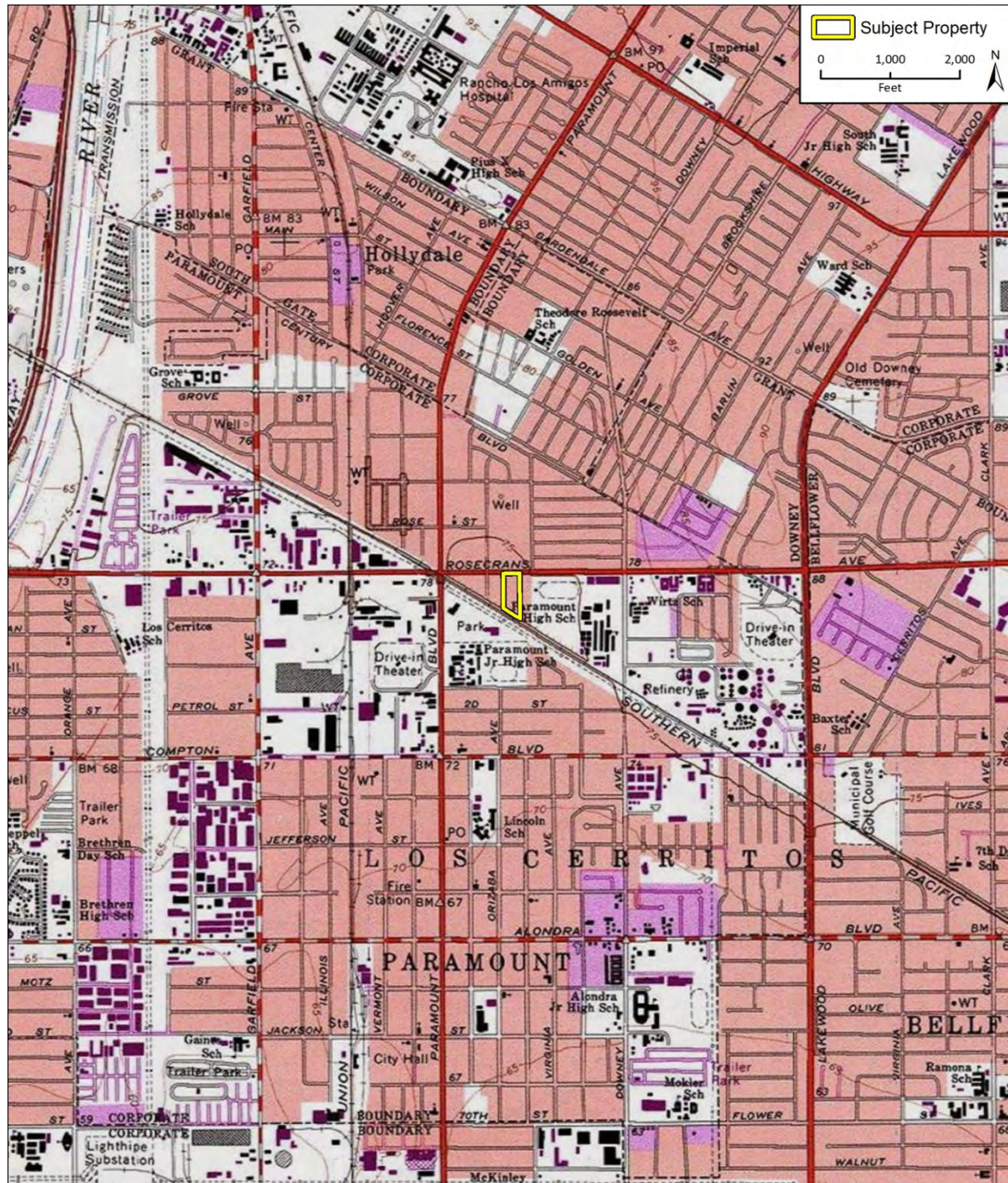
*P11. Report Citation:

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 8124-8140 Rosecrans Avenue (Map Reference No. 25-004)

*NRHP Status Code 6Z

Page 3 of 3

- B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Commercial, industrial B4. Present Use: Commercial, industrial
 *B5. Architectural Style: International style influenced
 *B6. Construction History:

According to County assessor data, the warehouse was constructed in 1962 and the office building in 1963. The office building's breeze block feature, which fills in a space between supports on the ground floor, constitutes a possible alteration.

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

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property consists of a warehouse built in 1962 and a commercial office building constructed in 1963. Archival research failed to ascertain the identities of the buildings' architect or contractor. Available city directories indicate that the tenants Airwall Inc. and Paramount Metal Inc. occupied the property in 1964. Paramount Metal & Supply Co. occupies the building today, along with other tenants such as Logos Two screen printing. No consequential information was uncovered on former owners or occupants.

The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that any of the properties are associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings exhibit modest elements of the International Style and do 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

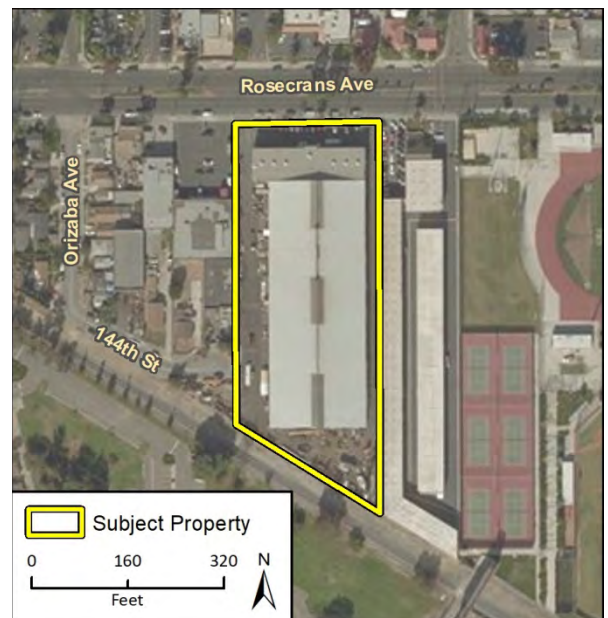
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.
- Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com
- UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Oct. 2018.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola

*Date of Evaluation: November 15, 2018

(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 3

*Resource Name or #: 8119 144th Street (Map Reference No. 25-005)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township: 3S, Range: 12W, Section: 20

c. Address: 8119 144th Street City: Paramount

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

e. Other Locational Data: APN: 6241-003-037

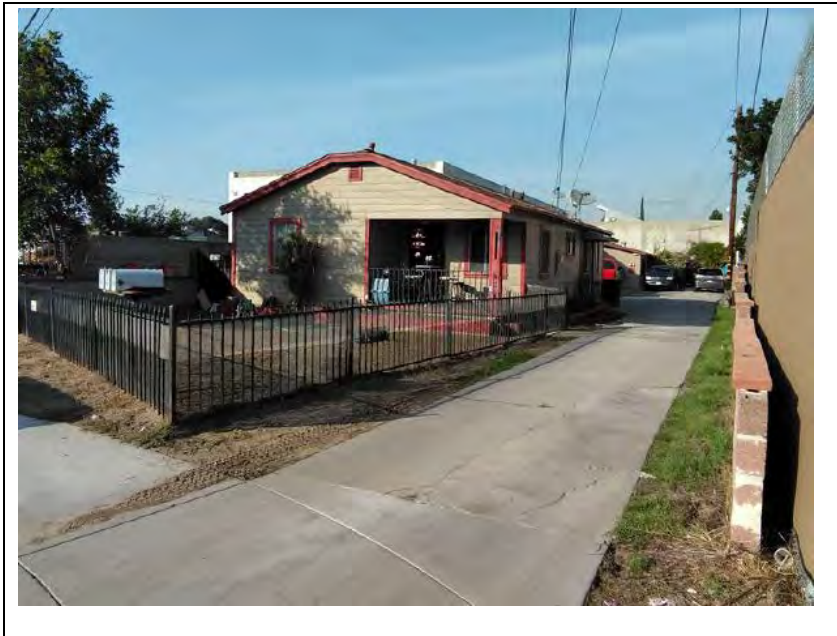
S.B. B.M.
 Zip: 90723

***P3a. Description:**

The subject property is irregular but largely rectangular in shape and includes a residence and a detached garage. Built in 1941, the Minimal Traditional-style residence is set back from the property's southern frontage. It coheres to a rectangular floor plan and culminates in a hip-on-gable roof with composite shingle cladding and exposed rafters. Exterior wall surfaces are clad in horizontal wood plank siding. A shallow recessed porch is located at the southeast corner of the building, where the roof is supported by a wood post with decorative cutouts. While the original windows appear to have been replaced with aluminum sliders, wood frames and sills are extant. Located adjacent to the property, the garage is rectangular in plan, features a front gabled roof, and appears to be clad in smooth stucco. Landscaping includes a front lawn set behind a metal rail fence. A concrete driveway runs much of the length of the parcel, leading to the detached garage. The driveway is flanked by strips of lawn. The property is in good condition.

*P3b. Resource Attributes: HP2: Single Family Property

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



P5b. Description of Photo:
 South (front) elevation; camera facing north.

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

Historic Prehistoric Both

1941 (Los Angeles County Office of the Assessor)

Garage built between 1954 and 1963 (NETRonline)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
 Rincon Consultants
 250 E. First Street, Ste. 1400
 Los Angeles, CA 90012

***P9. Date Recorded:**

January 19, 2018

***P10. Survey Type:**

Intensive

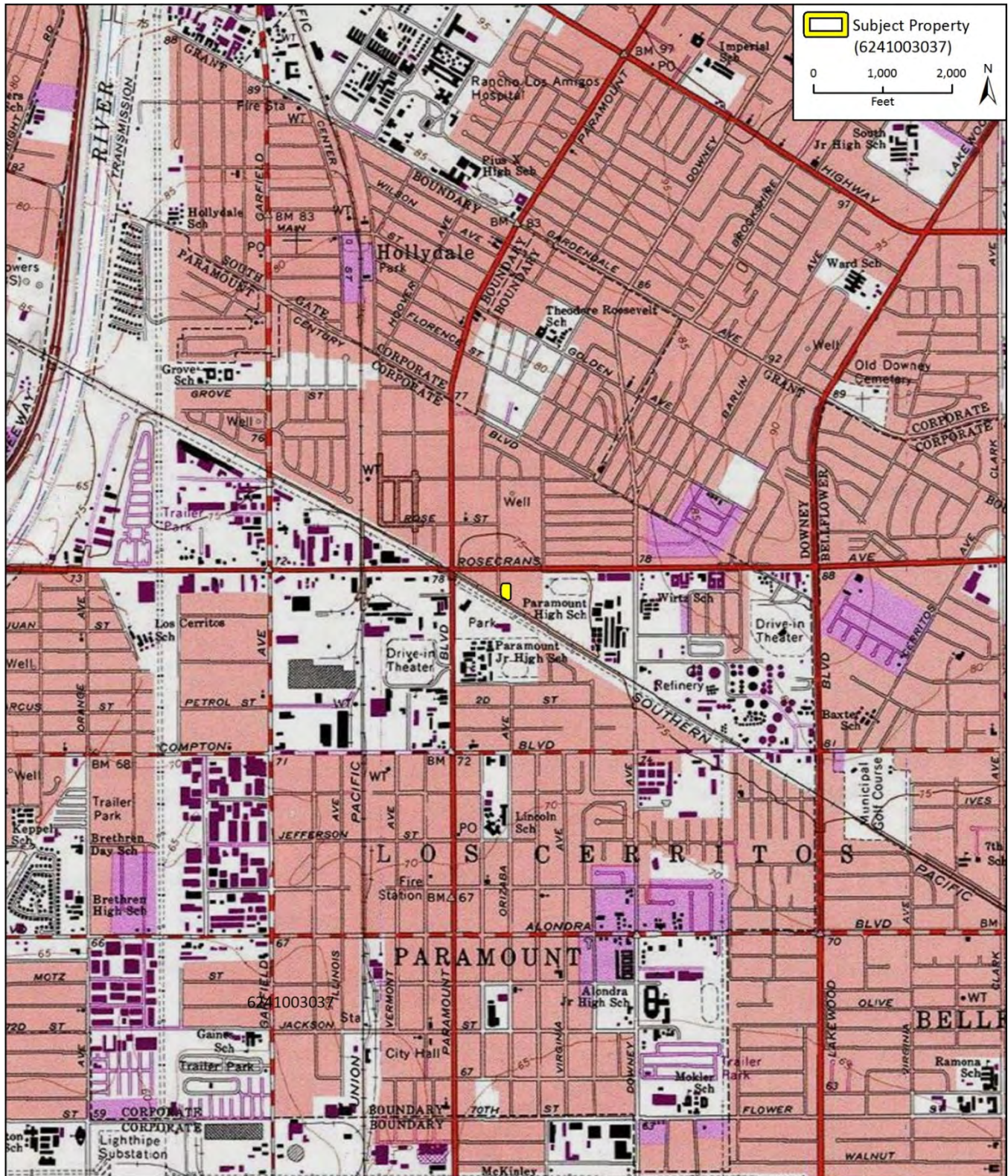
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 8119 144th Street (Map Reference No. 25-005)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single family residence
B4. Present Use: Single family residence
*B5. Architectural Style: Minimal Traditional

***B6. Construction History:**

The residence was built in 1941 (County Assessor). Based on aerial photographs, the residence appears to have been enlarged between 1954 and 1963 with an addition extending to the north. The garage was also built during this time (NETROnline, various; U.C. Santa Barbara 1952). Alterations include a large addition on the north side of the residence extending its length, and likely the replacement of original windows.

*B7. Moved? No Yes Unknown Date: Original Location:

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residence constructed in 1941. Known tenants include Thomas M. and Arcie B. Peterson, who owned or resided at the home between at least 1956 and 1964. Thomas operated a business called Peterson's Service Station and later worked as a station attendant at Ted's Mobile Station (Luskey Brothers & Co. 1960 and 1964; T.I.M. Publishing Co. 1956). Archival research failed to identify any additional consequential information about the home's former owners or occupants.

While the property reflects the increased residential development of the Paramount area to house middle-class workers, it is one of many properties developed during the 1940s in the area for this purpose. The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a Minimal Traditional-style single-family residence and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

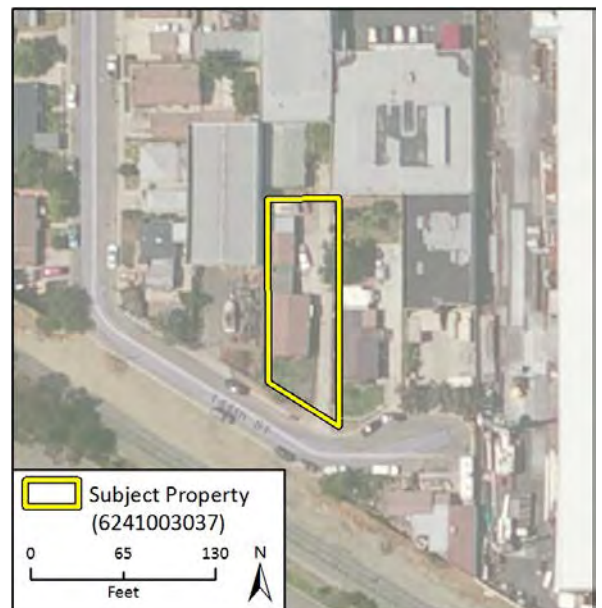
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.
- Luskey Brothers & Co. 1960 and 1964. Paramount Criss Cross City Directory. Accessed October 16, 2018 at Ancestry.com
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- T.I.M. Publishing Company 1956 Paramount-Hollydale City Directory. Accessed October 16, 2018 at Ancestry.com
- U.C. Santa Barbara Map and Imagery Lab. 1952. Aerial photo Flight AXJ-1952, Frame 19K-8
- U.C. Santa Barbara Map and Imagery Lab. 1947. Aerial photo Flight C-11351, Frame 8-41

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola

*Date of Evaluation: October 16, 2018

(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 6

*Resource Name or #: Paramount High School Senior Campus (Map Reference No. 25-006)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S, Range 12W, Section 20

S.B.B.M.

c. Address: 14429 Downey Avenue City: Paramount Zip: 90723

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

e. Other Locational Data: APN: 6241-001-908, 6241-001-912, 6241-001-913

***P3a. Description:**

The subject property is Paramount High School Senior Campus, a 33-acre public secondary school campus bounded on the north by Rosecrans Boulevard, on the east by Downey Avenue, on the south by the former Pacific Electric Railway right-of-way, and on the west by a private property. This evaluation excludes Paramount High School West Campus, which is located to the southwest of the subject property and has a separate development history. Instructional and administrative buildings are clustered tightly on the east side of the campus, while the west side features athletic facilities, including a stadium and various athletics fields and courts.

The building complex centers on the school's original classroom facilities (constructed in 1952 and 1953), six one-story Mid-Century Modern-style-influenced buildings in a generally parallel configuration with a north-to-south aspect. The buildings are mostly rectangular in plan, sit on a concrete foundation, and are topped with a low-pitched gabled roof sheathed in rolled composition material. Stucco and brick veneer sheathe each building's structural system. On the long eave-end elevations, ribbons of clerestory windows and multiple exterior classroom entrances are sheltered by the broad overhanging roof. In several locations, classroom buildings are adjoined by covered walkways. Located immediately west of this cluster is a group of five newer classroom buildings, completed sometime between 1963 and 1994. They share the basic form of their counterparts, but differ chiefly in that they lack brick cladding and clerestory windows.

North of the classroom cluster, along the Downey Avenue frontage is the Library (constructed ca. 2011), a two-story building designed in no discernible style. The irregular plan building sits on a concrete foundation and is topped with a flat roof concealed by a parapet with a large projection resembling a bell tower. Brick veneer envelopes its structural system. Three vertically oriented, fixed, metal-sash windows with stone-veneer-clad surrounds punctuate the street-facing east façade. To the right is the main entrance, which features glazed metal double doors framed by fixed-pane lights. A screen formed of horizontal metal panels wraps around the upper story of the south and east elevations. (See continuation sheet.)

*P3b. Resource Attributes: HP15. Educational building; HP30. Trees/vegetation; HP42. Stadium/sports arena

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

P5a. Photo or Drawing



P5b. Description of Photo:

Classroom buildings; north and east elevations; camera facing southwest.

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

Historic Prehistoric Both

See B6. Construction History

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

May 28, 2019

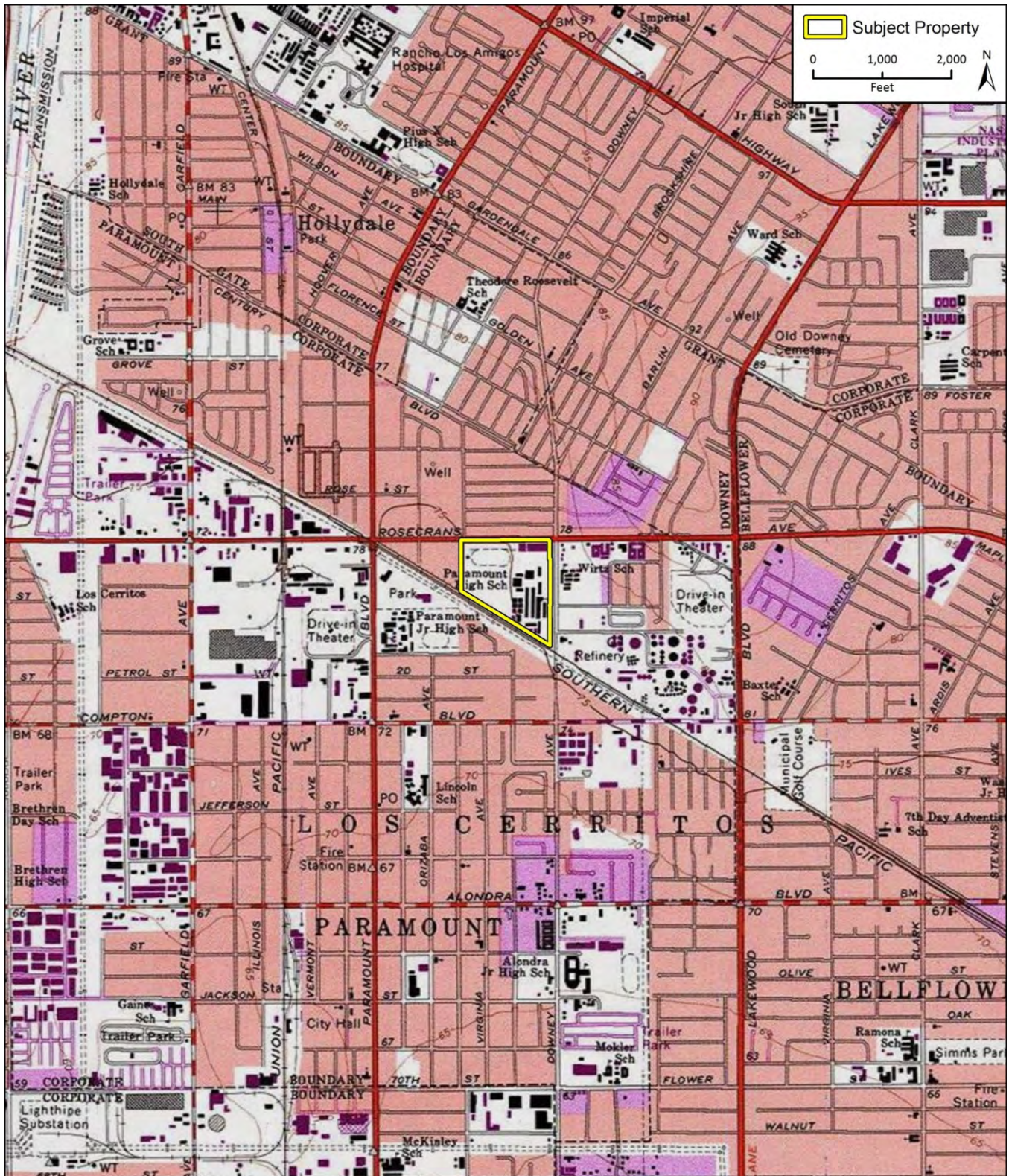
***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # Paramount High School Senior Campus (Map Reference No. 25-006)

*NRHP Status Code 6Z

Page 3 of 6

- B1. Historic Name: Paramount High School
- B2. Common Name: Paramount High School Senior Campus
- B3. Original Use: High School
- B4. Present Use: High School
- *B5. Architectural Style: Contemporary; no discernible style
- *B6. Construction History:

Historic aerial photographs and newspaper articles indicate, the original classroom and administrative buildings were completed between 1952 and 1953. The Gymnasium opened in 1955. Additional classroom buildings were completed between 1963 and 1994. The stadium was reconstructed by 2009, while Library, Athletics Field House, and Medical Health and Science Building were completed ca. 2011 (Netronline 2019; LAT 11/16/1955; PSUD 2019). Additional minor buildings were constructed between 1963 and the present (Netronline 2019).

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

*B8. Related Features: None

B9a. Architect: Austin, Field & Fry b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject resource is Paramount High School Senior Campus, which is coextensive with the original boundaries of Paramount High School (PHS). The Compton Unified Secondary School District announced its plans to build the school in 1951, amid a regional population boom the fueled rapid development of the suburbs surrounding Los Angeles. The architecture firm Austin, Field & Fry was selected to design the project (LAT 10/21/1951). Austin, Field & Fry was helmed by partners John Corneby Wilson Austin, Robert Field, Jr., and Charles Eugene Fry. In the decades following World War II, the firm designed for several notable Los Angeles-area civic buildings, including the Otis Art Institute, the U.S. Custom House at the Port of Los Angeles, and the UCLA Faculty Center (Los Angeles Conservancy 2019). Austin, Field & Fry’s use of a “finger-plan” concept for PHS classroom buildings reflected reigning postwar-era philosophies in school design. As designed by the firm, the parallel rows of low-rise classroom buildings with exterior corridors and ribbon windows would maximize the circulation of fresh air and make efficient use of natural light (Baker 2012; Nelson 2014) (See continuation sheet.)

B11. Additional Resource Attributes: N/A

*B12. References:

Baker, Lindsay. 2012. A History of School Design and its Indoor Environmental Standards, 1900 to Today. Washington, D.C.: National Clearinghouse for Educational Facilities.
<http://www.ncef.org/pubs/greenschoolshistory.pdf>. Accessed June 2019.

Los Angeles Conservancy. 2019. “Austin, Field & Fry.” Los Angeles Conservancy web site. <https://www.laconservancy.org/architects/austin-field-fry>. Accessed June 2019.

Los Angeles Times. 1951. “New Schools Will Rise in Compton.” October 21. Via Newspapers.com. <https://www.newspapers.com/>. Accessed June 2019.

_____. 1952. “Unified School District Voted.” December 10. Via Newspapers.com. <https://www.newspapers.com/>. Accessed June 2019.

_____. 1955. “County Calendar.” November 16. Via Newspapers.com. <https://www.newspapers.com/>. Accessed June 2019.

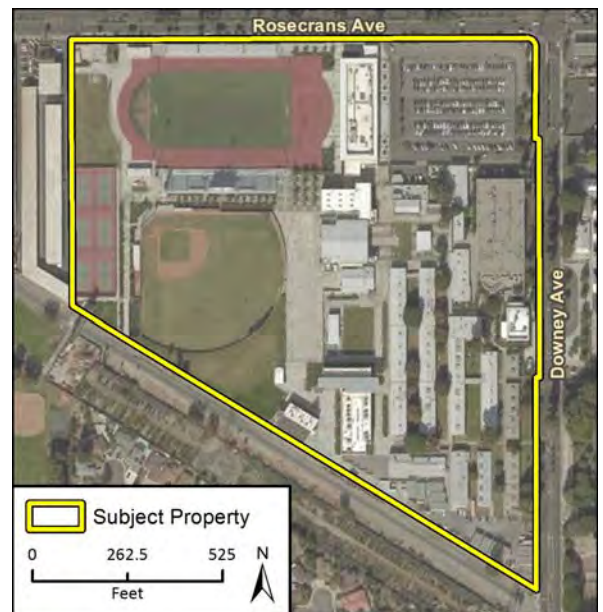
(See continuation sheet.)

B13. Remarks: N/A

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: June 28, 2019

(This space reserved for official comments.)



P3a. Description (continued):

North of the library is a large two-story classroom building bearing no discernible architectural style. The irregular plan building is capped with a flat roof concealed by a parapet. Its stuccoed exterior is punctuated by ribbons of slightly recessed, fixed metal-sash windows. Entrances were not visible during the field survey. The south elevation features a stuccoed pergola.

Athletic facilities are situated near the northwest corner of the campus. In addition to a combined football and track stadium, baseball diamond, and six tennis courts, there are the Athletic Field House, Gymnasium, and two additional buildings. Completed ca. 2011, the Athletic Field house is a two-story building with no discernible architectural style. The rectangular plan building culminates in a flat, multi-level roof. Cladding is primarily brick and concrete block. Fixed metal-sash windows of various configurations punctuate the north, south, and east elevations. Entrances were not visible during the field survey. Facing the stadium, the west elevation is marked by a series round metal columns with brick piers supporting a deep overhang. Immediately south of the field house is an L-plan building that was not visible during the field survey. Further south is the Gymnasium, which was completed in 1955. A high-ceilinged, one-story building designed in no discernible style, the Gymnasium possesses a rectangular plan, flat roof, and stucco or concrete walls. Multi-pane windows punctuate the west and south elevations. Adjacent to the south of the gym is a comparatively small, gable-roofed building (completed ca. 1955) with a regular plan. It is presumed to be a locker room facility. Due to their locations on the interior of the campus, further details regarding the athletics buildings could not be observed.

South of the gymnasium is the Medical Health and Science Building, completed ca. 2011. Built in no discernible style, the two-story building possesses an L-plan, flat roof, and stucco and brick cladding. Windows display multi-pane metal sashes in various configurations. A large open-frame shelter supported by round metal columns covers the west end of the building. To the immediate west is a two-story building (completed sometime between 2003 and 2004) of no discernible architectural style. Built on a rectangular plan, it rises from a concrete foundation to culminate in a flat roof. Fenestration visible during the field survey includes first- and second-story entrances located on the east and west elevations. The upper-level doors are accessible via exterior staircases.

Satellite imagery indicates that several comparatively minor buildings are scattered throughout the east side of the campus. One cluster, located at the property's southeast corner, appear to consist of portable classroom buildings. Landscaping on the property includes lawns interspersing the classroom buildings and various combinations of trees, shrubs, and other decorative foliage planted alongside buildings and at major building entrances. An asphalt-paved parking lot occupies the campus' northeast corner.

B10. Significance (continued):

Construction of PHS was completed in 1953, and the school was incorporated into the new Paramount Unified School District. Two years later, the Gymnasium was completed at a cost of \$550,000 (LAT 12/10/1952, 11/6/1955). Expansion of PHS facilities has continued into recent years. Historic aerial photographs indicate that several new classroom buildings were completed between 1972 and 1994. This phase of construction included the completion of the two-story classroom building fronting Downey Avenue (Netronline 2019). By 2000, PHS absorbed the former site of Paramount Junior High School, renaming it PHS West Campus (LAT 2/25/2000). Instructional facilities for PHS freshmen are located there. A major construction initiative took place between 2009 and 2012, when the Library, Athletics Field House, Medical Health and Science Building and a new stadium were completed (Netronline 2019; PUSD 2019).

Paramount High School Senior Campus is recommended ineligible for listing in the National and California Registers, and any applicable local register, under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). Designed by the noted Los Angeles-area architecture firm Austin, Field & Fry, PHS is a relatively ordinary example of a postwar public high school. Such buildings as the aforementioned Otis Art Institute, the U.S. Custom House at the Port of Los Angeles, and the UCLA Faculty Center are better examples of the firm's best work. As a result, PHS does not and 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B12. References (continued):

Los Angeles Times. 2000. "Fear Spreading after Abduction of Three Students." February 25. Via Newspapers.com. <https://www.newspapers.com/>. Accessed June 2019.

Nelson, Bryan. 2014. "School Design Through the Decades." November 14. Mosaic [web site]. <https://mosaicscience.com/story/school-design-through-decades/>. Accessed June 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed June 2019. <https://www.newspapers.com/>. Accessed June 2019.

Paramount Unified School District (PSUD). 2019. "Facility Improvements and New Building Construction." PSUD website. https://www.paramount.k12.ca.us/homepage/homepage_content_big.jsp. Accessed June 2019.

P5a. Photographs (continued):



Photograph 2. Overview of south end of PHS West Campus: (left to right): Gymnasium, restroom, Medical Health and Science Building, classroom building. Camera facing northeast.



Photograph 3. Two-story classroom building, north and east elevations. Camera facing southwest.

P5a. Photographs (continued):



Photograph 4. Library, east elevation. Camera facing northeast.



Photograph 5. Athletic Field House, west elevation. Camera facing south.

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 5 *Resource Name or #: Paramount Park (Map Reference No. 25-007)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
 *b. USGS 7.5' Quad: South Gate Date: 1981 Township: 3S, Range: 12W, Section: 17 S.B.B.M.
 c. Address: 14400 Paramount Boulevard City: Paramount Zip: 90723
 d. UTM: Zone: mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 6241-004-900 and part of 6241-004-906

***P3a. Description:**

Paramount Park is an approximately 15-acre recreational facility located in an urbanized area of Paramount. The roughly triangle-shaped park is bounded on the west by Paramount Boulevard, on the northeast by the former Pacific Electric Railway, and on the south and southeast by Paramount Park Junior High School. It consists of a Community Center, Recreation Center with swimming pool, ancillary building, athletic courts and fields, landscaped areas and parking lots.

The Paramount Park Community Center is located on the west side of the park. Designed in no discernible style, the roughly rectangular-plan building sits on a concrete foundation and rises one story to culminate in a roof that is alternately hipped and flat and clad in a combination of clay tiles and rolled composition material. Stucco sheathes its structural system. Windows are fixed metal sashes in a variety of configurations. Entrances are found on all but the northeast elevation and feature glazed metal and solid wood doors. The building features heavily massed elements and a wide overhang with exposed rafters sheltering the southeast-elevation clerestory windows. There are no visible alterations.

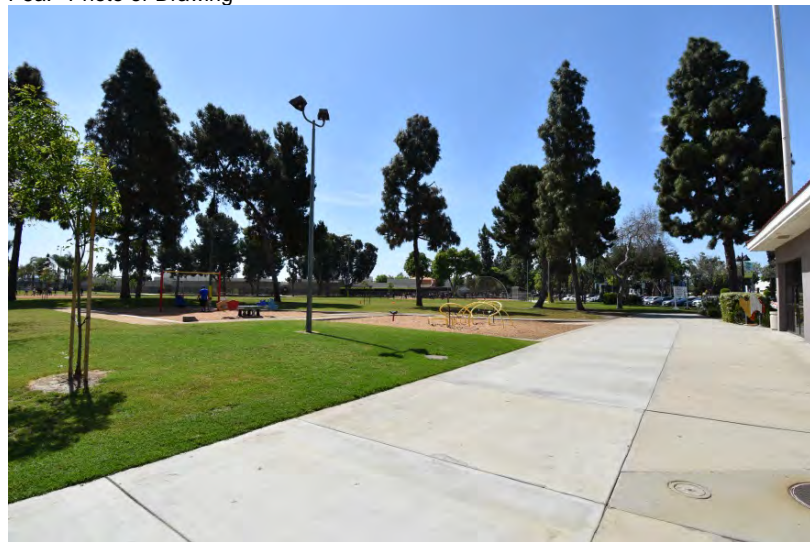
Located to the east is a one-story ancillary building, which possesses no discernible architectural style. Built on a rectangular plan, it sits on a concrete foundation and is capped with a tile-clad hipped roof. Solid wood doors punctuate its stuccoed exterior on the north and west elevations. Detailing includes cornices and arched portals. There are no visible alterations. Immediately adjacent to the building is a concrete-paved picnic area sheltered by a large pergola.

(See continuation sheet.)

*P3b. Resource Attributes: HP31. Urban open space; HP13. community center/social hall; HP30. trees/vegetation

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

P5a. Photo or Drawing



P5b. Description of Photo:

Overview of park with community center (partial view) at far right; camera facing south.

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

Historic Prehistoric Both

See B6. Construction History.

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
 Rincon Consultants
 250 E. First Street, Ste. 1400
 Los Angeles, CA 90012

***P9. Date Recorded:**

April 5, 2019

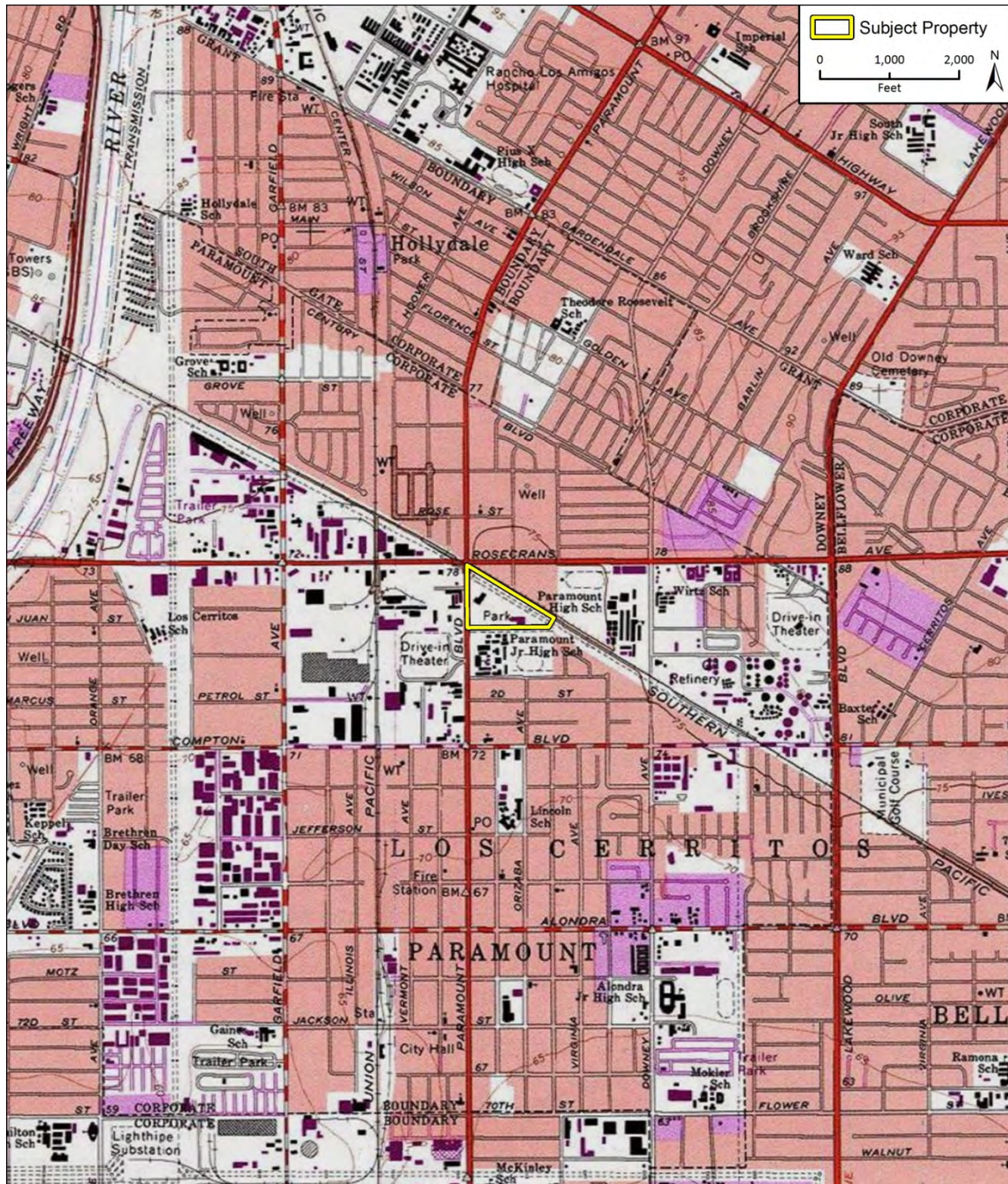
***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # Paramount Park (Map Reference No. 25-007)

*NRHP Status Code 6Z

Page 3 of 5

B1. Historic Name: Clearwater Park
 B2. Common Name: Paramount Park
 B3. Original Use: Recreation
 B4. Present Use: Recreation, community center, education
 *B5. Architectural Style: No discernible style

***B6. Construction History:**

The subject property was first developed in 1944 (LAT 4/4/1944). The Community Center was completed ca. 1960 and the Recreation Center ca. 1967 (*Independent* 12/31/1959, 9/6/1968). The park was expanded to the northwest and a new parking area completed by 1983 (UCSB Map & Imagery Lab 1983). Between 1994 and 2004, the ancillary building constructed and recreation facilities in the park's interior were built and modified (Netronline 2019).

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

*B8. Related Features: None

B9a. Architect: John Richard Shelley (Community Center) b. Builder: Casner Construction Co. (Recreation Center and swimming pool)

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject recreational facility was completed as Clearwater Park in 1944 in what was then the community of Clearwater. As depicted in aerial photographs, the property consisted of three buildings (none are extant) and a limited network of trails crossing a landscaped area (Netronline 2019). In 1949, following the consolidation of the communities Clearwater and Hynes into the city of Paramount, the park was renamed Paramount Park. In December 1959, the City of Paramount budgeted \$100,000 for the construction of the Community Center. A contemporary news report identified Richard J. Shelly as the building's designer (*Independent* 12/31/1959). This was likely a misidentification of Long Beach-based architect John Richard Shelley, who designed a number of residential, commercial, and institutional projects in the region (Legacy.com 2018; Long Beach Heritage 2019). The City Council earmarked \$325,000 for the construction of the Recreation Center and swimming pool in late 1967. Located at the park's southeast corner, adjacent to Paramount Junior High School, the facility was intended both for general public use and as a replacement for the junior high school's recently condemned gymnasium (*Independent* 9/6/1967). The construction of these new facilities, along with two baseball diamonds, reflected not only Paramount's growth in the post-World War II era, but also a regional effort to develop new public park facilities intended to improve the physical and social health of their users. The so-called "recreational facilities" of the postwar years differed from earlier municipal parks in that they deemphasized the "bucolic landscape" that typified the municipal park in favor of recreational facility's characteristic athletics-oriented amenities (OHR 2017).

(See continuation sheet.)

B11. Additional Resource Attributes: N/A

***B12. References:**

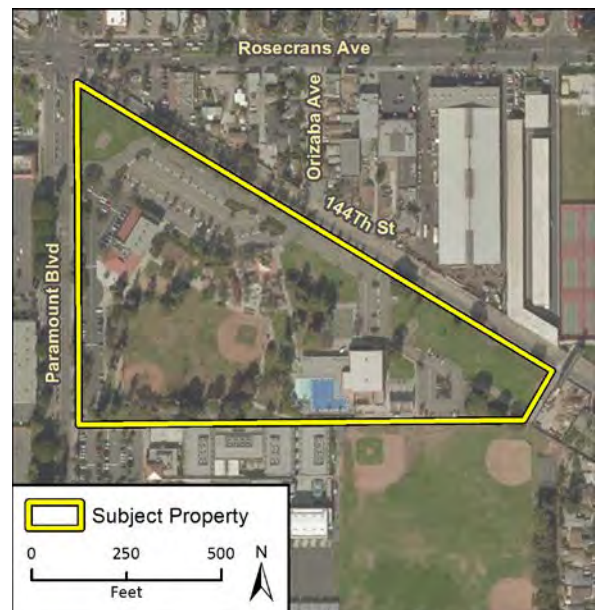
- Legacy.com. 2018. "John Richard Shelley." <https://www.legacy.com/obituaries/lbpresstelegram/obituary.aspx?n=john-richard-shelley&pid=153665952>. Accessed June 2019.
 - Long Beach Heritage. 2019. "Latest News." <https://www.lbheritage.org/latest-news/>. Accessed June 2019.
 - Long Beach Independent. 1959. "L.B. Man to Prepare Park Plans." December 31. <https://www.newspapers.com/>. Accessed June 2019.
 - _____. 1967. "Paramount Council OKs Gym, Pool." September 6. <https://www.newspapers.com/>. Accessed July 2018.
- (See continuation sheet.)

B13. Remarks: N/A

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: June 21, 2019

(This space reserved for official comments.)



P3a. Description (continued):

Situated at the southeast corner of the park are the swimming pool and Recreation Center. The Recreation Center building consists of a high-ceilinged east section and a comparatively low-rise wing extending to the west. Designed in no discernible architectural style, the roughly T-plan building rises from a concrete foundation. At the east end, its roof is a two-tiered gable-on-hip form sheathed in standing-seam metal and rolled composition sheeting. The west wing features a flat roof with a heavy fascia. Stuccoed walls fill the spaces between the building's visible steel structural members. Windows are fixed steel sashes, while doors are solid wood and glazed metal. Planters line the much of the north and east elevations. A concrete-lined, below-ground swimming pool is located adjacent to the north elevation.

Elsewhere the park is characterized by athletic fields and courts, landscaped open areas, and a large parking lot that wraps around the west and northeast sides of the property. The terrain is generally level, with several varieties of mature trees planted throughout the park. Overall, the property is in good condition.

B10. Significance (continued):

In the late 1980s, a three-year, \$1.4-million construction effort installed new lights and sprinklers, in addition to remodeling the interior of the Community Center (LAT 3/17/1988). This project appears to have coincided with an expansion of the park along the former Pacific Electric Railway right-of-way northwest of the property (Netronline 2019). Paramount Park has remained essentially unchanged since then.

The property is recommended ineligible for listing in the National and California Registers, and any applicable local register, under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). Paramount Park and its constituent buildings and features make up a relatively ordinary example of a post-World War II recreational facility. Likewise, none of the buildings or other elements located on the property are individually distinguished. Although the Community Center's apparent designer, John Richard Shelley, was an architect of some note regionally, that building does not appear representative of his best work. In light of all this, Paramount Park 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B12. References (continued):

Los Angeles, City of: Department of City Planning, Office of Historic Resources. 2012. SurveyLA—Los Angeles Citywide Historic Context Statement: Context: Public and Private Institutional Development, 1850-1980: Sub-Context: Government Infrastructure and Services, 1850-1980: Theme: Municipal Parks, Recreation, and Leisure, 1886-1978. December 2017.

Los Angeles Times (LAT). 1944. "New Clearwater Park Opened with Ceremony." April 4. <https://www.newspapers.com/>. Accessed July 2018.

_____. 1949. "Clearwater Park Name Changed." July 19. <https://www.newspapers.com/>. Accessed June 2019.

_____. 1988. "Park Renovation Completed." March 17. <https://www.newspapers.com/>. Accessed June 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed June 2019.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Oct. 2018.

P5a. Photographs (continued):



Left: Community Center, southwest and southeast elevations. Right: Recreation Center, south elevation.



Left: Overview of picnic area, with ancillary building on the left. Right: Overview of athletic fields.

D1. Historic Name: Tract No. 20823

D2. Common Name: Tract No. 20823

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

This district consists of Tract No. 20823. The 16 parcels of this district located within the APE were formally surveyed, and the remainder of the district was informally surveyed to determine common architectural elements and alterations found within the district. Documentation of the entire district was beyond the scope of this project. Tract No. 20823 is a residential tract, containing a total of 38 lots, that was developed between 1955 and 1956 (County of Los Angeles Map Book 6241, Page 5; Los Angeles County Office of the Assessor; NETROnline, various; UCSB Map & Imagery Lab, various). The tract's triangular shape is a result of its location following the railroad right-of-way. A narrow strip of vacant land, owned by the Los Angeles City Department of Water and Power, separates the tract from the railway to the north and east. The tract is bordered on the west by middle and high school campuses, and on the south by other residential subdivisions. Circulation within the tract includes curvilinear streets bisecting groupings of residential parcels and two cul-de-sacs. Landscaping appears limited to street trees. Homes in the tract have addresses on 3rd Street and on Jetmore and Wiemer avenues. Of the 16 parcels located within the APE, 11 possessed sufficient integrity to warrant documentation. The buildings located within this tract are undistinguished Minimal Traditional-style residences, and there does not appear to be a significantly planned landscape design.

The following addresses are included in this district record: 14701, 14702 and 14710 Jetmore Avenue, 14720, 14726, 14730, 14736, 14740, 14744, and 14748 Wiemer Avenue, and 8327 3rd Street. Parcel number 6241-005-002 is a sliver parcel that does not have its own address; it is part of the residence on the adjacent parcel to the south.

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

The district is bounded on the north and east by a vacant strip of land owned by the L.A. Department of Water and Power and the railroad right-of-way, on the south by 3rd Street, and on the west by middle and high school campuses.

***D5. Boundary Justification:** The district boundary is limited to the legally defined tract boundaries.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria: N/A

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

The land which was subdivided as Tract No. 20823 was previously a part of the larger California Cooperative Colony Tract. Up until 1955 the relatively small area of land was in use for another, unidentified purpose. It was subdivided and re-developed by Southward Building Corp. between 1955 and 1956 as a residential tract. Archival research failed to ascertain an architect or contractor. The subject tract was developed after the adjacent residential tracts to the south, which span from 3rd Street to Somerset Boulevard, were built out (County of Los Angeles 1955; NETROnline, various; UCSB Map & Imagery Lab, various).

Archival research does not indicate that the developer was historically significant in the real estate development of Paramount or Los Angeles County based upon lack of press coverage for their projects, and the firm is not known to have received awards or other honors for its projects.

The tract was evaluated as a historic district in order to better understand its potential significance in the postwar suburbanization boom in Los Angeles County, and in the growth of the community of Paramount in the years between its formation (1948) and its incorporation as a city (1957). Though the subdivision is associated with these real estate development trends in Los Angeles County and Paramount, the subdivision does not appear to be significant in either of these contexts (Criteria A/1). Archival research failed to indicate that the district is associated with any important persons significant in the history of the city, region, state or nation (Criteria B/2). Additionally, the homes in the subdivision are modest and undistinguished examples of Minimal Traditional style homes with minimal detailing, a type that is commonly found in Paramount. They do not exhibit high artistic value, nor do they represent the work of a master (Criteria C/3). Nearly every home in the subdivision has been altered in some manner, ranging from the replacement of original windows to varying degrees of alteration which have diminished the district's integrity. Only 25 percent of the subdivision's parcels that are located within the APE retain sufficient integrity to warrant further investigation per SHPO consultation as part of this project. A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). In summary, the buildings in Tract No. 20823 are not considered eligible for listing in the National Register of Historic Places or the California Register of Historical Resource individually or as a historic district.

See continuation sheet, p. 2.

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

Los Angeles, County of. 1959 (revised date). Map Book 6241, Page 5.

Los Angeles, County of. 1955. Tract Map for Tract No. 20823. August 31, 1955.

Los Angeles County Office of the Assessor. Parcel data for parcels in Tract No. 20823. Accessed November 21, 2018 at http://maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default

NETROnline. Various. "Historic Aerials". [digital photograph database]. Images of the Project Area viewed online. Accessed November 21, 2018 at <https://www.historicaerials.com/viewer>

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/> Accessed November 2018.

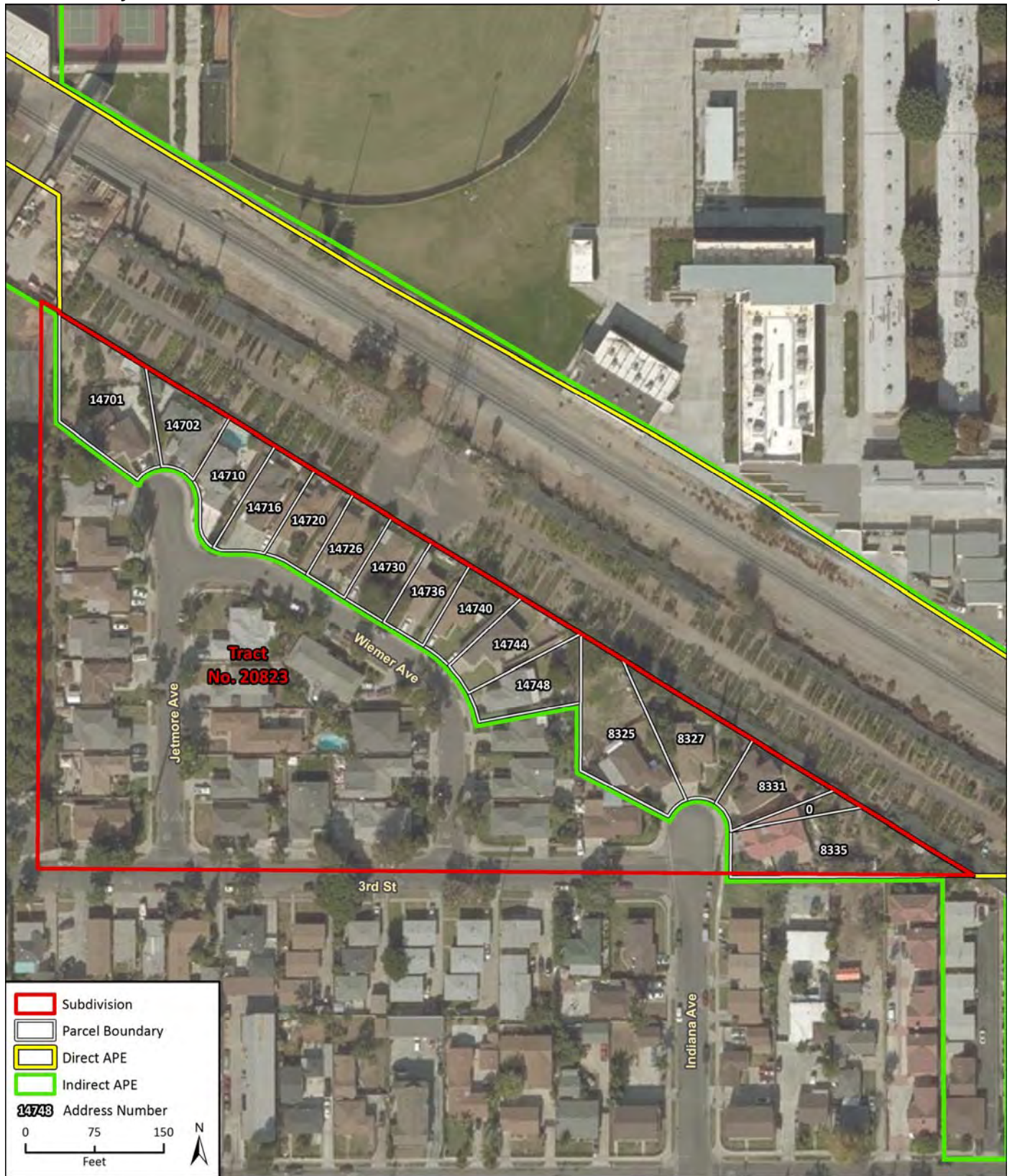
Newspaperarchive.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspaperarchive.com/> Accessed November 2018.

UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Aerials of project area. Accessed November 21, 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

***D8. Evaluator:** Susan Zamudio-Gurrola **Date:** November 23, 2018

Affiliation and Address: Rincon Consultants, Inc., 180 N. Ashwood Avenue, Ventura, CA 93003





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 5 of 16

*Resource Name or #: Tract No. 20823 (Map Reference No. 25-008)

***P1. Other Identifier:**

***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 ; S.B. B.M.

c. Address:

City: Paramount

Zip: 90723

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

e. Other Locational Data: The district is bounded on the north and east by a vacant strip of land owned by the L.A. Department of Water and Power and the railroad ROW, on the south by 3rd Street, and on the west by elementary and high school campuses.

***P3a. Description:**

Of the 16 parcels of Tract 20823 that are located within the APE, four contained buildings with sufficient integrity to warrant further investigation, which resulted in the subdivision retaining 25 percent integrity. None of the buildings appear to possess sufficient architectural quality for the reasons identified in the district record to be considered eligible for listing in the NRHP or the CRHR either individually or as a historic district.

***P3b. Resource Attributes:** HP2. Single family property

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



P5b. Description of Photo:

View of an example of Minimal Traditional-style architecture found in this district.

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

Prehistoric Both

1955-1956 (L.A. County Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 15, 2018

***P10. Survey Type:** Intensive

***P11. Report Citation:**

Carmack, Shannon, et al. 2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural and Paleontological Resource Impacts Analysis Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 14701 Jetmore Avenue (Map Reference No. 25-008)

P1. Other Identifier:

*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 ; S.B. B.M.
City: Paramount Zip: 90723

c. Address: 14701 Jetmore Avenue

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

e. Other Locational Data: APN 6241-005-020. Legal description: TRACT # 20823 LOT 19.

***P3a. Description:**

The property is an irregularly shaped parcel which contains a one-story single-family residence. The Minimal Traditional style home features an irregular footprint in which the garage projects forward and faces the street. Its roof is hipped and covered with composition shingles. Exterior cladding is primarily stucco but stone veneer is applied to the lower walls of the southeastern façade. Windows appear to be original metal-framed. The primary entrance is sheltered under a small shed-roofed porch with square posts and a metal railing. A metal security door obscures view of the primary entry door. The garage door appears to be original and features horizontal grooves. Landscaping includes a grass lawn; hardscaping includes a paved concrete driveway and path leading to the primary entrance. The property is in good condition.

The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
Southeastern façade, camera facing north, January 2018.

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1955 (L.A. County Assessor)

*P7. Owner and Address:
N/A

*P8. Recorded by:
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:
January 15, 2018

*P10. Survey Type: Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 7 of 16

*Resource Name or #: 14702 Jetmore Avenue (Map Reference No. 25-008)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 14702 Jetmore Avenue City: Paramount Zip: 90723

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

e. Other Locational Data: APN 6241-005-019. Legal description: TRACT # 20823 LOT 18.

***P3a. Description:**

The property is an irregularly shaped parcel which contains a one-story single-family residence. The Minimal Traditional style home features an irregular footprint in which the garage projects forward and faces the street. Its roof is hipped and covered with composition shingles. Exterior cladding is primarily stucco and fenestration is vinyl-framed, multi-paned windows. The primary entrance is sheltered under a porch created by a roof overhang; it is supported by posts with a slight arch at top. The primary entry door was not clearly visible from the public ROW. The garage door is a sectional roll-up door. Landscaping includes a grass lawn and small trees; hardscaping includes a paved concrete driveway and path leading to the primary entrance. The property is in good condition.

Alterations include replacement of the original windows and garage door, and possibly alterations to the entry porch posts and exterior cladding. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:
Southwestern façade, camera facing northeast, January 2018.

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
1955 (L.A. County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

January 15, 2018

*P10. Survey Type:

Intensive



***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 8 of 16

*Resource Name or #: 14710 Jetmore Avenue (Map Reference No. 25-008)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 14710 Jetmore Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: APN 6241-005-018. Legal description: TRACT # 20823 LOT 17.

***P3a. Description:**

The property is an irregularly-shaped parcel that contains a one-story single-family residence. The Minimal Traditional style home has an irregular footprint in which the garage projects forward and faces the street. It features gable-on-hipped roofs which are covered with composition shingles. Exterior cladding is stucco; windows appear to be vinyl sliders. The primary entrance is sheltered beneath a small entry porch composed of a shed roof supported by metal posts with decorative scrollwork. A similar railing spans between the posts. Metal security doors obscure view of the primary entry door as well as a secondary entry door on the west elevation. The garage door appears to be a non-original sectional roll-up door. Landscaping includes a grass lawn and shrubs; hardscaping includes a paved concrete driveway and paved walkway to the entrance. Based on aerial photographs, there is an in-ground pool and what appears to be a storage shed at the rear of the property. The property is in good condition.

Alterations include the replacement of original windows and garage door, and likely the exterior cladding. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
Southwestern façade, camera facing northeast, January 2018.

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1955 (L.A. County Assessor)

*P7. Owner and Address:
N/A

*P8. Recorded by:
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:
January 15, 2018

*P10. Survey Type: Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code Reviewer Date

Page 9 of 16

*Resource Name or #: 14720 Wiemer Avenue (Map Reference No. 25-008)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 14720 Wiemer Avenue City: Paramount Zip: 90723

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

e. Other Locational Data: APN 6241-005-016. Legal description: TRACT # 20823 LOT 15.

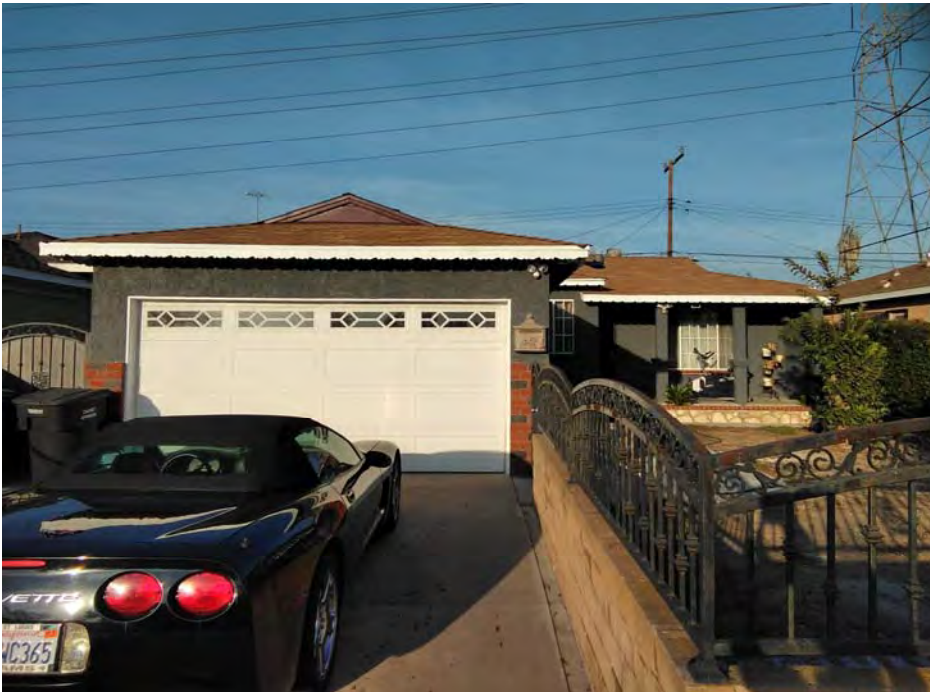
***P3a. Description:**

The property is an irregularly-shaped parcel that contains a one-story single-family residence. The Minimal Traditional style home has an irregular footprint in which the garage projects forward and faces the street. It features gable-on-hipped roofs which are covered with composition shingles. Decorative scalloped boards cover the fascia. Exterior cladding includes stucco and brick; fenestration is vinyl-framed multi-paned windows. The primary entrance is sheltered beneath an entry porch created by a roof overhang and supported by square stuccoed posts. A metal security door obscures view of the primary entry door, and the garage door is a contemporary sectional roll-up door. The lawn area is mostly soil with interspersed shrubs and tree trunks. Planters clad with stone veneer and brick hold small plantings. Hardscaping includes a paved concrete driveway and paved walkway to the entrance. A concrete block wall topped with a metal railing surrounds the front yard area. The property is in good condition.

Alterations include non-original exterior cladding, vinyl windows, garage door and planter boxes. The wall enclosing the yard may be a later alteration as well. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
 Southwestern façade, camera facing northeast, January 2018.

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 1955 (L.A. County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
 Rincon Consultants, Inc.
 250 E. First Street, Ste. 1400
 Los Angeles, CA 90012

*P9. Date Recorded:

January 15, 2018

*P10. Survey Type: Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 10 of 16

*Resource Name or #: 14726 Wiemer Avenue (Map Reference No. 25-008)

***P1. Other Identifier:**

***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 ; S.B. B.M.

c. Address: 14726 Wiemer Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: APN: 6241-005-015. Legal description: TRACT # 20823 LOT 14.

***P3a. Description:**

The property is a rectangular parcel which contains a one-story single-family residence. The Minimal Traditional style residence features an irregular footprint in which the garage projects forward and faces the street. The home is covered with hipped roofs clad with composition shingles. Exterior cladding is stucco; windows are non-original vinyl. The primary entrance is sheltered under a small entry porch composed of a shed roof supported by metal posts with decorative scrollwork. The entry door was obscured by a metal security door; the garage features a non-original sectional roll-up door. Landscaping includes a grass lawn and shrubs; hardscaping includes a paved concrete driveway and a paved walkway leading to the entry. A wood picket fence and chain link fence line the edges of the property. The property is in good condition.

Alterations include replacement of original windows and garage door, and likely the exterior cladding. Fencing along the property is likely also a later alteration. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

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



***P5b. Description of Photo:**
Southwestern façade, camera facing northeast, January 2018.

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

Sources: Historic

Prehistoric Both

1955 (L.A. County Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola

Rincon Consultants, Inc.

250 E. First Street, Ste. 1400

Los Angeles, CA 90012

***P9. Date Recorded:**

January 15, 2018

***P10. Survey Type:** Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

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*Resource Name or #: 14730 Wiemer Avenue (Map Reference No. 25-008)

P1. Other Identifier:

*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 ; S.B. B.M.
 c. Address: 14730 Wiemer Avenue City: Paramount Zip: 90723
 d. UTM: Zone: ; mE/mN (G.P.S.)
 e. Other Locational Data: APN 6241-005-014. Legal description: TRACT # 20823 LOT 13.

***P3a. Description:**

The property is a rectangular parcel which contains a one-story single-family residence. The Minimal Traditional style residence features an irregular footprint in which the garage projects forward and faces the street. The home is covered with hipped roofs clad with composite shingles. Scalloped fascia boards cover the eaves. Exterior cladding is stucco; windows are non-original vinyl. The primary entrance is sheltered under a partial-width entry porch formed by an overhang of the hipped roof. It is supported by metal posts with decorative scrollwork. The entry door is wooden with a central oval light. The garage features a non-original sectional roll-up door. Landscaping includes a grass lawn and trees; hardscaping includes a paved concrete driveway and a paved walkway leading to the entry. The property is in good condition.

Alterations include the replacement of original windows, and primary entry and garage doors. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
 Southwestern façade, camera facing northeast, January 2018.

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1955 (L.A. County Assessor)

*P7. Owner and Address:
 N/A

*P8. Recorded by:
 Susan Zamudio-Gurrola
 Rincon Consultants, Inc.
 250 E. First Street, Ste. 1400
 Los Angeles, CA 90012

*P9. Date Recorded:
 January 15, 2018

*P10. Survey Type:
 Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 12 of 16

*Resource Name or #: 14736 Wiemer Avenue (Map Reference No. 25-008)

P1. Other Identifier:

*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 ; S.B. B.M.

c. Address: 14736 Wiemer Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: APN 6241-005-013. Legal description: TRACT # 20823 LOT 12

***P3a. Description:**

The property is a rectangular parcel which contains a one-story single-family residence. The Minimal Traditional style home features an irregular footprint in which the garage projects forward and faces the street. The home features gable-on-hipped roofs clad with composition shingles. Exterior cladding is stucco; windows are non-original vinyl. The primary entrance is sheltered beneath a partial-width entry porch formed by an overhang of the hipped roof which is supported by metal posts with decorative scrollwork. The entry door is obscured from view by a metal security door. The garage door appears to be original and features horizontal grooves. Landscaping includes a grass lawn, large trees and shrubs. Hardscaping includes a paved concrete driveway and walkway leading to the entry. The southern and western edges of the property feature a low wall composed of solid and patterned blocks. The property is in good condition.

Alterations include the replacement of original windows. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
Southwestern façade, camera facing
northeast, January 2018.

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1955 (L.A. County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola

Rincon Consultants, Inc.

250 E. First Street, Ste. 1400

Los Angeles, CA 90012

*P9. Date Recorded:

January 15, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 13 of 16

*Resource Name or #: 14740 Wiemer Avenue (Map Reference No. 25-008)

***P1. Other Identifier:**

***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 ; S.B. B.M.

c. Address: 14740 Wiemer Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: APN 6241-005-012. Legal description: TRACT # 20823 LOT 11

***P3a. Description:**

The property is an irregularly-shaped parcel which contains a one-story single-family residence. The Minimal Traditional style home features an irregular footprint in which the garage projects forward and faces the street. The home features hipped roofs clad with composition shingles. Exterior cladding is stucco. Although not clearly visible from the public right-of-way, windows appear to be non-original vinyl. The primary entrance is sheltered beneath a small entry porch formed by an overhang of the hipped roof. The entry door is obscured from view by a metal security door, and the garage door is a contemporary sectional roll-up door. Landscaping includes a grass lawn, palm trees and shrubs. Hardscaping includes a paved concrete driveway and walkway leading to the entry. The property is in good condition.

Alterations include the replacement of original windows, garage door, and likely the exterior stucco. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

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



P5b. Description of Photo:
Southwestern façade, camera facing northeast, January 2018.

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

Sources: Historic

Prehistoric Both

1955 (L.A. County Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 15, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 14 of 16

*Resource Name or #: 14744 Wiemer Avenue (Map Reference No. 25-008)

***P1. Other Identifier:**

***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 ; S.B. B.M.

c. Address: 14744 Wiemer Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: APN: 6241-005-011. Legal description: TRACT # 20823 LOT 10.

***P3a. Description:**

The property is an irregularly-shaped parcel which contains a one-story single-family residence. The Minimal Traditional style residence features an irregular footprint in which the garage projects forward and faces the street. The home is covered with gable-on-hipped roofs clad with composition shingles. Exterior cladding is stucco; windows are non-original vinyl. The primary entrance is sheltered under an entry porch formed by an overhang of the hipped roof supported on slender wood posts. The entry door was obscured from view by a metal security door, and the garage features a non-original sectional roll-up door. Landscaping includes a grass lawn; hardscaping includes a paved concrete driveway and a paved walkway leading to the entry. The property is in good condition.

Alterations include the replacement of original windows, garage door, and likely the exterior stucco. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo:
Southwestern façade, camera facing northeast, January 2018.

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

Sources: Historic
 Prehistoric Both
1955 (L.A. County Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 15, 2018

***P10. Survey Type:**

Intensive



***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 15 of 16

*Resource Name or #: 14748 Wiemer Avenue

***P1. Other Identifier:**

***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 ; S.B. B.M.

c. Address: 14748 Wiemer Avenue

City: Paramount

Zip: 90723

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

e. Other Locational Data: APN: 6241-005-010. Legal description: TRACT # 20823 LOT 9.

***P3a. Description:**

The property is an irregularly-shaped parcel which contains a one-story single-family residence. The Minimal Traditional style residence features an irregular footprint in which the garage projects forward and faces the street. The home is covered with hipped roofs clad with composition shingles. Exterior cladding is stucco; windows are non-original vinyl. The primary entrance is sheltered under a shed-roofed entry porch which is supported by slender wooden posts and rails. The entry door was obscured from view by a metal security door, and the garage features a non-original sectional roll-up door. Landscaping includes a grass lawn and plantings within a brick planter in front of the entry. Hardscaping includes a paved concrete driveway and a paved walkway leading to the entry. The residence is in good condition.

Alterations include the replacement of original windows, garage door, and likely exterior stucco. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo:

Western façade, camera facing east, January 2018.

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

Sources: Historic

Prehistoric Both

1955 (L.A. County Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola

Rincon Consultants, Inc.

180 N. Ashwood Ave.

Ventura, CA 93003

***P9. Date Recorded:**

January 15, 2018

***P10. Survey Type:**

Intensive



***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 16 of 16

*Resource Name or #: 8327 3rd Street (Map Reference No. 25-008)

***P1. Other Identifier:**

***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 ; S.B. B.M.

c. Address: 8327 3rd Street City: Paramount Zip: 90723

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

e. Other Locational Data: APN 6241-005-004. Legal description: TRACT # 20823 LOT 3.

***P3a. Description:**

The property is an irregularly-shaped parcel which contains a one-story single-family residence. The Minimal Traditional style residence features an irregular footprint with a projecting garage. Two hipped roofs clad with composition shingles cap the building. Exterior cladding is stucco; windows are non-original vinyl. The primary entrance is sheltered under a shallow roof overhang. The entry door is flanked by narrow sidelights. Rock veneer decorates the area beneath a window on the façade. The southern edge of the property is edged with a low, rock-faced wall. Hardscaping includes a paved concrete driveway and a paved walkway leading to the entry. The property is in good condition.

Alterations include the replacement of original windows and likely exterior cladding and the rock border at the property line. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

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



P5b. Description of Photo:
Southern façade, camera facing north,
January 2018.

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
1955 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 15, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

Page 1 of 5 *Resource Name or #: Paramount High School West & Paramount Park Middle School (Map Reference No. 25-009)

P1. Other Identifier: 14708 Paramount Boulevard

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

***b. USGS 7.5' Quad:** *South Gate* Date: 2013 Township: 02S, Range: 13W, Section: 33 S.B.B.M.

c. Address: 14708 Paramount Boulevard City: Paramount Zip: 90723

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

e. Other Locational Data: **APN:** 6241-004-902 & 62410-049-03 (Paramount High School West) and 6241-004-901 (Paramount Park Middle School)

***P3a. Description:**

The subject property consists of three rectangular, adjacently-located Los Angeles County Assessor parcels that front Paramount Boulevard and contain two school campuses, Paramount High School West and Paramount Park Middle School. Included on the parcels are 18 buildings that comprise Paramount High School West and five that compose Paramount Park Middle School. The rear (east) of the parcels are spanned by sports fields that appear to be shared by the schools.

The five buildings that make up Paramount Park Middle School are primarily contained on the northern-most of the subject property's three parcels (6241-004-901). Included are five large-scale contemporary buildings with rectangular plans neatly lining the property's northern boundary. The buildings are set back behind a large paved parking lot that fronts Paramount Boulevard. Although this portion of the property appears to have functioned in an educational capacity in the historic period, the five extant buildings were constructed between 1994 and 2003 (Netronline var.).

The Paramount High School West campus consists of 18 buildings neatly arranged at the front (west) of the property's two southern parcels. Buildings are generously setback from Paramount Boulevard behind a grassy area with access pathways and mature trees and plantings and are sited in two general groupings. At the front of the property, 13 relatively large buildings are arranged in three orderly rows around grassy and paved areas. Further towards the rear of the property, four additional large buildings and two rows of what appear to be portable buildings are sited around a group of paved athletic courts. Constructed over several decades beginning in the 1930s, the buildings are primarily utilitarian in their design. Those fronting Paramount Boulevard appear to have been originally designed in the Moderne style, however, due to alterations they are no longer representative of the style.

***P3b. Resource Attributes:** HP15: Educational Building (23)

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

P5a. Photo or Drawing



P5b. Description of Photo:

Primary (west) elevation of Paramount High School West Administration Building; east-facing.

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

Historic Prehistoric Both

Various (see *B6); between 1930 and circa 2004

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Rachel Perzel
 Rincon Consultants
 250 E. First Street, Ste. 1400
 Los Angeles, CA 90012

***P9. Date Recorded:**

June 27, 2019

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

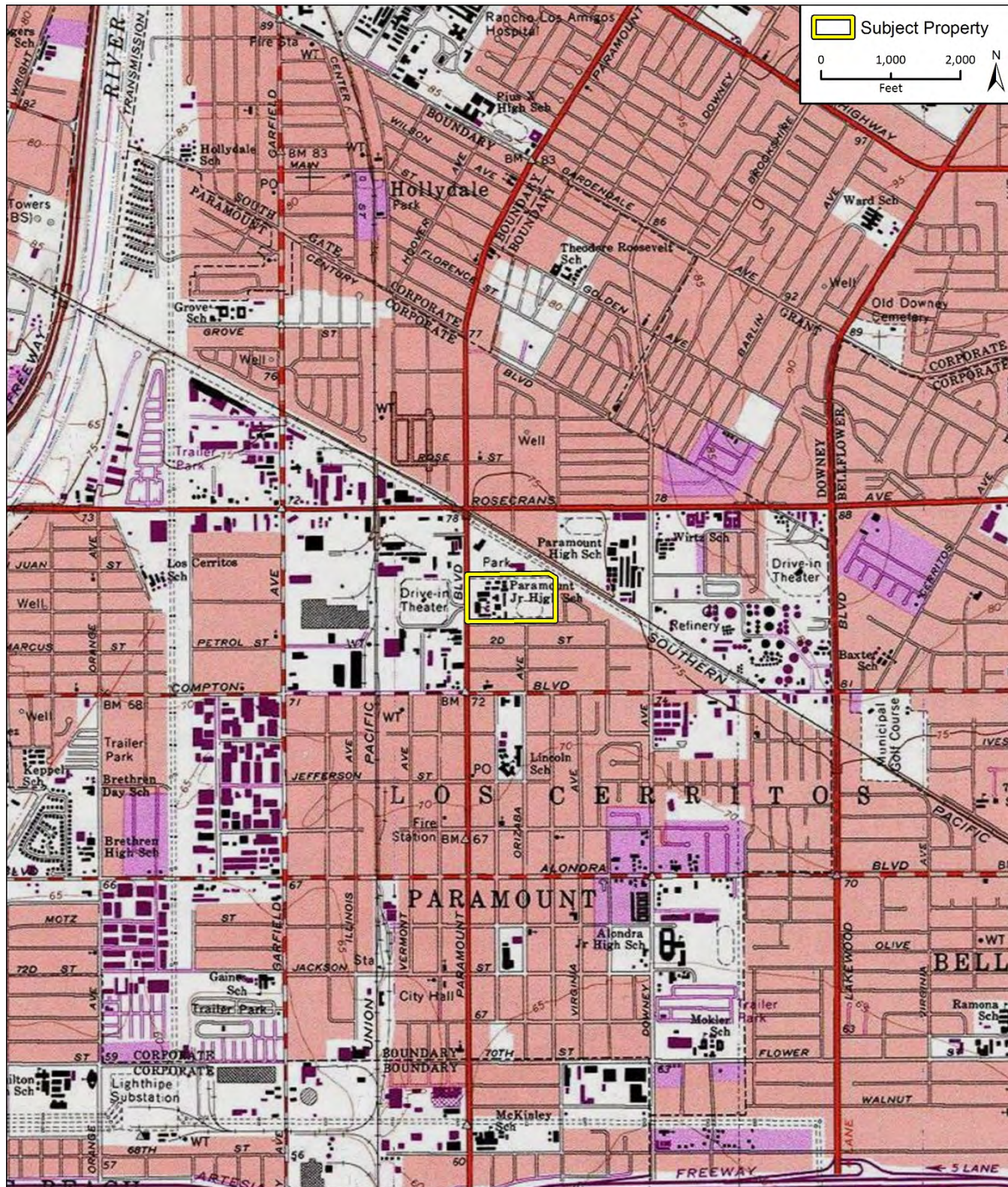
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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):

Page 2 of 5 *Resource Name or # Paramount High School West & Paramount Park Middle School (Map Reference No. 25-009)
*Map Name: South Gate *Scale: 1:24,000 *Date of map: 2013



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # Paramount High School West & Paramount Park Middle School (Map Reference No. 25-009)

*NRHP Status Code 6Z

Page 3 of 5

B1. Historic Name: Clearwater Junior High School
B2. Common Name: Paramount High School & Paramount Park Middle School
B3. Original Use: School Campus
B4. Present Use: School Campus
*B5. Architectural Style: Moderne; utilitarian

*B6. Construction History: Dates of construction for campus buildings are as follows (see site map on continuation sheet 5 for location of numbered buildings): Building #1- 1930, Building #'s 2, 3, 4-Between 1930-1937, Building #'s 5, 6, 7, 8-Between 1937 and 1947, Building #'s 9, 10, 11-Between 1952 and 1956, Building #'s 12, 13, 14-Between 1994 and 2003, Building #'s 15, 16-2004-2005, Building # 17-2009, Building # 18 (group of portables)-added progressively between 2003 and 2005. Building #'s 19-23- Between 1994 and 2003. (*Los Angeles Times* var., Netronline var., UCSB var., Sanborn 1930)

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

*B8. Related Features: None

B9a. Architect: Frank Goodwin (Building #1) and various, unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property was initially developed as Clearwater Junior High School in 1930 (Sanborn 1930). Its construction was funded through a 1929 appropriation for \$100,000. The architect of the campus was reported to be Frank Goodwin of Compton (*Los Angeles Times* 1929). In 1930, the campus consisted of a primary building fronting what was then North Ocean Avenue (current-day Paramount Boulevard) and three buildings sited to its rear, a gymnasium, domestic science, and manual training building (Sanborn 1930). Building #1 is the only extant from this initial period of development. According to a review of historic-era aerial imagery, between 1930 and 1937, the campus expanded to include at least six buildings. Three of the extant campus buildings (Building #s 2, 3, and 4) date to this period. In 1940, the *Los Angeles Times* reported that the construction of several buildings on the campus of Clearwater Junior High School were called for, an expenditure of \$145,411 (*Los Angeles Times* 1940). Likely as a component of this expansion, between 1940 and 1947, several buildings were added to the campus. Although some have since been removed, four of the campus' extant buildings (Building #'s 5-8) were constructed during that period of time.

See Continuation Sheet

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles Times. 1940. 'Clearwater School Units Scheduled'. Accessed at Newspapers.com, June 2019.

Los Angeles Times. 1929. 'School Plans Authorized by Compton Bond'. Accessed at Newspapers.com, June 2019.

Netronline. Various dates. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online.

<https://www.historicaerials.com/viewer>. Accessed July 2018.

Sanborn Fire Insurance Company (Sanborn). 1930. Maps of Clearwater, Los Angeles Co. CAL. September. Accessed at LAPL.org, July 2019.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online.

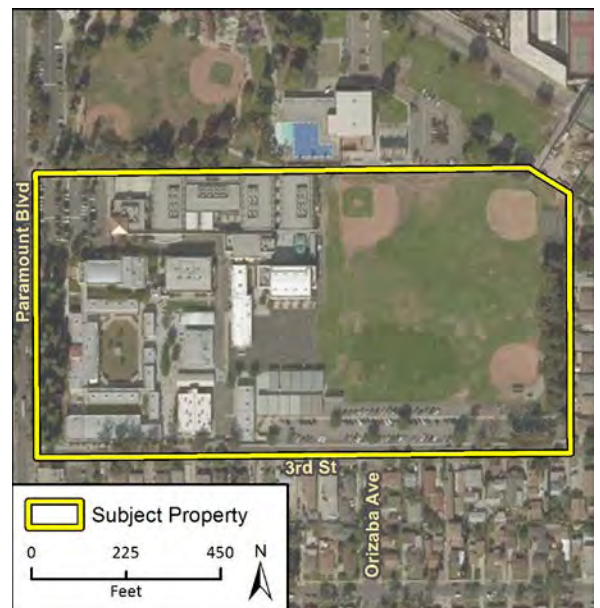
http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed June 2019.

B13. Remarks: N/A

*B14. Evaluator: Rachel Perzel, Rincon Consultants

*Date of Evaluation: June 28, 2019

(This space reserved for official comments.)



***B10. Significance (continued):**

Following 1947, the campus greatly expanded. Building #'s 6 and 7 were significantly enlarged between 1947 and 1952 and three additionally buildings were constructed between 1952 and 1956 (Building #'s 9, 10, and 11). In the decades that followed, the campus densified. While some buildings from previous decades were demolished, others were added: Building #'s 12, 13, and 14 were erected between 1994 and 2003; in 2004-05 Building #'s 15 and 16 were constructed; Building # 17 was constructed in 2009. Progressively between 1994 and 2003, several portables that now form two rows in the southeast of the campus were added.

The buildings that compose Paramount Park Middle School do not meet the minimum age threshold for listing in the NRHP or CRHR. Additionally, they do not appear to be of exceptional importance and are therefore not further considered in the following evaluation. The campus of Paramount High School West (subject campus) appears ineligible for listing in the NRHP or CRHR as a historic district under any applicable significance criteria.

The subject campus was initially developed with four buildings in 1930 to serve what was then the community of Clearwater, now Paramount, as Clearwater Junior High School. One of the campus' original 1930 buildings (Building #1) remains. The campus was added onto seemingly early in its history and by 1937 included six buildings. Two of those added between 1930 and 1937 (Building # 2 and 3) remain. While the three remaining 1930s-era buildings loosely embody the school planning principles of the era, including their site layout and spatial relationships, the buildings have been significantly altered with additions and the removal of all original windows and doors; they no longer present as 1930s-era buildings. As a whole, the campus has been modified significantly from its original design and it is no longer representative of a 1930s-era school campus. Following the 1930s, the campus was added to and densified progressively over the decades. It contains buildings from several decades and is not particularly representative of a school campus from any historical period. It is therefore recommended ineligible for listing in the NRHP or CRHR as a historic district under Criteria A/1.

As a public elementary school, the subject campus and its individual buildings are associated with a number of individuals who attended, visited, or taught at the school. However, per the guidance of the National Park Service, properties that are significant for their association with an important person in our past, must illustrate a person's important achievements. The archival research completed as part of this study failed to identify any direct and significant associations that are directly represented by the subject campus. As a result, the campus is recommended ineligible for listing in the NRHP or CRHR as a historic district under Criteria B/2.

The buildings on the subject campus are primarily utilitarian in their design aesthetic. The extant 1930s buildings show minimal influence of the Modern style. However, the replacement of their original windows and doors and removal of select detailing has reduced their historic integrity. The campus does not feature a cohesive design intent or master plan. Developed over several decades, it is not the work of a master, nor does it possess high artistic value. As a result, the campus is recommended ineligible for listing in the NRHP or CRHR as a historic district under Criteria C/3. In addition, the records search results and archival research conducted for this study failed to indicate that the subject property is likely to yield information important to history or prehistory and it is therefore also recommended ineligible for listing in the NRHP or CRHR as a historic district under Criteria D/4.

P5a. Photo (continued):



Paramount Park High School West Auditorium Building (Building #6), West (primary) Elevation; East-facing



Paramount Park High School West Auditorium Building (Building #15), South Elevation; North-facing

P5a. Photo (continued):



Paramount Middle School as Viewed from Paramount Boulevard; West-facing



Site map of subject property depicting building #'s, as referenced throughout

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 8425-8427 Second Street (Map Reference No. 25-010)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township: 3S, Range: 12W, Section: 20

c. Address: 8425-8427 Second Street

City: Paramount

S.B. B.M.
Zip: 90723

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

e. Other Locational Data: APN: 6241-006-006

***P3a. Description:**

The subject property is a narrow, rectangular, multi-family residential parcel located mid-block on Second Street. Located near the front of the lot is a one-story, single-family residence. Constructed in 1959, the building has no discernible style. Generally square in plan, the residence is capped by a hipped roof with wide eaves and composite shingles. The residence features stucco cladding, aluminum sliding windows, and decorative shutters framing a window on the façade. The primary entrance is sheltered under a roof overhang; however, the entry door is obscured from view by a metal security door. Although the garage door was raised and therefore not visible at the time of the survey, archived photographs by Google show that it is a non-original segmental door, likely metal.

Located adjacent to the north is a smaller single-family residence. Built in 1941, it is likely the original building on the property. It features a T-shaped footprint and is capped by a cross-gabled roof covered with composite shingles. Although not clearly visible from the public right-of-way, it is clad with horizontal wood siding. The side gable is faced with vertical wood siding. A one-car garage with a flat roof is located to the rear. A carport or shed appears to be located to the rear (north) of the home.

In the northern half of the parcel are two duplex buildings dating from 1959. Although not clearly visible from the public right-of-way, based on aerial photos, they appear to be identical in design. They each feature U-shaped plan and are capped with low-pitched gabled roofs. Exterior cladding appears to be stucco and windows appear to include aluminum-framed windows.

Landscaping includes lawns at the front (south) and rear (north) ends of the lot, and trees. An asphalt driveway runs along the eastern length of the property. The properties are in good condition.

*P3b. Resource Attributes: HP3. Multiple Family Property

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



P5b. Description of Photo:

Overview of property from Second Street, camera facing northwest.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1941 and 1959 (Los Angeles County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

January 19, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

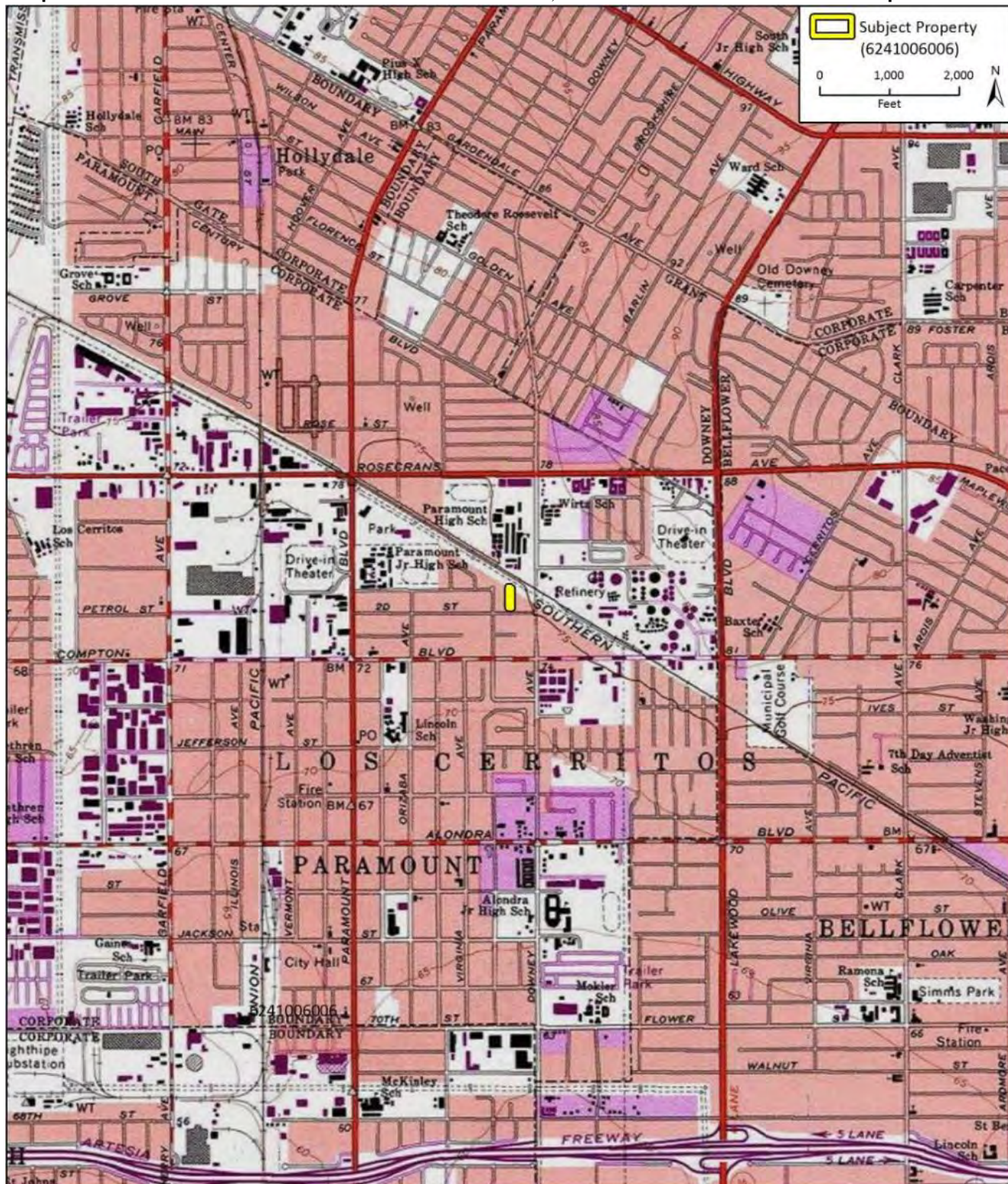
Primary #
HRI#
Trinomial

*Resource Name or # 8425-8427 Second Street (Map Reference No. 25-010)

*Map Name: *South Gate*

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 8425-8427 Second Street (Map Reference No. 25-010)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Multi-family residential
*B5. Architectural Style: No discernible style
*B6. Construction History:

The smallest residence (second from the southern edge of the property) was built in 1941. The remaining buildings date from 1959 (Los Angeles County Assessor 2018). Alterations observed during the field survey include a non-original garage door on the front single-family residence.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family property containing four residential buildings (two single-family homes and two duplexes) constructed between 1941 and 1959. Similar to other parcels in the neighborhood, in response to population growth, land use was maximized in the mid-century by the addition of secondary homes on one parcel. Although not all of the buildings were visible from the public ROW, a noted alteration was the replacement of the original garage door on the front residence. Archival research failed to ascertain the original owner, architect, or contractor. Limited information was found on property owners or tenants with the available city directories, and no consequential information was uncovered on any of these individuals.

The subject properties are not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that any of the properties are associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings do 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Lusky Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com.

UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Accessed November 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 26, 2018

(This space reserved for official comments.)



Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Paramount Petroleum Corp. Refinery (Map Reference No. 25-011)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township: 3S, Range: 12W, Section: 20 S.B. B.M.

c. Address: 14632 & 14628 Downey Ave, 8731 & 8743 Compton Blvd., 8737, 8743 & 8747 Somerset Blvd, and 14731 Lakewood Blvd.
City: Paramount Zip: 90723

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

e. Other Locational Data: APNs: 6268-005-014, 6268-005-001, 6268-005-002, 6268-005-013, 6268-003-001, 6268-003-014, 6268-003-005, 6268-003-004, 6268-003-003, 6268-003-016, 6268-002-003, 6268-002-004, 6268-002-019, 6268-002-008, 6268-002-009, 6268-002-011, 6268-002-010, 6268-002-006, 6268-002-017

***P3a. Description:**

The subject property is a petroleum refinery consisting of 19 parcels, and is roughly bounded by Downey Ave. to the west, Contreras St. to the north, the railroad ROW and Somerset Blvd. to the south, and Lakewood Blvd. to the east. Tanks and refinery equipment occupy most of the property; however, a grouping of buildings and parking lots surrounded by landscaping are located at the northwestern corner of the property, marking its main entrance. A Mid-Century Modern-style office building addressed as 14632 Downey Ave is located adjacent to and south of the entry drive. The building features a roughly T-shaped footprint, flat roof and either a concrete or stucco exterior. Although the entire building was not visible from the public ROW, the western façade features an entryway framed by block walls and topped by a flat roof with a broad overhang. The primary entrance consists of an aluminum-framed commercial-style door and transom flanked by similar windows. A secondary entrance and fenestration on the north elevation were not clearly visible due to security fencing consisting of black metal railing and square concrete pillars topped by ball finials. Landscaping surrounding the building includes low concrete planter boxes containing small plants, hedges, mature trees and a grass lawn across the front of the building. Beyond the entry driveway are parking lot areas and at least two additional buildings which are not visible from the public ROW. The remainder of the property to the south and east contains numerous cylindrical tanks of various sizes and refinery equipment and pipelines. A wall lines the perimeter of the refinery along Somerset Blvd.; it features rough stucco, stone veneer, and black metal railing at top. The property is in good condition overall.

*P3b. Resource Attributes: HP8. Industrial building; HP11. Engineering structure

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



P5b. Description of Photo:

North elevation of building at 14632 Downey Avenue, view from driveway facing south, November 2018.

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

Historic Prehistoric Both

1955, 1957, 1959, 1961, 1975 (Los Angeles County Office of the Assessor)

*P7. Owner and Address: N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded: December 12, 2018

*P10. Survey Type: Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

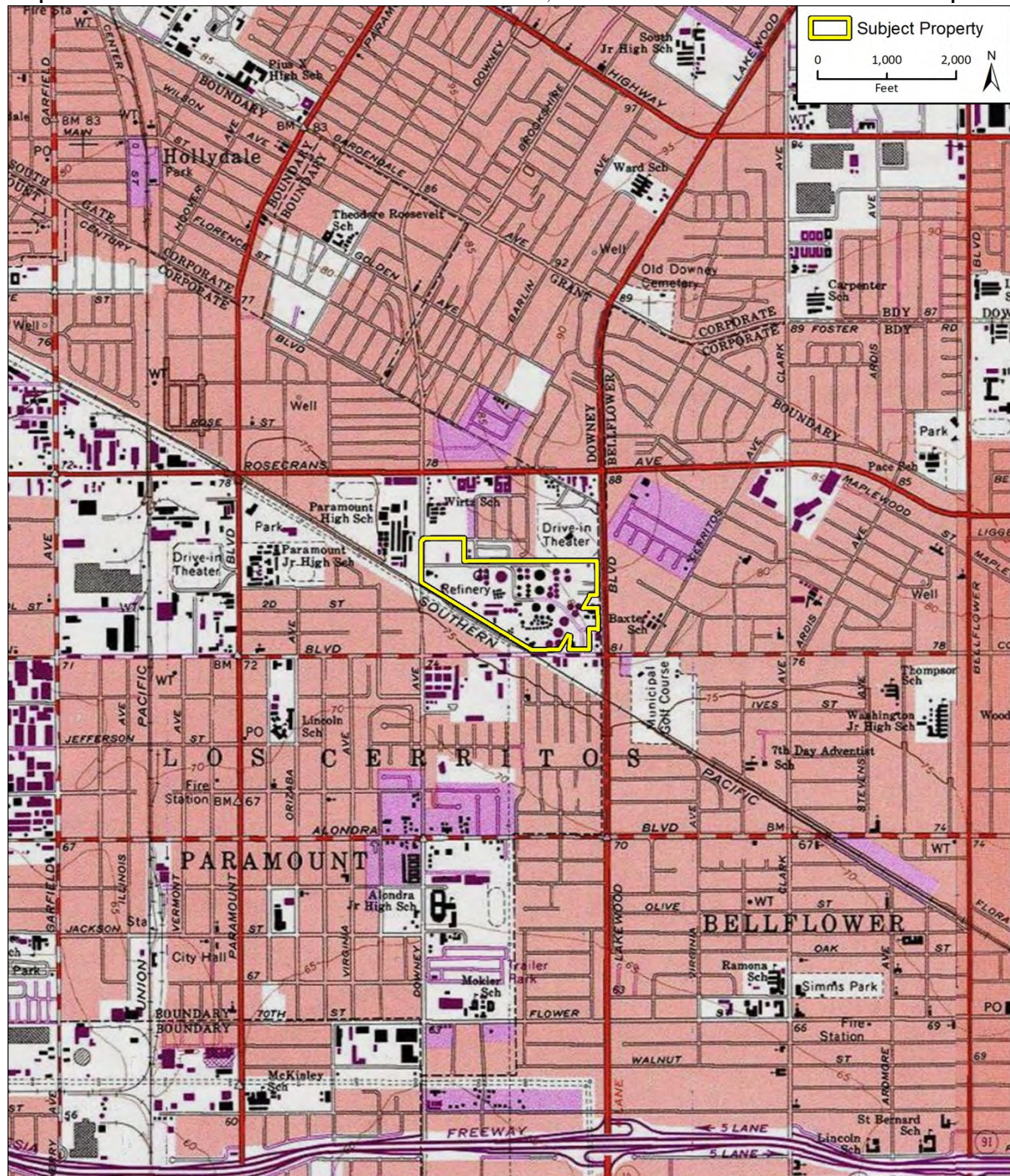
Artifact Record Photograph Record Other (List):

*Resource Name or # 14632 & 14628 Downey Ave, 8731 & 8743
Compton Blvd, 8737, 8743 & 8747 Somerset Blvd, and 14731 Lakewood Blvd
(Map Reference No. 25-011)

*Map Name: *South Gate*

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # Paramount Petroleum Corp. Refinery (Map Reference No. 25-008)

*NRHP Status Code 6Z

Page 3 of 4

- B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Petroleum refinery
 B4. Present Use: Petroleum refinery
 *B5. Architectural Style: Utilitarian, Mid-Century Modern
 *B6. Construction History:

The property occupying 14632 Downey Ave was built in 1955; the building to the northeast at 14628 Downey Ave was built in 1975 (Los Angeles County Office of the Assessor). The oil refinery had been established on the site by 1938, but the facility was smaller and concentrated closer to the intersection of the railroad and present-day Somerset Blvd (UCSB Map & Imagery Lab 1947). Assessor data lists construction dates spanning 1957-1961 for the refinery facility. A building that once existed at the northwest end of the property was removed between 2012-2014 (Los Angeles County Office of the Assessor; NETROnline, var.).

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

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A
 Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a petroleum refinery that was established in the 1930s. According to the California Energy Commission (CEC), the refinery was originally operated by Ajax Oil Company through 1937, followed by: Kreiger Oil Co. until the 1940s; Douglas Oil Co. between the 1940s and 1961; Continental Oil Company (Conoco) from 1961 through 1981; El du Pont de Nemours & Co. from 1981 through 1983; Pacific Oasis Inc. from 1983 through 1984; Paramount Petroleum Corp. from 1984 through 2006; and Alon USA Energy Inc. from 2006 to at least 2016. The CEC lists the refinery as being idle as of July 2016 (California Energy Commission 2016).

It appears that Delek US Holdings (Delek) subsequently obtained the property, part of Delek’s acquisition of a controlling stake in AltAir Fuels. In early 2018 it was reported that World Energy acquired the Paramount Petroleum refinery and tank farm along with AltAir Paramount. Founded in 1998, World Energy is known as one of the largest and longest-serving advanced biofuel suppliers in North America. In addition, the company operates biodiesel manufacturing plants in Houston, TX, Natchez, MS, Rome, GA, Harrisburg, PA (Lane 2018).

Aerial photos demonstrate that in the mid-1930s the subject property was developed with a facility that was smaller than the current facility and centered on the intersection of the railroad and modern-day Somerset Blvd. The original refinery has been described as a “small crude topping plant” (Network and Systems Professionals Association 2018). By the early 1950s, then-owner Douglas Oil Co. expanded the facility to the north and west. The facility continued to expand over the subsequent decades under several additional owners. By the mid-1990s, the Paramount Petroleum Corp. closed off the thoroughfare that once bordered the property’s northern boundary and added additional parcels near Downey Ave and Contreras St. (UCSB Map & Imagery Lab 1938; NETROnline; various). See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A

*B12. References:

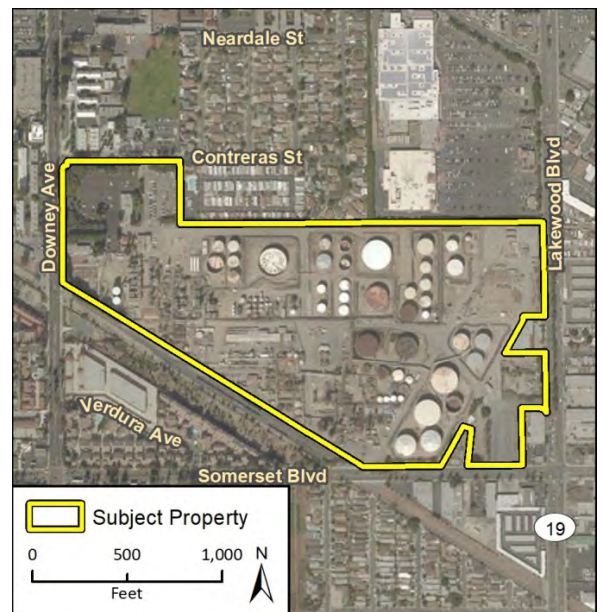
- California Energy Commission (CEC). 2018. “California Oil Refinery History”. Accessed December 13, 2018 at https://www.energy.ca.gov/almanac/petroleum_data/refinery_history.html
- Lane, Jim. 2018. “The Paramount Deal: World Energy takes off with audacious \$72M acquisition of AltAir and the Paramount oil refinery”, Biofuels Digest. Accessed December 13, 2018 at <http://www.biofuelsdigest.com/bdigest/2018/03/19/the-paramount-deal-world-energy-takes-off-with-audacious-72m-acquisition-of-altair-and-the-paramount-oil-refinery/>

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: December 13, 2018

(This space reserved for official comments.)



B10. Significance, continued:

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. While it is associated with the development of the oil industry in the region, it is one of several similar refineries that existed in the vicinity during the 1930s, including the Rio Grande Oil Refinery near South Gate, and the Gillons Process, General Petroleum, Brown Process, and Crystal Petroleum Products refineries in northern Long Beach. Originally operated by the Ajax Oil Company, the facility does not appear to have been significant in the industry at the time. Archival research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state or nation (Criteria A/1 and B/2). Additionally, the refinery was expanded under various owners over several decades, and buildings, tanks and equipment have been added and removed during that time. The building at 14632 Downey Ave, visible from the public ROW, is an undistinguished example of a Mid-Century Modern office building; and overall the property is a generally common property type. Therefore, it does not embody the distinctive characteristics of a type, period, or method of construction, represents the work of a master, or possesses high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B12. References, continued:

Network and Systems Professionals Association (NaSPA) 2018. "Company Profile: Paramount Petroleum Corp." Accessed December 13, 2018 at <https://careers.naspa.com/profile/614441/>

Netonline. Various. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. Accessed December 2018 at <https://www.historicaerials.com/viewer>

UCSB Map & Imagery Lab. 1938. Aerial photograph Flight AXJ-1938, Flight 30-50. Accessed December 12, 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/



View of refinery from Somerset Blvd., view to the NW.



Southwest corner of building at 14632 Downey Ave, view to NE.

Other Listings
 Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 15104 Hayter Avenue (Map Reference No. 26-001)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
 *b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S, Range 12W, Section 21 S.B.B.M.
 c. Address: 15104 Hayter Avenue City: Paramount Zip: 90723
 d. UTM: Zone: mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 6268-028-034

***P3a. Description:**

The subject property consists of a one-story single-family residence and detached garage designed in no discernible architectural style. The irregular plan residence sits on a concrete foundation and is capped by a gabled and gable-on-hip roof sheathed in asphalt shingles. Smooth stucco envelopes its wood frame structural system. Windows are horizontally sliding aluminum sashes. The main entrance is located on the west elevation, its door type obscured by a metal security screen. There are no visible alterations.

The detached garage is located at the rear (east) of the parcel. It is rectangular in plan, sits on a concrete foundation, and is capped with a front-gabled roof. A non-original metal roll-up garage door punctuates its front-facing west elevation. The property is located mid-block on a level parcel and is landscaped with a lawn, shrubs, and mature trees and palms. Overall, the property is in good repair.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

West and south elevations; camera facing northeast.

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

Historic Prehistoric Both

1950 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
 Rincon Consultants
 250 E. First Street, Ste. 1400
 Los Angeles, CA 90012

***P9. Date Recorded:**

April 5, 2019

***P10. Survey Type:**

Intensive

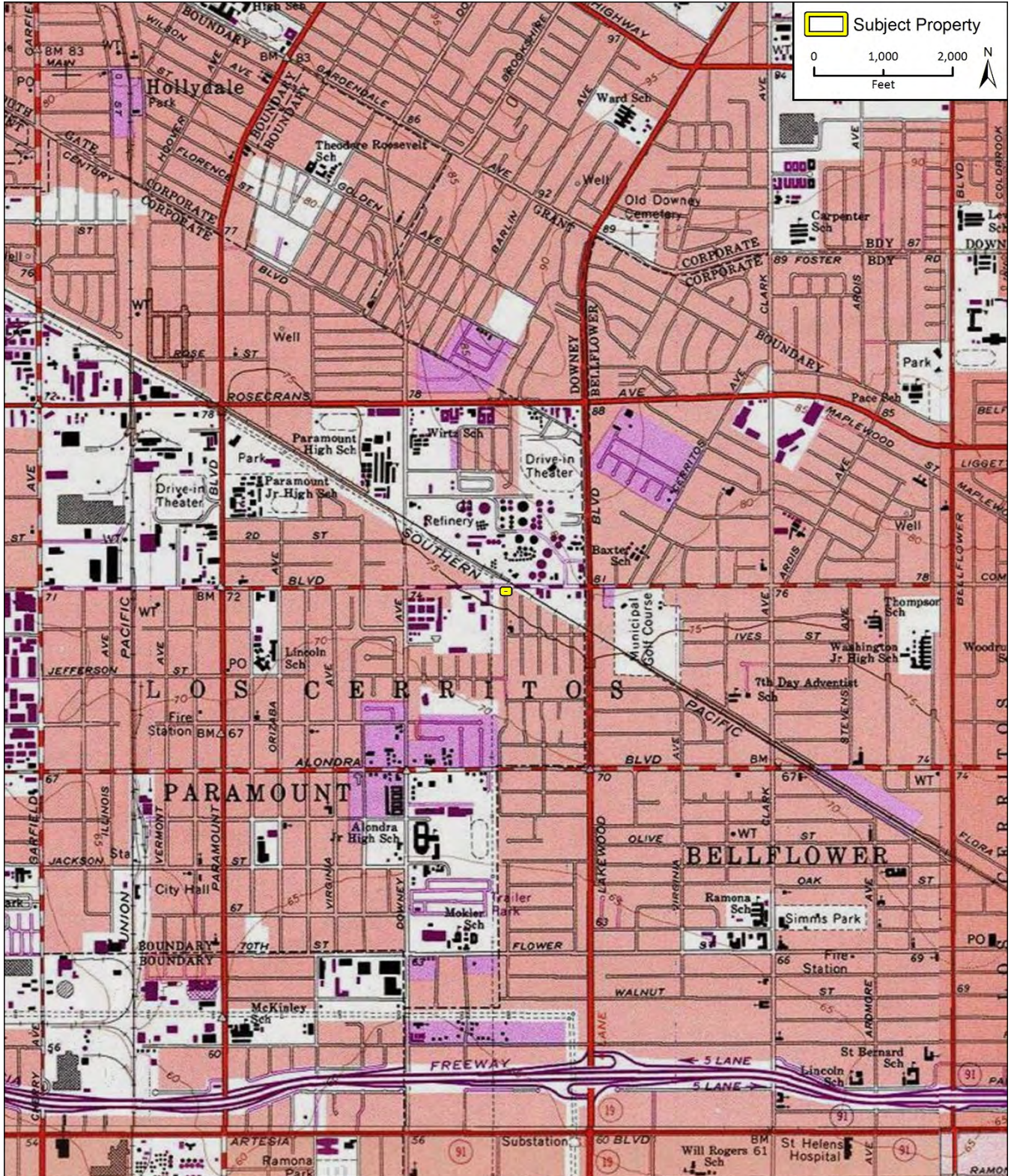
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
 HRI#
 Trinomial



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 15104 Hayter Avenue (Map Reference No. 26-001)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Residential
*B5. Architectural Style: No discernible style
*B6. Construction History:

According to Los Angeles County Assessor's Office parcel data, the residence and detached garage were constructed in 1950.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residential building constructed in 1950. Historic aerial photographs indicate that, as of 1954, the surrounding area remained only sparsely developed. Although residential development increased east of Hayter Avenue in the 19650s and early 1960s, areas to the west were not fully developed to the 1980s or 1990s (Netronline 2019). Archival research failed to identify any consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers, and any applicable local register, under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a single-family residential building constructed in the post-World War II era and 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987.
<http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed June 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed June 2019.

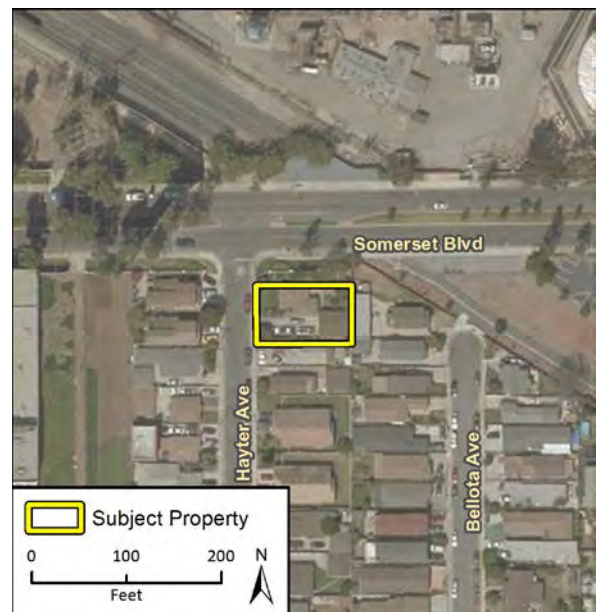
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed June 2019.

B13. Remarks: N/A

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: June 20, 2019

(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 3

*Resource Name or #: 9164 Somerset Boulevard (Map Reference No. 26-002)

P1. Other Identifier: Del Mar Apartments

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S, Range 12W, Section 21 S.B.B.M.

c. Address: 9164 Somerset Boulevard City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 6271-001-001

***P3a. Description:**

The subject property consists of two highly similar, two-story Mid-Century Modern-style apartment buildings. Facing each other across a landscaped courtyard, the rectangular buildings sit on concrete foundations and are capped with flat roofs with wide, cantilevered eaves. The buildings are clad in smooth stucco. Fenestration generally consists of aluminum-framed windows in a variety of configurations, including horizontal sliding frames. Entrances are located on east and west elevations, respectively, and feature solid wood doors facing the courtyard between the buildings. Exterior metal rail staircases with concrete steps provide access to the upper-level entryways. The property is located mid-block on a level parcel and is landscaped with several planters with trees and shrubs located in the courtyard. There are no apparent significant alterations. The buildings are in good condition.

*P3b. Resource Attributes: HP3. Multiple Family Property

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

P5a. Photo or Drawing



P5b. Description of Photo:

Interior courtyard; camera facing south. Photo taken 1/18/2018.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1962 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
Rincon Consultants
180 North Ashwood Ave.
Ventura, CA 93003

*P9. Date Recorded:

January 18, 2018

*P10. Survey Type:

Intensive

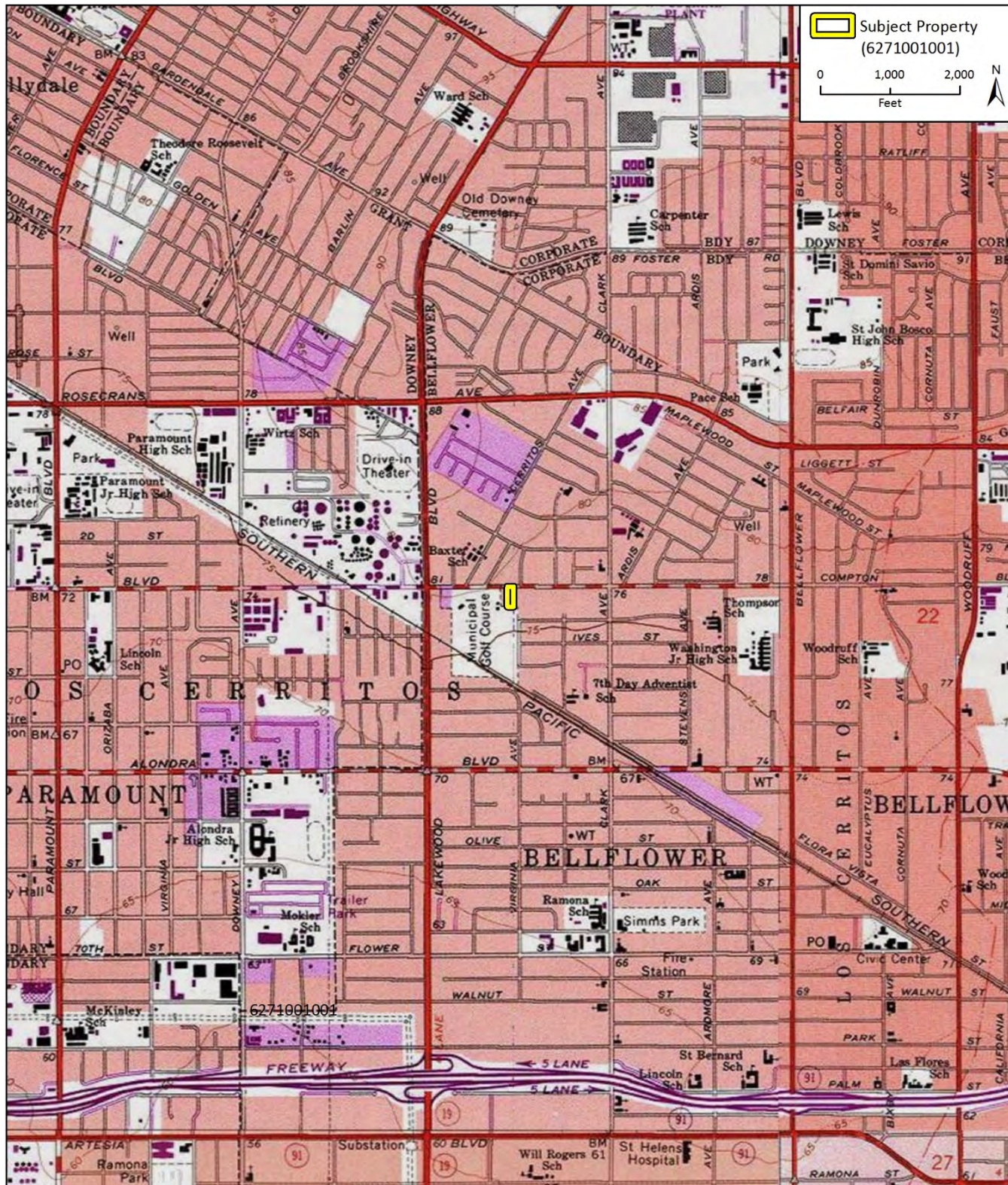
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 9164 Somerset Boulevard (Map Reference No. 26-002)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: Del Mar Apartments
B3. Original Use: Residential
B4. Present Use: Residential
*B5. Architectural Style: Mid-Century Modern

*B6. Construction History:
The apartments were built in 1962, according to county parcel data.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family residential building constructed in 1962. Building permits were not available for this property. In addition, available information did not reveal the designer and developer. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is an extremely common example of a Mid-Century Modern apartment complex and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987.
<http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

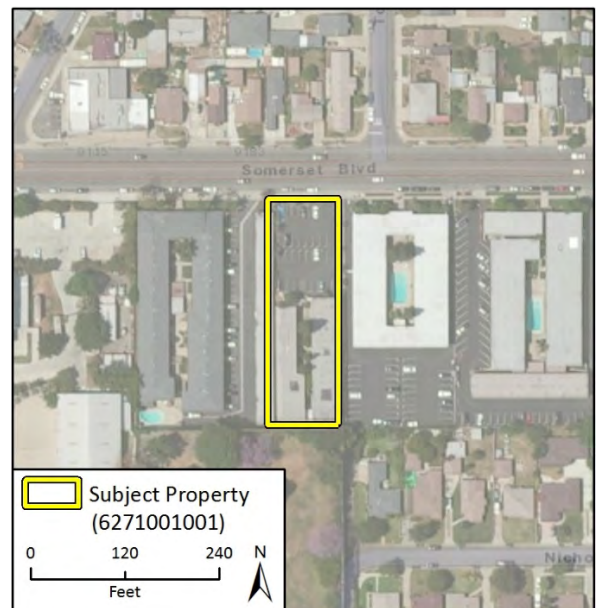
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area.
<http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed July 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: October 16, 2018

(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 3 *Resource Name or #: 9020 Somerset Boulevard (Map Reference No. 26-003)

P1. Other Identifier: San Antonio Trailer Park

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S, Range 12W, Section 21 S.B.B.M.

c. Address: 9020 Somerset Boulevard City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 6271-001-021

***P3a. Description:**

The subject resource is a mobile home park consisting of approximately twenty single- and double-wide mobile homes. The units are situated along a U-shaped internal roadway with a generally north-south aspect. Three units are situated on the inside of the roadway's loop, with the remainder arrayed along the east and west flanks of the path. Generally, the subject mobile homes feature elevated foundations, flat or low-pitched gabled roofs with metal roofing materials, metal or vinyl wall siding, and exterior steps. A variety of window styles were observed during the field survey, including aluminum sliding, vinyl sash, and jalousie types. Many windows were protected by metal awnings. Entries featured solid wood or metal and sliding glass doors. The resource is located mid-block on a level parcel with no landscaping. The property is in good to fair condition.

*P3b. Resource Attributes: HP3. Multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

North end of the complex; camera facing south.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

Ca. 1960 (NETROnline 2018; Newspapers.com 2018)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
 Rincon Consultants
 180 North Ashwood Ave.
 Ventura, CA 93003

*P9. Date Recorded:

November 9, 2018

*P10. Survey Type:

Intensive

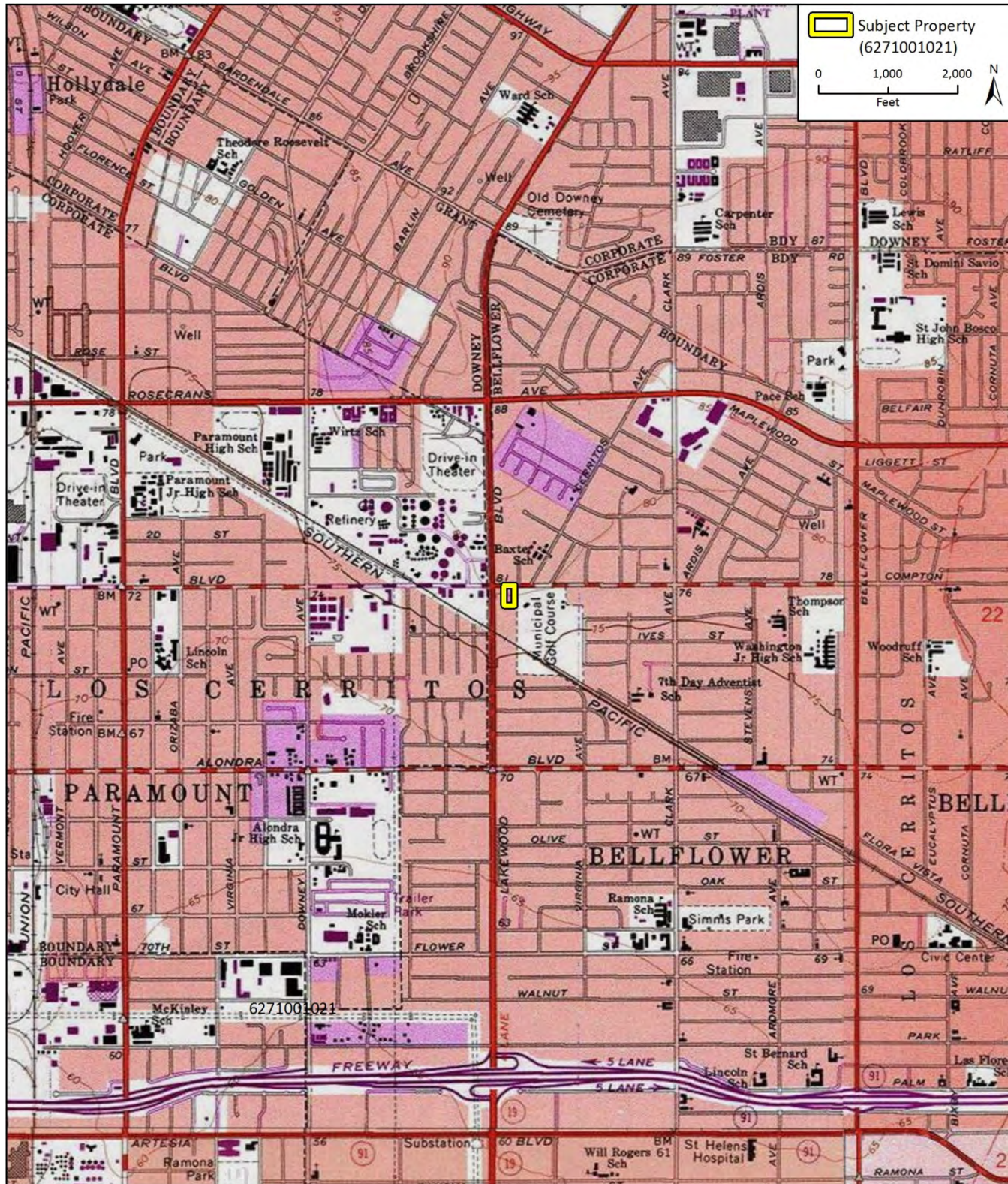
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 9020 Somerset Boulevard (Map Reference No 26-003)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Residential
 B4. Present Use: Residential
 *B5. Architectural Style: None

***B6. Construction History:**

Historic aerial photographs and newspaper items indicate the mobile home park was constructed sometime between 1952 and 1960 (NETROnline 2018; Newspapers.com 2018).

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a mobile home park developed by 1960 (Newspapers.com 2018). The residential complex is largely vernacular and utilitarian in design. Historic aerial photographs show there has been little change in the layout of the complex since 1963, the year of the first available photograph (NETROnline 2018). Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that any of the properties are associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings are vernacular/utilitarian in design and do 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed November 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed November 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed November 2018.

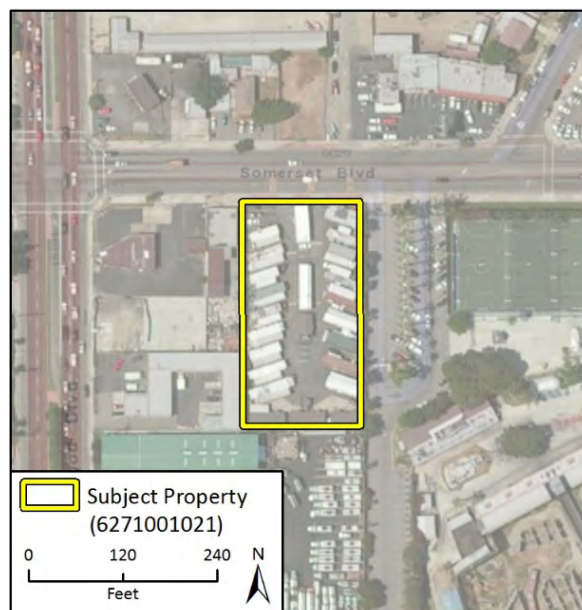
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed November 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: November 8, 2018

(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 4

*Resource Name or #: 8818 Somerset Boulevard (Map Reference No. 26-004)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: South Gate Date: 1964 (1988 ed.) Township 3S Range 12W Section S.B. B.M.

c. Address: 8818 Somerset Boulevard

City: Paramount

Zip: 90723

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

e. Other Locational Data: APN: 6268-032-011

*P3a. Description:

The subject property is a commercial property containing two detached buildings. Located along the western edge of the parcel, 8818 Somerset Boulevard is a two-story building with a rectangular plan, a concrete foundation and flat roof. Designed in no discernable style, the building's exterior exhibits rough-textured vertical tiles and is visually separated into repeating geometries with aligned ribbons of casement windows on the first and second stories that are surrounded by slightly projecting concrete framing. A concrete squared inverted 'U'-shaped awning projects over the front entrance at the northeast corner of the building, providing shelter from the elements. The entrance is comprised of a double door accessible via three low concrete steps. A single wing wall projects from the primary façade. Three loading bays are situated along the eastern façade of the building. Landscaping is comprised of grasses and shrubs along Somerset Boulevard.

The second building is located along the eastern boundary of the parcel, houses 8820-8830 Somerset Boulevard, and possesses a rectangular body with six bays along its western façade. It is somewhat similar in appearance to the other building on the property with its concrete foundation, flat roof, and exterior of concrete molded to resemble wood beams. The six bays are visually framed with stepped, squared, projecting entrance shelters. Addresses and company names are situated on these projecting forms. Primary entrances include fixed windows surrounding industrial double doors. A parking lot line the western edge of the building. Overall, the property is in good condition.

*P3b. Resource Attributes: HP6. Commercial Building

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

P5a. Photo or Drawing (See Continuation Sheet page 4)



P5b. Description of Photo:

Building 1, north elevation; camera facing southwest.
May 28, 2019.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 & 1972-1994 (Los Angeles County Assessor;
Netronline)

*P7. Owner and Address: N/A

*P8. Recorded by:

Alexandra Madsen
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

June 26, 2019

*P10. Survey Type:

Intensive

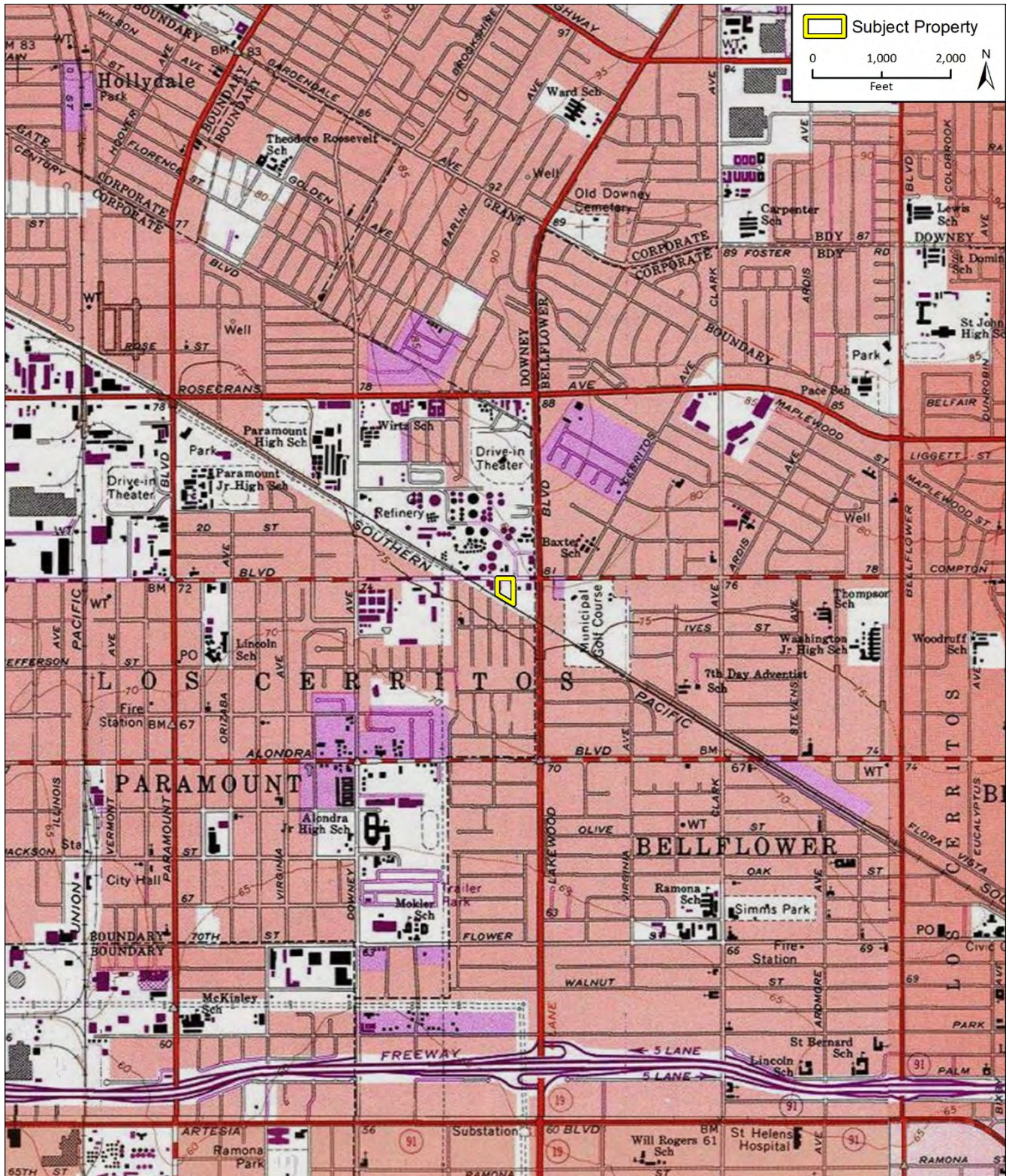
*P11. Report Citation:

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 8818 Somerset Boulevard (Map Reference No. 26-004)

*NRHP Status Code 6Z

Page 3 of 4

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Commercial B4. Present Use: Commercial
 *B5. Architectural Style: No discernible style

***B6. Construction History:**

Los Angeles County Assessor records date the building on the western portion of the property was constructed in 1968. According to historical aerials, the building was expanded between 1972 and 1994. The building on the eastern portion of the site was constructed sometime between 1972 and 1994. (Los Angeles County Assessor; Netronline) No additional alterations are visible.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A
 Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property contains two commercial buildings situated on a single lot. Archival research failed to identify the architect or builder, or any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings are relatively ordinary examples of late 1960s/early 1970s commercial construction and do 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

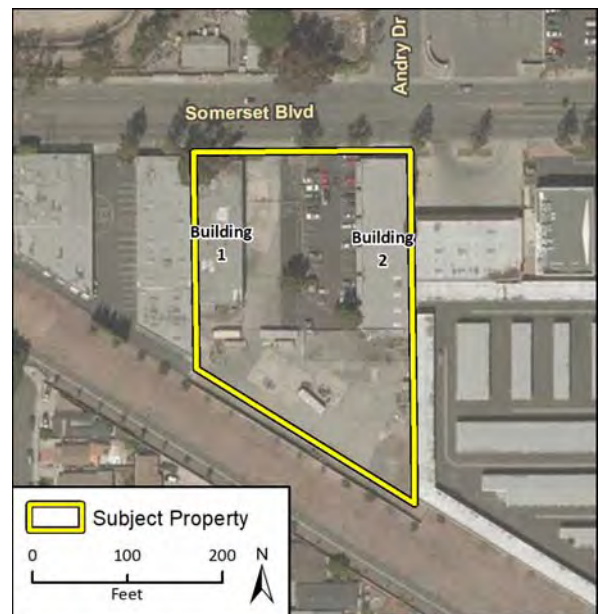
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed June 2019.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed June 2019.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed June 2019.
- UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed June 2019.

B13. Remarks: N/A

*B14. Evaluator: Alexandra Madsen, Rincon Consultants

*Date of Evaluation: June 26, 2019

(This space reserved for official comments.)



P5a. Photo or Drawing: (Continued from Primary Record page 1)



Figure 2. View of Building 1, East Elevation



Figure 3. View of Building 2, North and West Elevations



Figure 4. View of Building 2, West Elevation

Other Listings
Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: 15127 Lakewood Boulevard (Map Reference No. 26-005)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S, Range 12W, Section 21 S.B.B.M.

c. Address: 15125-15127 Lakewood Boulevard City: Paramount Zip: 90723

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

e. Other Locational Data: APN: 6268-032-008

***P3a. Description:**

The subject property is a commercial self-storage facility consisting of an office building and ten storage structures. The office and three of the storage structures ring the perimeter of the property, while the remaining storage buildings are situated on the interior. With no discernible style, the two-story, rectangular plan office building sits on a concrete foundation and is capped by a hipped roof sheathed in asphalt shingles. Non-original stucco sheathes its wood frame structural system. Windows are vinyl-sash replacements. Entrances to the building are located on the south elevation and feature a glaze commercial-type door and a door whose type is obscured by a metal security screen. The building's north elevation adjoins one of the storage buildings. Alterations include the replacement of original window, roofing, and wall cladding materials.

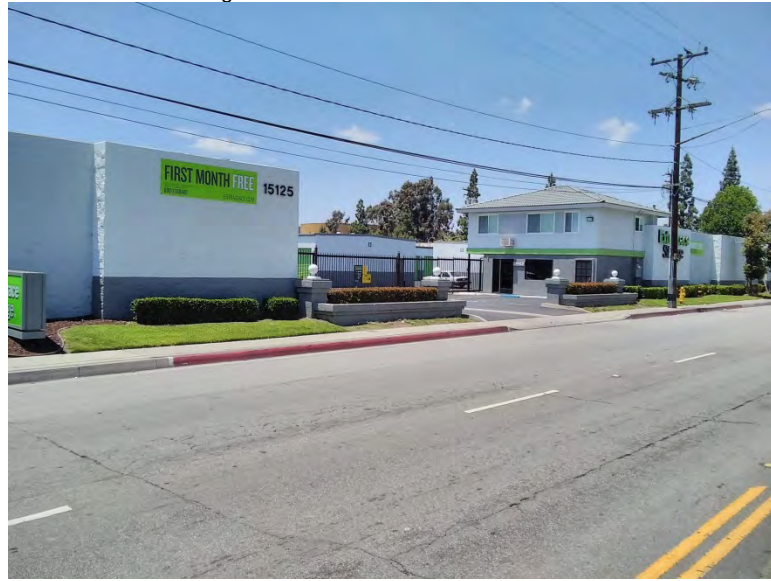
The storage buildings share several design characteristics, including a flat or low-pitched gabled roofs with rolled composition cladding, smooth and rusticated concrete block exterior walls, and metal roll-up storage unit doors facing the property's interior. While most of these buildings possess rectangular and L-shaped plans, the sprawling southernmost building is U-planned, conforming to the property's east, west, and south boundaries.

The property is located mid-block on a level parcel. Landscaping includes lawns, shrubs, and mature trees. Stuccoed planters with prominent finials mark the property's vehicular entrance and southeast corner. The property is in good repair, overall.

*P3b. Resource Attributes: HP6. 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:

South and east elevations; camera facing northwest.

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

Historic Prehistoric Both

1977 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

May 28, 2019

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

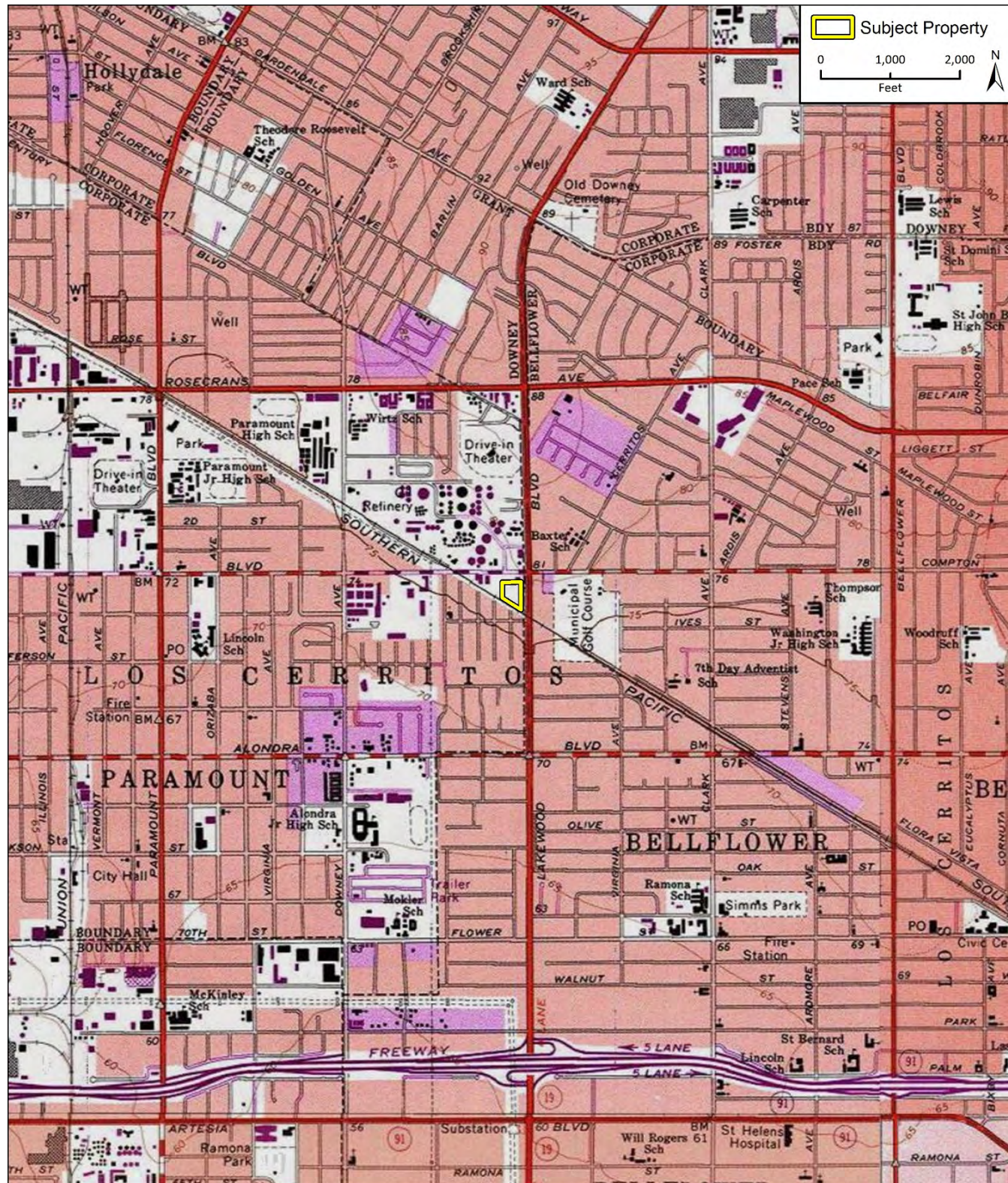
Page 2 of 3

*Map Name: *South Gate*

*Resource Name or # 15127 Lakewood Boulevard (Map Reference No. 26-005)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 15127 Lakewood Boulevard (Map Reference No. 26-005)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Self-storage

B4. Present Use: Self-storage

*B5. Architectural Style: No discernible style

***B6. Construction History:**

According to parcel data, the subject property was constructed in 1977. Google Street View imagery reveals the exterior of the office building was stuccoed in 2018 or 2019 (Google Maps 2018, 2019).

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property is a commercial self-storage facility constructed in 1977. The American self-storage industry emerged in Texas in the 1960s. By the early 1970s, it was a nationwide line of business led by three major firms, Shurgard National Storage Centers, Public Storage, and Storage USA (Vanderbilt 2005). The subject property is currently operated by Extra Space Storage. Archival research failed to identify any additional consequential information about the property's former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers, and any applicable local register, under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is an ordinary example of a commercial self-storage facility and 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Google Maps. 2018, 2019. Street View imagery of the subject property. <https://www.google.com/maps/>. Accessed June 2019.

Los Angeles, City of: Public Library. "Los Angeles Street - Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed June 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed June 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed June 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed June 2019.

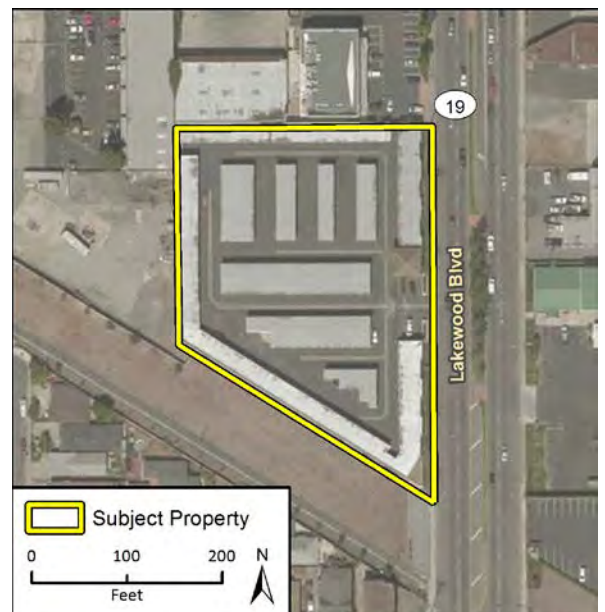
Vanderbilt, Tom. 2005. "Self-Storage Nation" Slate. July 18. <https://slate.com/culture/2005/07/self-storage-in-america.html>. Accessed June 2019.

B13. Remarks: N/A

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: June 25, 2019

(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 3

*Resource Name or #: 9203 Nichols Street (Map Reference No. 26-006)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township 3S, Range 12W, Section 21 S.B.B.M.

c. Address: 9203 Nichols St City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 6271-015-017

***P3a. Description:**

The subject property is one-story residential building designed in a Minimal Traditional style. The irregular plan building sits on a concrete foundation and is capped by a hipped roof sheathed in asphalt shingles. Smooth stucco sheathes its wood frame structural system. Windows are non-original vinyl-frame sashes. The entrance to the building is located on the south elevation and features a solid wood door. The property is located on the corner of Nichols Street and Virginia Avenue on a level parcel and is landscaped with grass, ornamental trees and small shrubs. Alterations include the replacement of original window and the construction of a wall connecting the residence to the garage. The residence is in good condition.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
South frontage on Nichols

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

Historic Prehistoric Both

1952 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

November 29, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

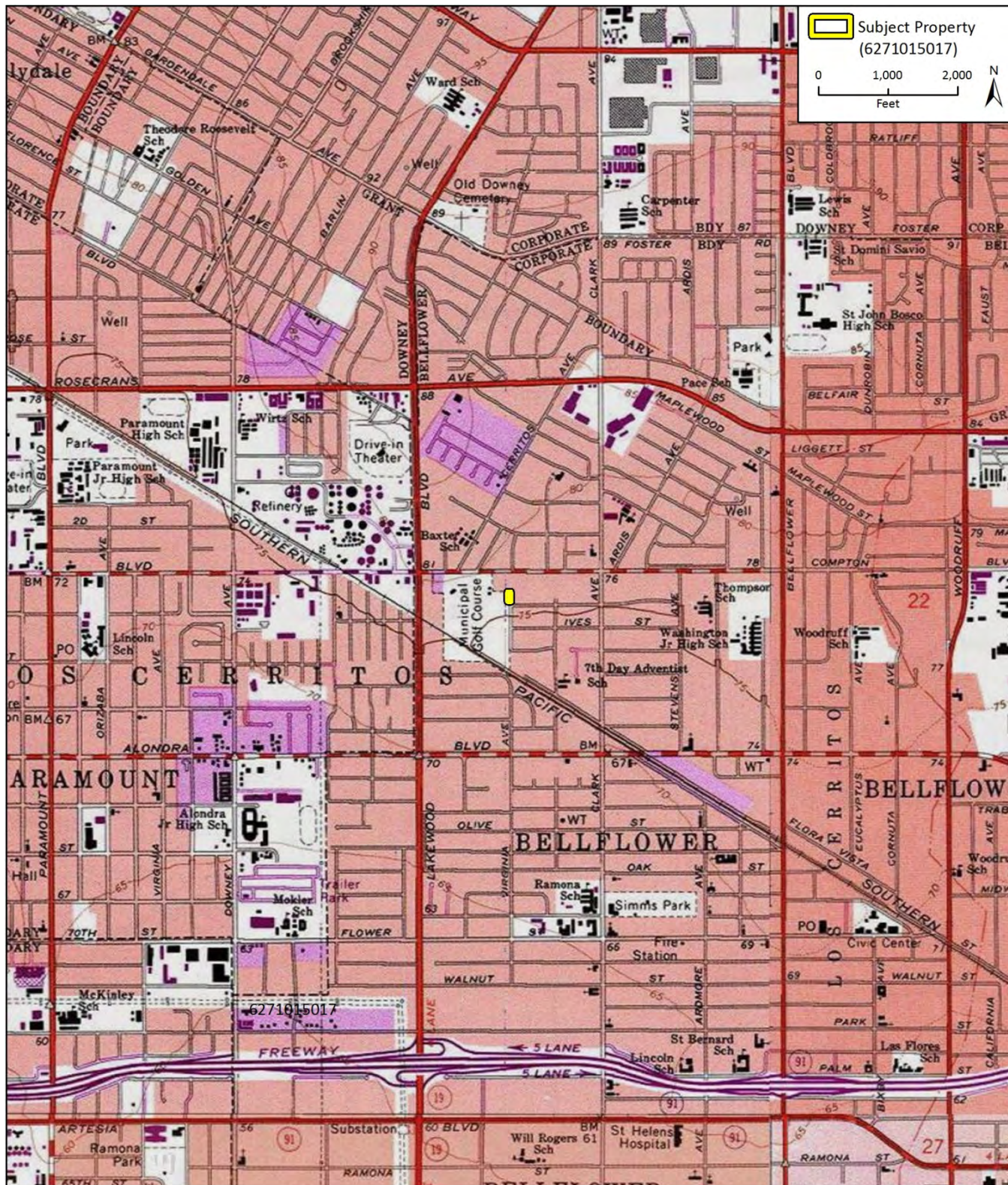
Page 2 of 3

*Resource Name or # 9203 Nichols Street (Map Reference No. 26-006)

*Map Name: South Gate

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 9203 Nichols Street (Map Reference No. 26-006)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Residential
*B5. Architectural Style: Minimal Traditional

***B6. Construction History:**

According to parcel data, the subject resource was constructed in 1952. The windows were subsequently replaced and a wall was constructed to adjoin the residence and the garage.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residence building constructed in 1952. A search of city directories and a newspaper database revealed that Darrell Weaver resided at the subject property in 1977. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a highly common example of a Minimal Traditional residence from this era and 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.

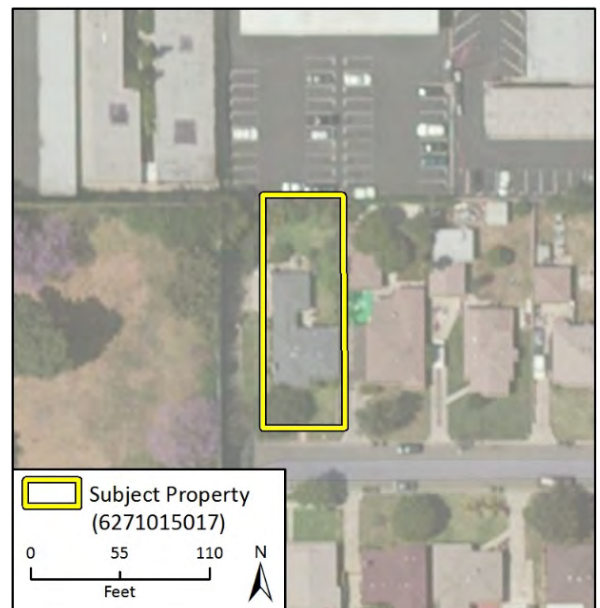
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 4, 2018

(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 3

*Resource Name or #: 9200 Nichols Street (Map Reference No. 26-007)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township 3S, Range 12W, Section 21

c. Address: 9200 Nichols Street

City: Bellflower

S.B.B.M.
Zip: 90706

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

e. Other Locational Data: APN: 6271-014-023

***P3a. Description:**

The subject property is a two-story single-family residence. The roughly rectangular plan building sits on a concrete foundation and is capped by a gable-on-hip roof sheathed in asphalt shingles. Smooth stucco, vertical wood plank siding, and field stone veneer sheathe its wood frame structural system. Windows are non-original vinyl sashes throughout. The front door is located on the north elevation and features a glazed wood panel door. Alterations include the aforementioned replacement windows.

To the immediate south of the residence is a detached garage. Built on a regular plan, the building features a gabled roof and stucco wall cladding. It is partially open on its north elevation to accommodate parked cars. Fenestration includes a wood panel door and a fixed, single-pane window, both on the north elevation.

The property is located mid-block on a level parcel and is landscaped with a lawn, mature trees, and small shrubs. The residence is in good condition.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

North and west elevations; camera facing southeast.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1963 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 9, 2018

*P10. Survey Type:

Intensive

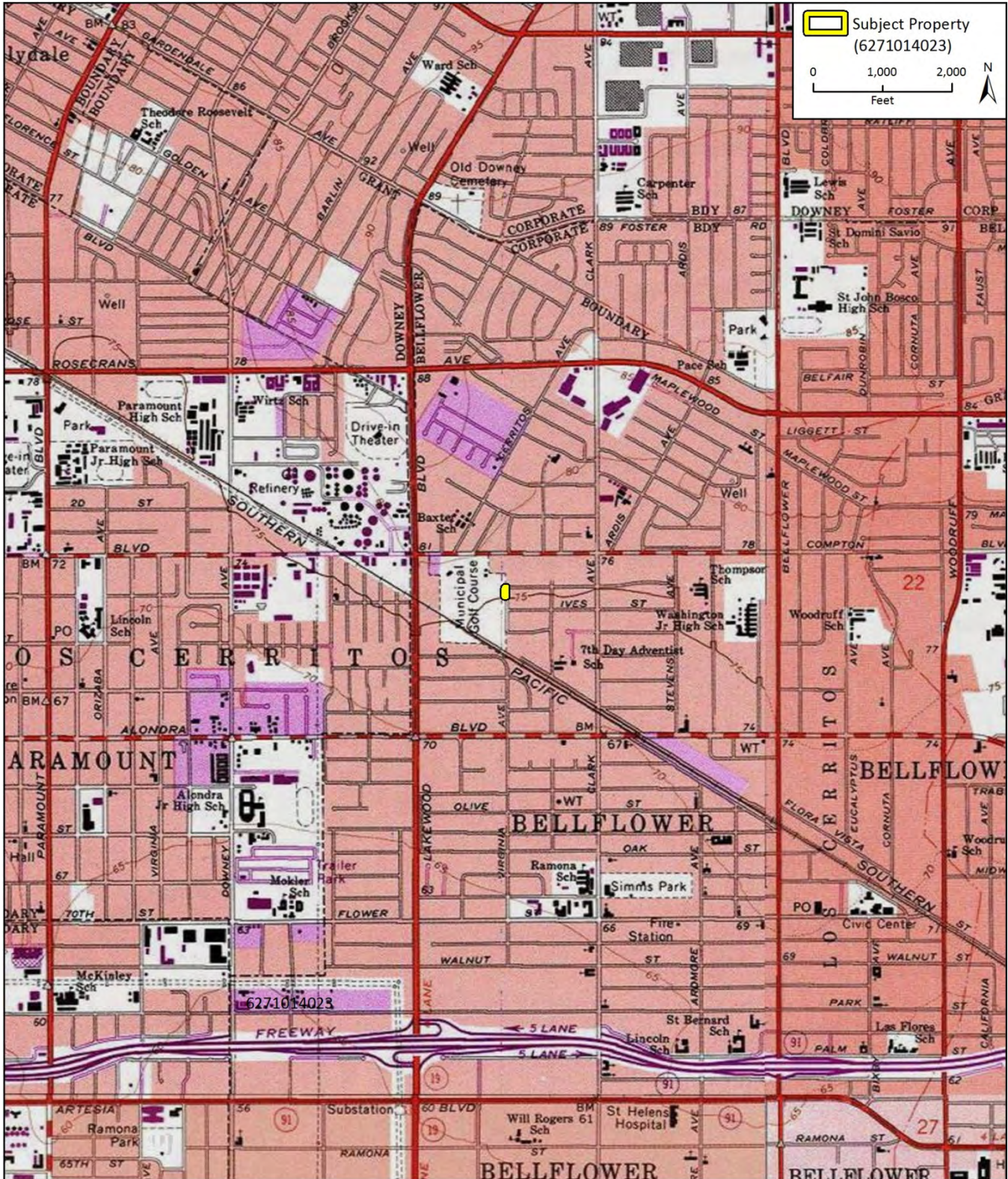
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 9200 Nichols Street (Map Reference No. 26-007)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Residential

*B5. Architectural Style: no discernable style

*B6. Construction History:

The building was constructed in 1963, according to parcel data.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residential building constructed in 1963. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a very common example of a Ranch-influenced residence and 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1963-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.

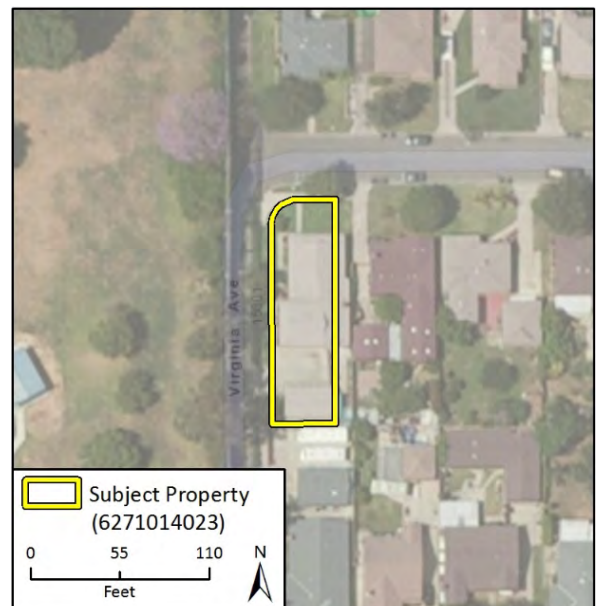
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 5, 2018

(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 4

*Resource Name or #: 9108 Somerset Boulevard (Map Reference No. 26-008)

P1. Other Identifier: 15230 Lakewood Boulevard; Hollywood Sports Park; Bellflower BMX

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township: 3S, Range: 12W, Section: 21

S.B.B.M.

c. Address: 9108 Somerset Boulevard

City: Bellflower

Zip: 90706

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

e. Other Locational Data: APN: 6271-001-900 and 6271-001-901

***P3a. Description:**

The subject property consists of two parcels that currently house a paintball and airsoft facility, tennis courts, and a bicycle motocross (BMX) track. Several buildings are located on the site near its entrance on Somerset Boulevard.

Rectangular in plan, Building 1 is a large, utilitarian-style warehouse sheathed in metal siding and capped with a gabled roof. Fenestration consists of metal shopfront windows and doors. Although it faces inward towards the park, the southern elevation appears to house the primary entrance and includes a shaded eating area. A pergola structure is present at the northern elevation, and single-story shed additions are located at the western and eastern elevations.

Building 2 is a single-story, rectangular building with Ranch-style architectural elements. The low-slung building is sheathed in wooden board & batten siding and capped with a two-tiered roof clad with asphalt shingles and wood planks. Roof beams are exposed on the main elevation. A small, metal-clad addition on the western elevation displays a shed roof clad in metal and wood.

Other buildings on the site were constructed after 2003 and were not evaluated.

The property is located mid-block on a level parcel situated between Somerset Boulevard and the Bellflower Bike Trail. The site is landscaped with various shrubs and trees, as well as a large lawn area near the eastern property line and north of the BMX track.

*P3b. Resource Attributes: HP6. 1-3 story commercial building; HP25. Amusement Park; HP39. Other (Recreation Area)

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

P5a. Photo or Drawing



P5b. Description of Photo:

Building 1: Western elevation; view northeast.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

Building 1: 1972-1994; building 2: ca. 1972
(Newspapers.com 2018; NETROnline 2018)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

*P9. Date Recorded:

November 9, 2018

*P10. Survey Type:

Intensive

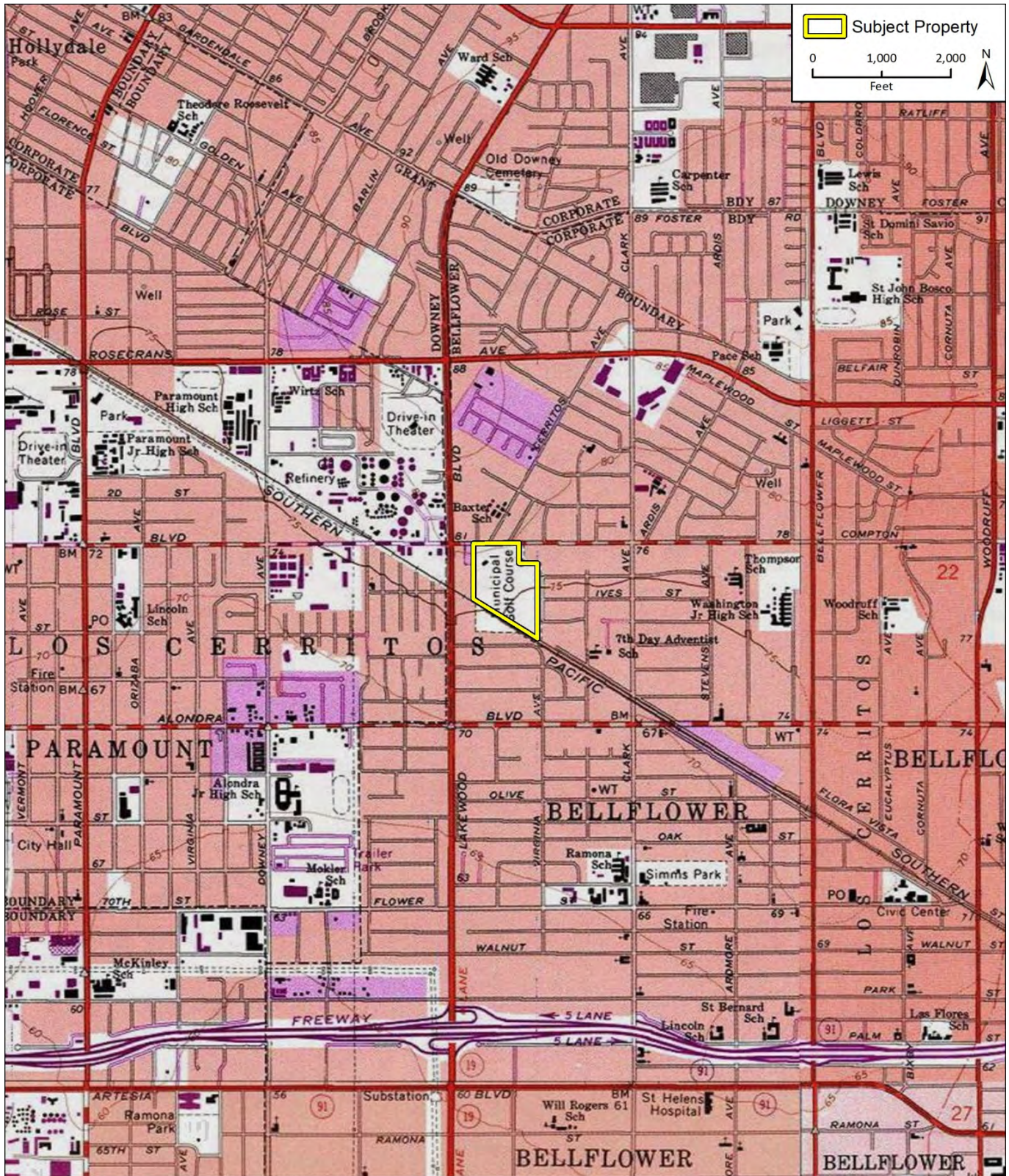
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 HRI# Primary #
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 9108 Somerset Boulevard (Map Reference No. 26-008)

*NRHP Status Code 6Z

Page 3 of 4

B1. Historic Name: Bellflower Municipal Golf Center
 B2. Common Name: Hollywood Sports Park
 B3. Original Use: Recreation B4. Present Use: Recreation
 *B5. Architectural Style: Utilitarian, Ranch-influenced
 *B6. Construction History:

Building 2 dates from ca. 1972, according to contemporary a contemporary newspaper article. Building 1 was constructed sometime between 1972 and 1994.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: A.J. Padleford and Sons (Building 2)

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a recreational area/amusement park with buildings developed between ca. 1972 and 1994, and subsequent additions completed after 2003 (NETROnline 2018; Newspapers.com 2018). By 1956, the property had opened as the Bellflower Municipal Golf Center (Newspapers.com 2018). In 1972, contractor A.J. Padleford and Sons was hired to develop Building 2 as a snack shop and pro shop, replacing an earlier building at the same site. In 2001, the property's current occupant, Hollywood Sports Park, began developing an amusement park centered on its paintball facility at the site (Newspapers.com 2018). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings are ordinary examples of Ranch-influenced and utilitarian-style recreational buildings and do 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

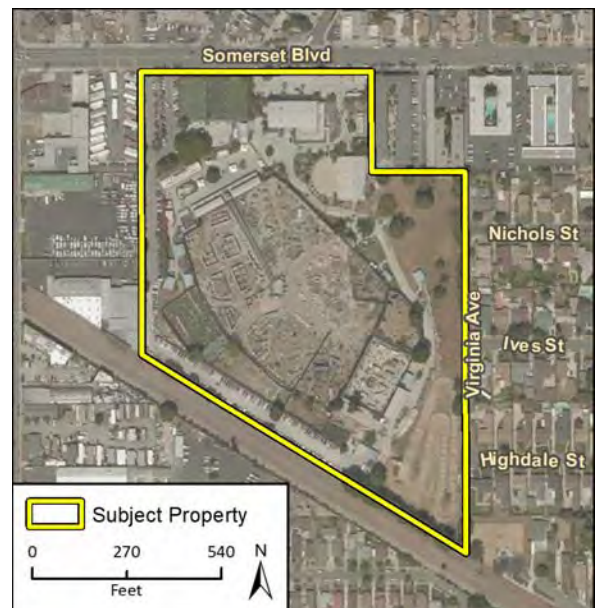
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 4, 2018

(This space reserved for official comments.)



*Recorded by: James Williams, Rincon Consultants

*Date: December 4, 2018

■ Continuation □ Update

Pb5. Photographs (continued):



Photograph 2. Building 2, north elevation, camera facing southwest.

Other Listings
Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: 9201 Ives Street (Map Reference No. 26-009)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S, Range 12W, Section 21 S.B.B.M.

c. Address: 9201 Ives Street City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 6271-014-022

***P3a. Description:**

The subject property is a one-story residential duplex with no discernible style. The building sits on a concrete foundation and is capped by a cross-gabled roof sheathed in asphalt shingles. Smooth stucco and horizontal wood plank siding sheathe its wood frame structural system. Windows are aluminum sliding and non-original vinyl sashes. Entrances to the building are located on the southern and western elevations and are obscured by screen doors. Alterations include the conversion of the former single-family home to a duplex as well as the replacement of some original windows.

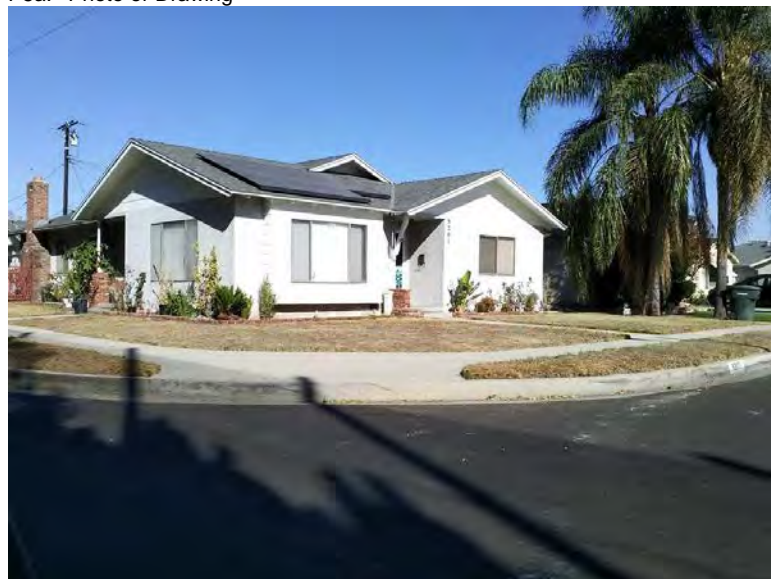
To the north of the duplex is a detached, single-car garage. The rectangular plan building features a gabled roof with asphalt shingles, stuccoed exterior wall cladding, and a non-original roll-up garage door.

The property is located on a level corner parcel and is landscaped with a lawn and small ornamental plants. The building is in good condition.

***P3b. Resource Attributes:** HP3. Multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

South and west elevations; camera facing northeast.

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

Historic Prehistoric Both

1963 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

November 9, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

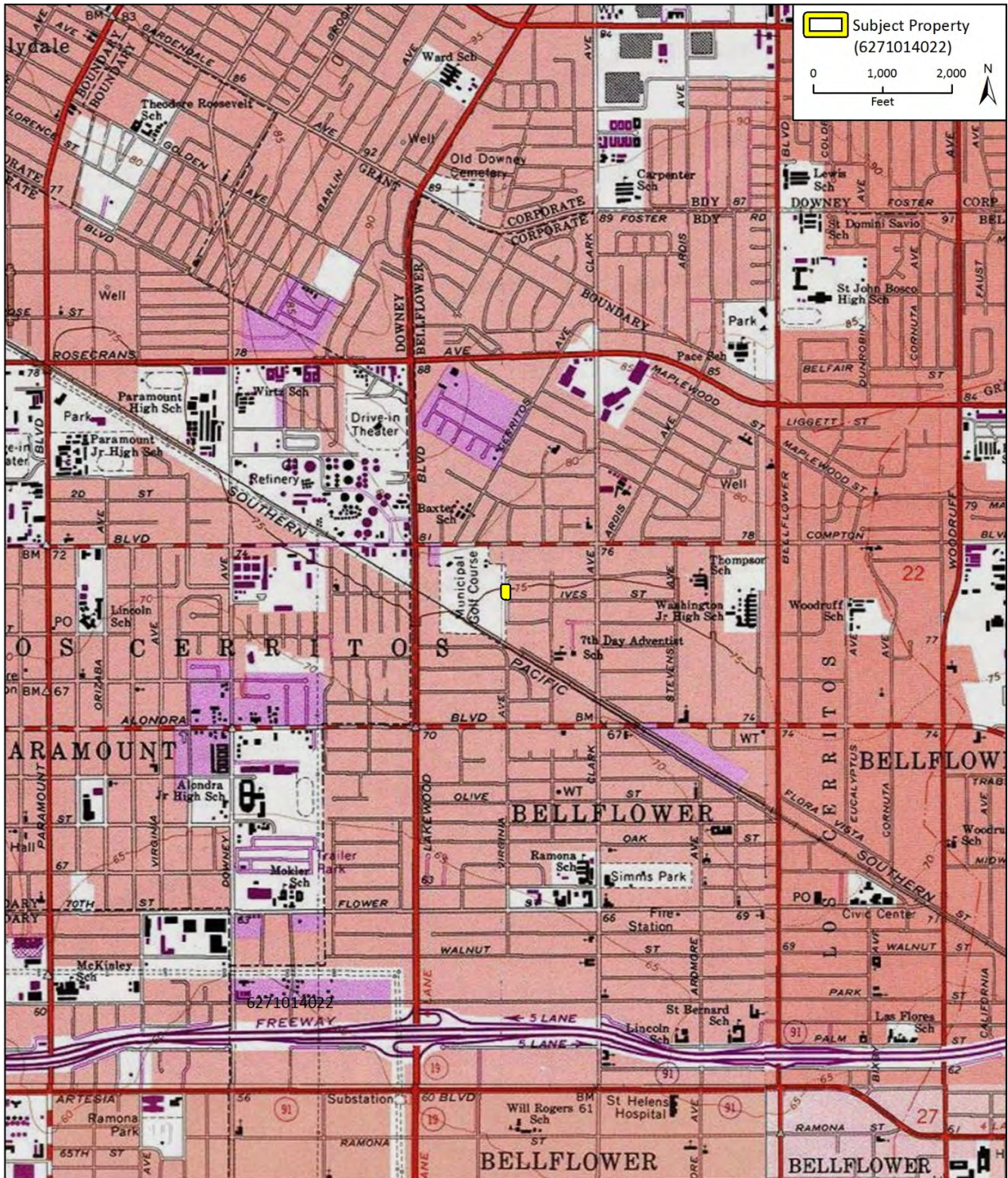
Page 2 of 3

*Resource Name or # 9201 Ives Street (Map Reference No. 26-009)

*Map Name: South Gate

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 9201 Ives Street (Map Reference No. 26-009)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Residential
 B4. Present Use: Residential
 *B5. Architectural Style: No discernible style *B6. Construction History:

According to parcel data, the subject resource was constructed as a single-family residence in 1963. It was later converted to a duplex, and some windows have been replaced.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a residential building constructed in 1963. Aerial photographs reveal the surrounding neighborhood had been extensively developed by the time construction of the subject resource began. Real estate listings indicate that, as recently as 1968, the resource remained a single-family home and had yet to be converted to a duplex (Newspapers.com 2018). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a modest and undistinguished example of a residence of this era; it 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

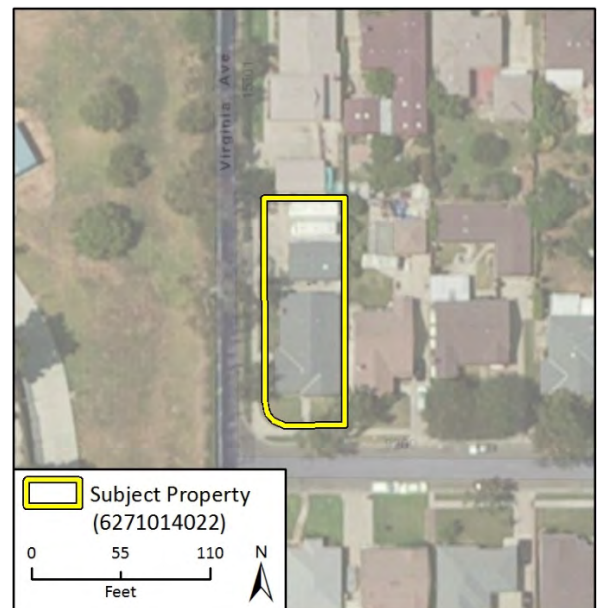
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2019.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 5, 2018

(This space reserved for official comments.)



Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 9202 Ives Street (Map Reference No. 26-010)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township 3S, Range 12W, Section 21

c. Address: 9202 Ives Street City: Bellflower

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

e. Other Locational Data: APN: 6271-013-020

S.B.B.M.
Zip: 90706

***P3a. Description:**

The subject property is a one-story residential building designed in a Minimal Traditional style. The rectangular plan building sits on a concrete foundation and is capped by a hipped roof sheathed in asphalt shingles. Horizontal wood plank siding sheathes its wood frame structural system. Windows are non-original vinyl-framed sashes. The entrance to the building is located on the north elevation. At the southwest corner of the property is a detached garage, featuring a rectangular plan, hipped roof, and wood plank siding. The property is located at the corner of Ives and Highdale Street on a level parcel and is landscaped with a lawn and ornamental trees. Alterations include the replacement of original window and roofing materials. The residence is in good condition.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

North and west elevations; camera facing south east.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1948 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 29, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

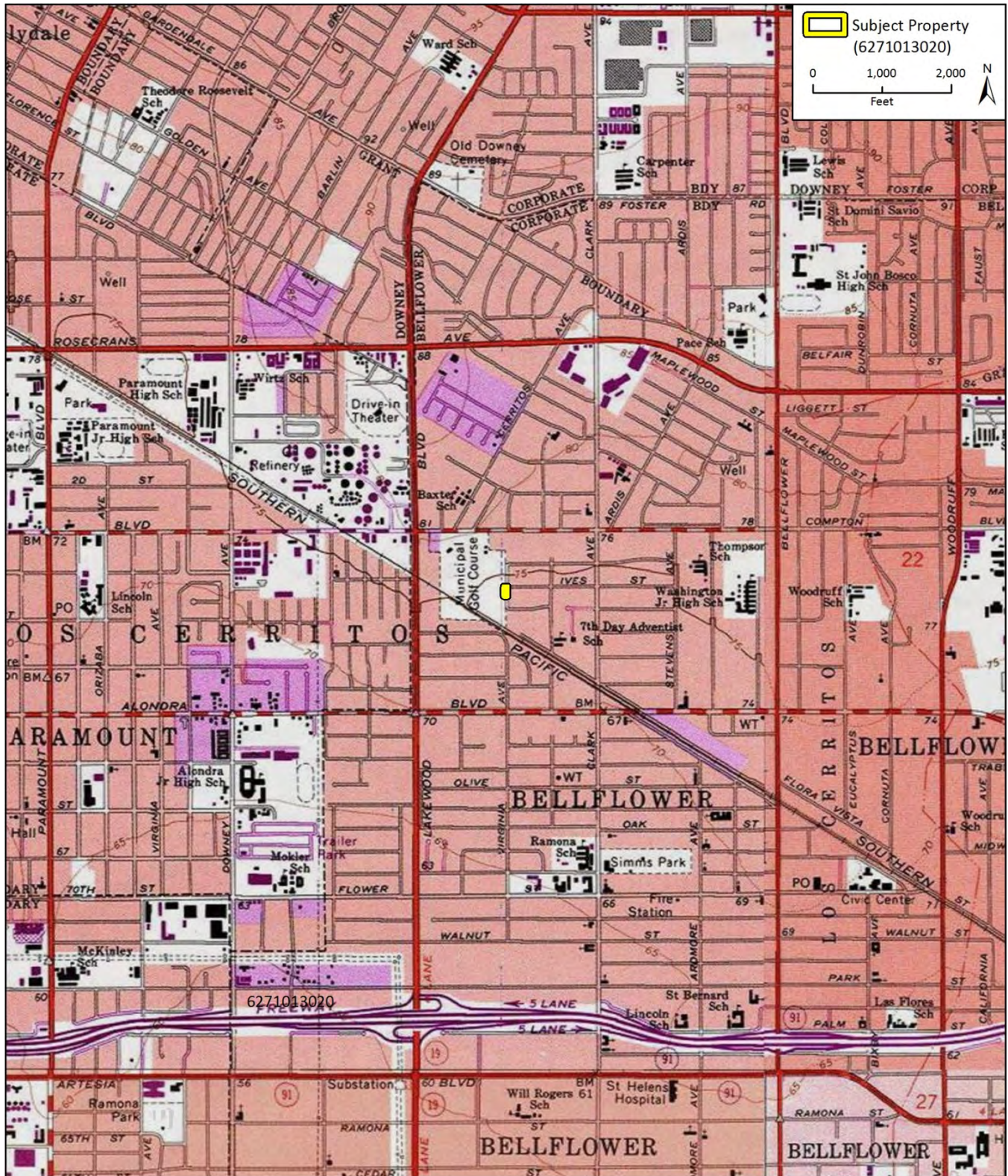
Page 2 of 3

*Resource Name or # 9202 Ives Street (Map Reference No. 26-010)

*Map Name: South Gate

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 9202 Ives Street (Map Reference No. 26-010)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: Minimal Traditional
*B6. Construction History:

The subject residence and detached garage were constructed in 1948, according to parcel data. The windows were subsequently replaced.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A
*B8. Related Features: None
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residence constructed in 1948. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a highly common example of a residence of this era and 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

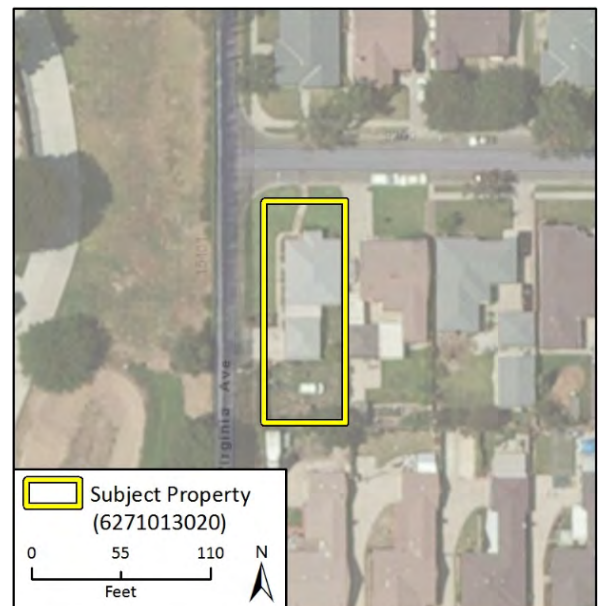
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2019.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 4, 2018

(This space reserved for official comments.)



Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 15320 Lakewood Boulevard (Map Reference No. 26-011)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S, Range 12W, Section 21 S.B.B.M.
c. Address: 15320 Lakewood Boulevard City: Bellflower Zip: 90706
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 6271-002-002

***P3a. Description:**

The subject property consists of three commercial buildings situated on a single parcel. Fronting Lakewood Boulevard, the primary building is a one-story industrial consisting of a front (west) section with no discernible architectural style and a Quonset hut serving as a rear addition. The rectangular plan building sits on a concrete foundation. Its west end is capped by a low-pitched gabled roof sheathed in rolled composition material, while its rear portion possesses a barrel roof with corrugated metal cladding. Smooth stucco and rusticated brick veneer sheathe its structural system. The main (west) west elevation features a pair of fixed metal-sash display windows flanking two centrally located glazed metal doors. Alterations include the relocation of the Quonset hut to the subject property, the addition of rusticated brick cladding, and the construction of an addition that adjoined the two parts of the building.

To the rear of the parcel are two smaller, contemporary utility buildings, completed in 2017 and 2018. Both are rectangular in plan, with flat and gabled roofs, respectively. Because the buildings were not visible from the public right-of-way, no additional observations were made during the field survey. The property is located mid-block on a level parcel without landscaping. Overall, the property is in good condition.

*P3b. Resource Attributes: HP6. 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:

Primary building, north and west elevations; camera facing southeast.

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

Historic Prehistoric Both

1947

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

May 28, 2019

***P10. Survey Type:**

Intensive

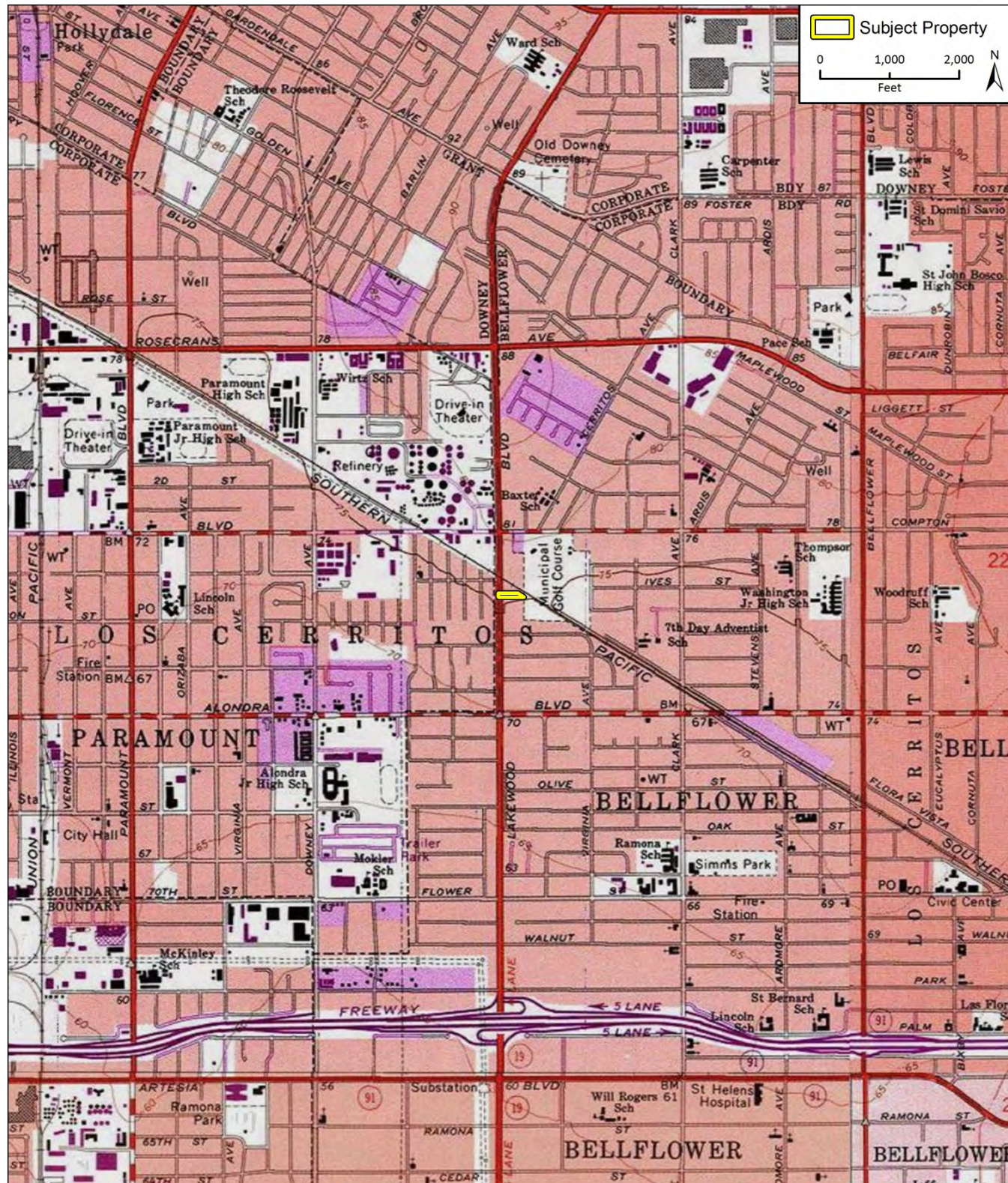
***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
 HRI#
 Trinomial



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 15320 Lakewood Boulevard (Map Reference No. 26-011)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial
B4. Present Use: Commercial

*B5. Architectural Style: No discernible style

***B6. Construction History:**

According to parcel data, the west section of the primary building was completed in 1947 and the Quonset hut was manufactured in 1942. Historic aerial photographs indicate that, sometime between 1963 and 1972, the Quonset hut was move onto the property and an addition built adjoining it and the west section of the building. Rusticated brick cladding was added to the exterior of the primary building (Netronline 2019). The rear buildings were completed in 2017 and 2018 (Google Earth 2017, 2018).

*B7. Moved? No Yes Unknown Date: Between 1963 and 1972 (Quonset hut only) Original Location: Unknown

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a commercial building constructed in 1947 with a 1942 Quonset hut moved onto the property sometime between 1963 and 1972. Newspaper advertisements indicate the property housed Donovan’s Chinchilla Enterprises, E-Z Rest Bedding, American Beauty Mattress Company, a player piano dealer, and an engine rebuilding company (LBI 9/7/1952, 5/6/1957, LAT 4/14/1957, 1/21/1959; LBPT 8/28/1976). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers, and any applicable local register, under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is an undistinguished example commercial building with an attached Quonset hut and 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

- Google Earth. 2017-2018. Satellite images of the subject property.
- Long Beach Independent (LBI). 1952. Advertisement for Donovan’s Chinchilla Enterprises. September 7. <https://www.newspapers.com/>. Accessed June 2019.
- _____. 1955. Advertisement for E-Z Rest Bedding. May 6. <https://www.newspapers.com/>. Accessed June 2019.
- Long Beach Press-Telegram (LBPT). 1976. Classified advertisement. <https://www.newspapers.com/>. Accessed June 2019.
- Los Angeles, County: Office of the Assessor. “Property Assessment Information System.” <http://maps.assessor.lacounty.gov/>. Accessed June 2019.
- Los Angeles Times (LAT). 1957. Advertisement for American Beauty Mattress Co. April 14. <https://www.newspapers.com/>. Accessed June 2019.
- _____. 1959. Classified advertisement. January 21. <https://www.newspapers.com/>. Accessed June 2019.
- Netronline. “Historic Aerials.” [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed June 2019.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: June 25, 2019

(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 3

*Resource Name or #: 9205 Highdale Street (Map Reference No. 26-012)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township: 3S, Range: 12W, Section: 21

S.B.B.M.

c. Address: 9205 Highdale Street City: Bellflower

Zip: 90706

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

e. Other Locational Data: APN: 6271-013-001

***P3a. Description:**

The subject property, located at the corner of Highdale Street and Virginia Avenue, is a rectangular parcel which includes a single-story residence with an attached garage plus a separate carport at the northwest edge of the property. The residence is topped with a low-pitched intersecting gabled roof clad in asphalt shingles. The attached garage, located at the northern end of the residence, extends the building's rambling floorplan. Designed in the California Ranch style, the building features a variety of siding materials including brick veneer, stucco and wood clapboard siding. The primary entrance, located at the home's southeast corner, is housed in a brick veneered alcove and is accessed via two brick steps. A front gabled roof covers the alcove. A projecting bay on the opposite end of the façade is covered with a similar gabled roof. Fenestration includes vinyl-framed, multi-paned windows, while the entry doors are obscured from view by metal security doors. A roof overhang on the west elevation creates a covered patio between the residence and garage. Its roof is supported by square brick piers and its fascia features a scalloped pattern. The garage features a contemporary sectional roll-up door and a single paneled entry door on its west elevation. An ancillary structure at the northwest corner of the property appears to be a carport or an open-air shelter. It features a rectangular footprint, a gabled roof with horizontal siding on the gable face, and is supported by six square pillars resting on brick bases. The property is in good condition overall.

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photo or Drawing



P5b. Description of Photo:

Southern façade; camera facing north.

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

Historic Prehistoric Both

1957 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**

January 18, 2018

***P10. Survey Type:**

Intensive

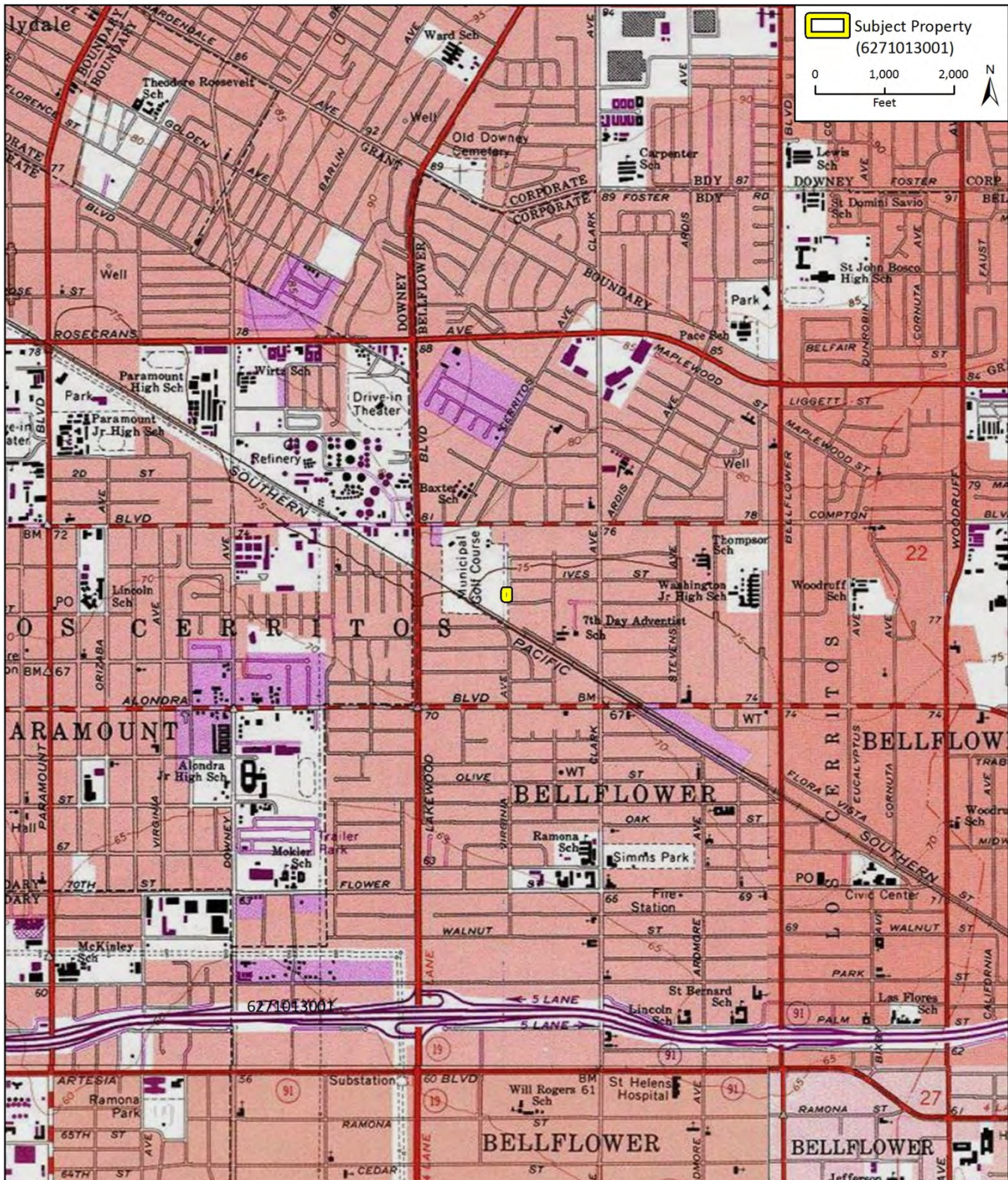
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 HRI# Primary #
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 9205 Highdale Street (Map Reference No. 26-012)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Residential B4. Present Use: Residential
 *B5. Architectural Style: California Ranch House style

***B6. Construction History:**

Residence was constructed in 1957 according to the Los Angeles County Assessor. Windows, the garage door, and possibly the exterior cladding have been replaced. The detached carport or open-air shelter was constructed sometime after 2015 (Google Earth, various).

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residence constructed in 1957. Limited information was discovered on former occupants based on available city directories and other resources. One known occupant is C.R. Castor, who resided in the property between 1960 and 1961. Archival research failed to identify any consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a common example of a Ranch House-style residence of its era and 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

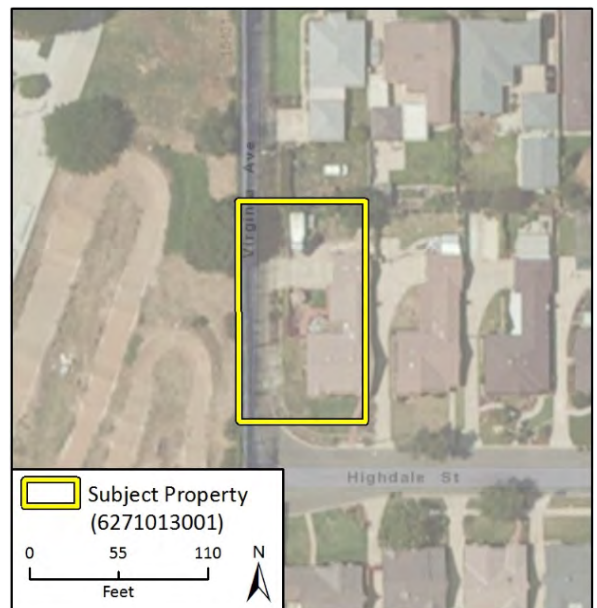
- Blue Book City Directories. 1959-1960. Bellflower City Directory "Blue Book". Accessed December 2018 at Ancestry.com .
- Google Earth. Various. [digital photograph database]. Aerial photographs of subject property.
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2019.
- Luskey Brothers & Co. 1961. Bellflower Criss Cross City Directory and Home Blue Book Edition. Accessed December 2018 at Ancestry.com
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: December 7, 2018

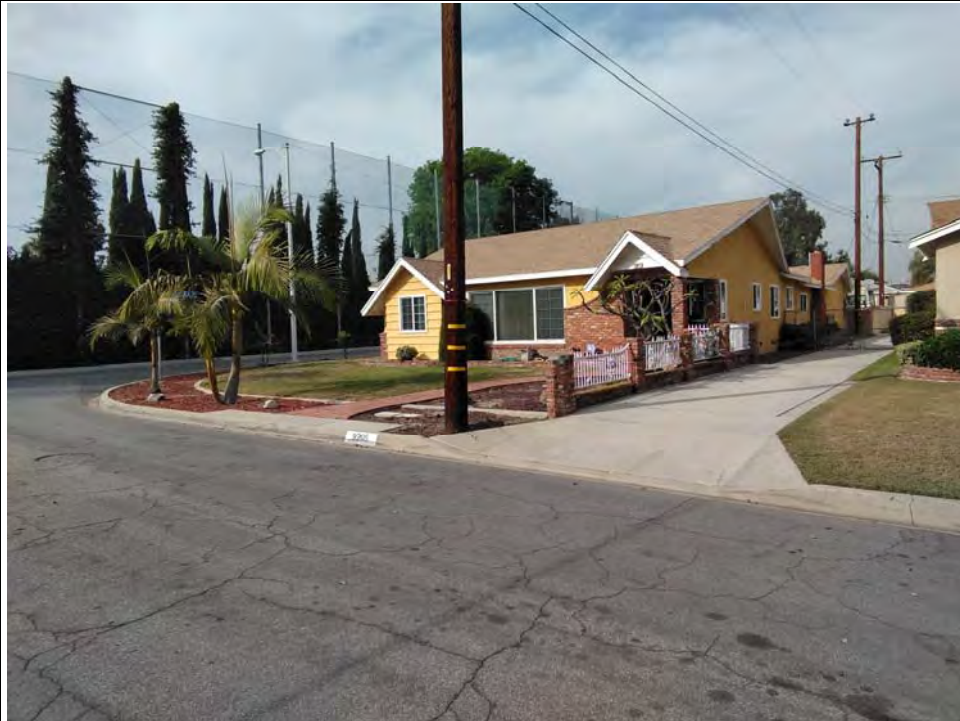
(This space reserved for official comments.)



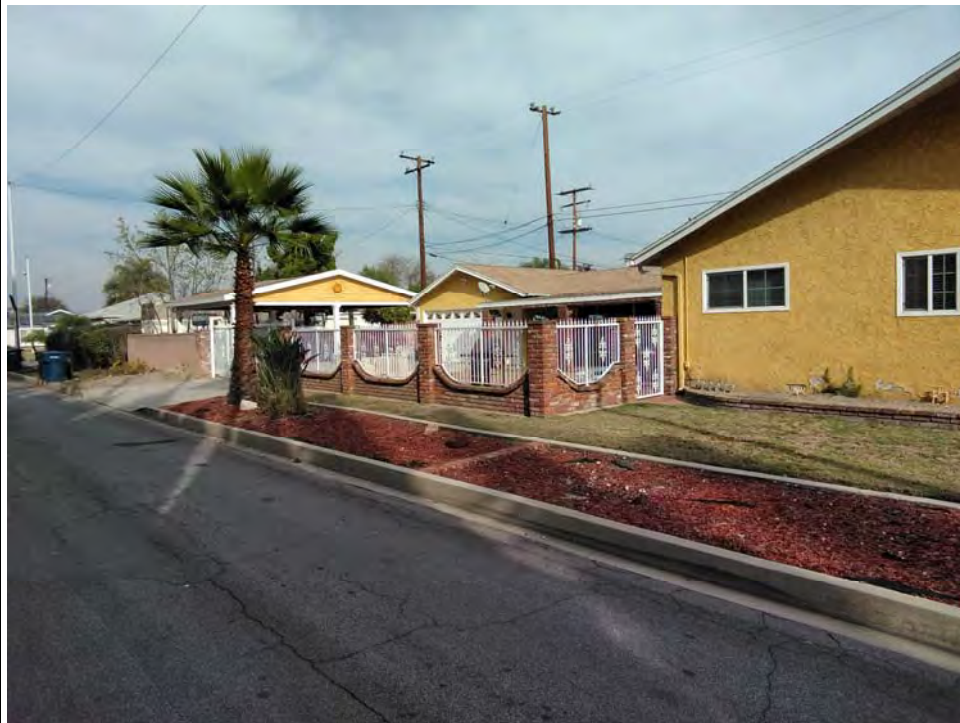
*Recorded by: Susan Zamudio-Gurrola, Rincon Consultants

*Date: December 7, 2018

Continuation Update



Southern façade and east elevation, view northwest.



Rambling footprint as seen from Virginia Avenue, view northeast.

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 4

*Resource Name or #: 15506 Lakewood Boulevard (Map Reference No. 26-013)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township: 3S, Range: 12W, Section: 21

S.B.B.M.

c. Address: 15506 Lakewood Boulevard

City: Bellflower

Zip: 90706

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

e. Other Locational Data: APN: 6271-002-005

***P3a. Description:**

The subject property consists of two warehouse-type buildings that are likely prefabricated. Each building is one story in height and rectangular in plan. The buildings sit on concrete foundations and are capped with gabled roofs sheathed in corrugated metal with turbine vents emanating from the ridge. The buildings are clad in corrugated metal panels. Windows are steel awning and non-original vinyl sashes. Entrances to the buildings feature suspended sliding metal and solid wood or metal doors. The property is located mid-block on a level parcel without landscaping. An expansive parking lot and storage area occupies the front and rear of the lot. A paved driveway separates the buildings. Likely alterations include the replacement of original doors. The property is in good condition.

*P3b. Resource Attributes: HP6. 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:

Western facades of both buildings; camera facing east.

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

Historic Prehistoric Both

North building: pre-1952; south building: 1955 (Los Angeles County Office of the Assessor; NETROnline 2018)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**

January 18, 2018

***P10. Survey Type:**

Intensive

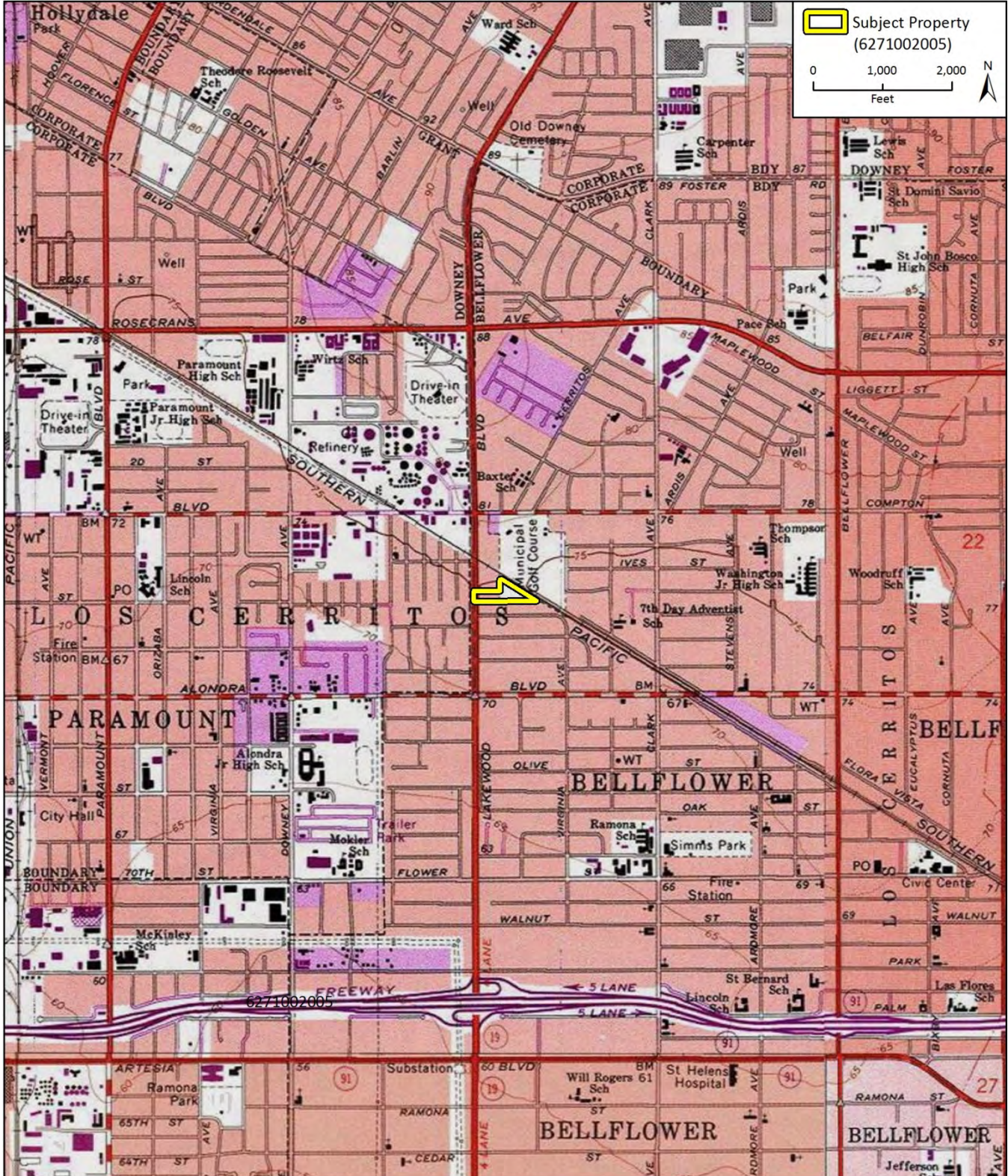
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 HRI# Primary #
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 15506 Lakewood Boulevard (Map Reference No. 26-013)

*NRHP Status Code 6Z

Page 3 of 4

- B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Industrial B4. Present Use: Commercial
 *B5. Architectural Style: no discernable style/utilitarian
 *B6. Construction History:

Historic aerial images indicate the north building was constructed sometime prior to 1952. According to parcel data, the south building dates from 1955.

- *B7. Moved? No Yes Unknown Date: N/A Original Location: N/A
 *B8. Related Features: None
 B9a. Architect: Unknown b. Builder: Unknown
 *B10. Significance: Theme N/A Area N/A
 Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property consists of two commercial buildings constructed ca. 1950 and 1955. The following businesses occupied the property between 1956 and 1964: Paul Omohundro Plastics, Darco Plastics, Hills Car and Truck Leasing, and United States Chemical Milling Corporation. An auto sales lot and auto body repair shop currently occupy the property. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The buildings are relatively ordinary examples of utilitarian industrial buildings and do 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

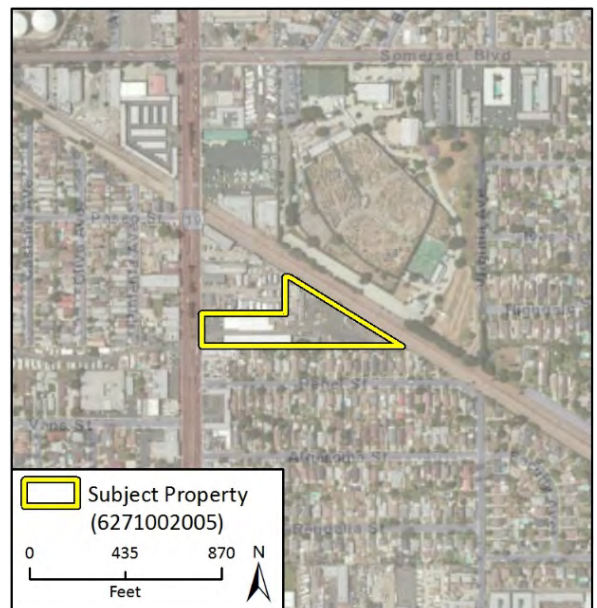
*B12. References:

- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

- *B14. Evaluator: James Williams, Rincon Consultants
 *Date of Evaluation: December 5, 2018

(This space reserved for official comments.)



P5a Photo (continued):



West Façade of Southern-most Building on Property



West and south elevations of Northern-most Building on Property

Other Listings
Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: 9202 Highdale Street (Map Reference No. 26-014)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township: 3S, Range: 12W, Section: 21 S.B.B.M.

c. Address: 9202 Highdale Street City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 6271-012-010

***P3a. Description:**

The subject property is a rectangular parcel which includes one single-story residence and a semi-detached garage, sited behind a broad front lawn which extends to the street. The residence and garage are located adjacent to one another, separated by a breezeway, one roof extending over both of the buildings. Designed in the California Ranch Style, the buildings feature a rambling, horizontal layout, roughly with an L-shape plan. Exterior wall surfaces are clad in a combination of materials including brick veneer and stucco. The main entrance to the residence is housed in a brick veneered alcove, accessible via two brick steps, located in the building's northeast corner. The front door, which features a large diamond patterned window, appears original. Although original windows appear to have been replaced throughout, one set of shutters remain that appear original. The buildings are topped with a low-pitched intersecting gabled roof with wide eave overhangs and exposed rafter tails; throughout, barge boards come to together in exaggerated points. The roof is clad in asphalt shingles. The property is in good condition.

*P3b. Resource Attributes: HP2. Single Family Property

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



P5b. Description of Photo:
North (front) façade; camera facing south.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both

1957 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
N/A

*P8. Recorded by:
Barbara Burkhart & James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

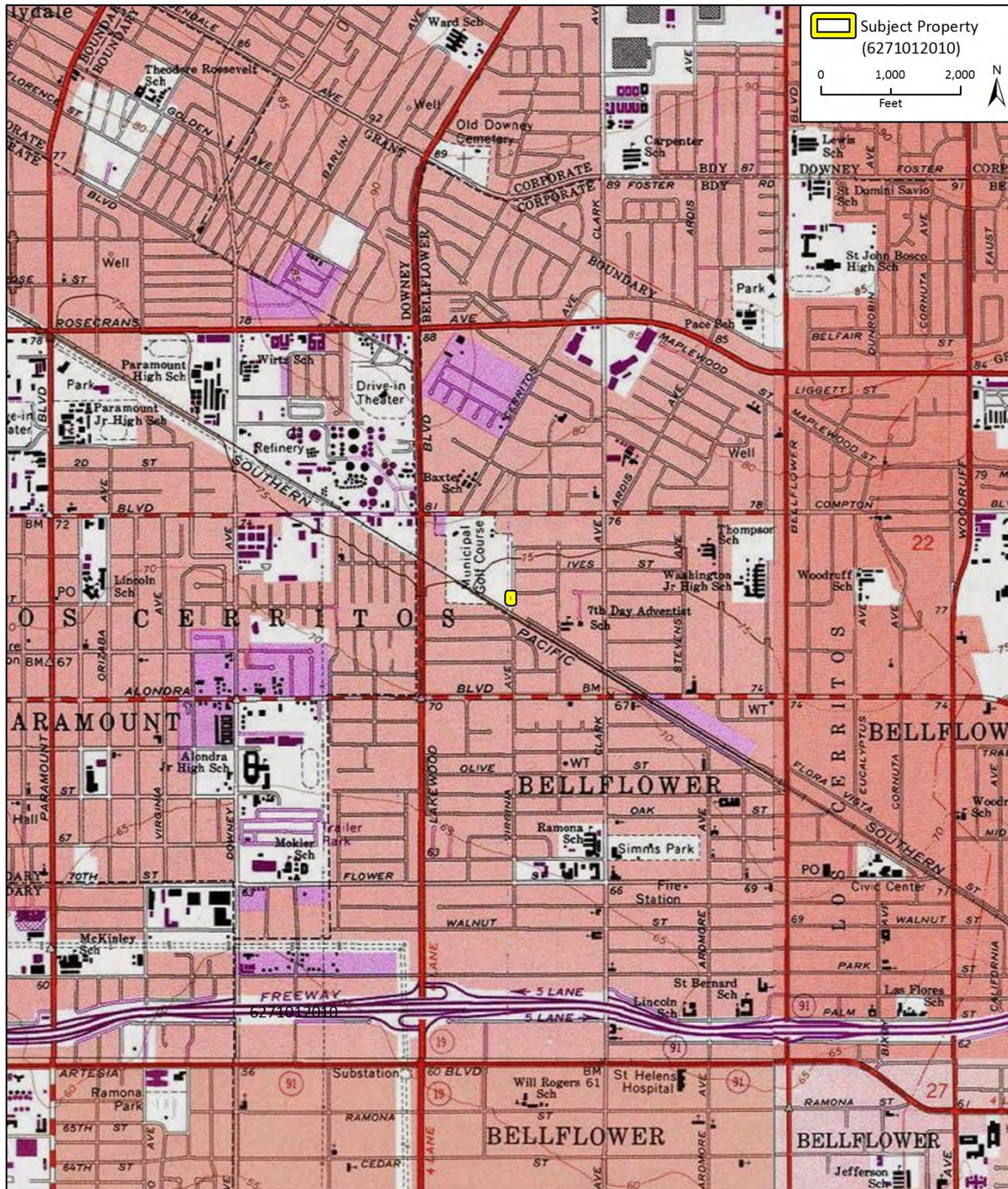
*P9. Date Recorded:
January 18, 2018

*P10. Survey Type:
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 9202 Highdale Street (Map Reference No. 26-014)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: California Ranch House style

***B6. Construction History:**

According to the Los Angeles County Assessor, the building was constructed in 1957. Windows, the garage door, and likely the exterior stucco have been replaced.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family residential building constructed in 1957. Limited information was discovered on occupants based on available city directories and other resources. Known occupants include C.A. Rogers between 1960 and 1961 and Phillip Sanchez in 2014. Archival research did not uncover any consequential information about former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a California Ranch House-style home and 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

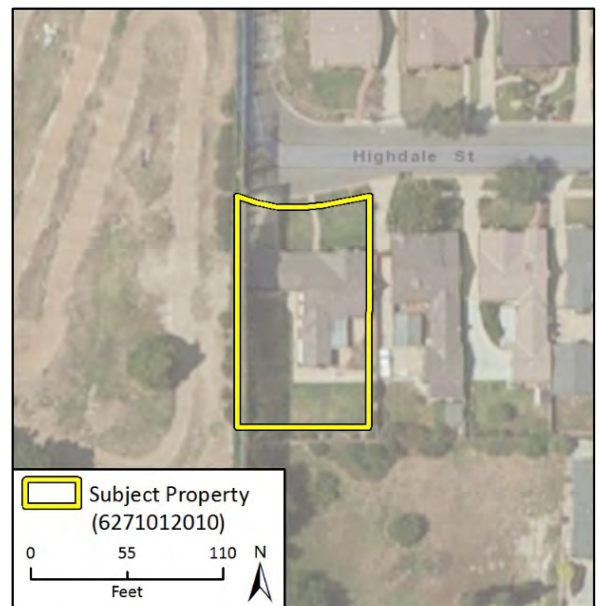
- City of Bellflower. 2014. Minutes of the Planning Commission, 18 February. Accessed December 5, 2018 at <https://www.bellflower.org/civicax/filebank/blobload.aspx?blobid=24371>
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.
- Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 5, 2018

(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 3

*Resource Name or #: 9129 Hegel Street (Map Reference No. 26-015)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township: 3S, Range: 12W, Section: 21

c. Address: 9129 Hegel Street

City: Bellflower

S.B.B.M.

Zip: 90706

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

e. Other Locational Data: APN: 6271-002-027

***P3a. Description:**

The subject property consists of a single-family residence and detached garage with no discernible style. The single-story residence features an L-shaped plan and a moderate-pitched front-gabled roof with moderate overhanging eaves and sheathed in asphalt shingles. Exterior walls throughout the building are stucco clad. A recessed porch is set back considerably into the interior of the L-plan and is accessible by a set of concrete steps. Here the west-facing front door and a south-facing window are sheltered by an extension of the roof with an ornamented metal support. Additional fenestration includes several original aluminum-framed sliding windows. An aluminum awning covers the picture window on the facade.

While not visible from the public right-of-way, the detached garage appears to have been designed in a manner consistent with the residence. The stucco-clad, front-gabled building features a large aluminum garage door, which is likely not original.

Landscaping consists of a front lawn, main-façade planters with shrubs and flowering plants, and a park strip. A driveway runs along the western property line. The property is in good condition.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

South façade; camera facing north.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1956 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

January 16, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

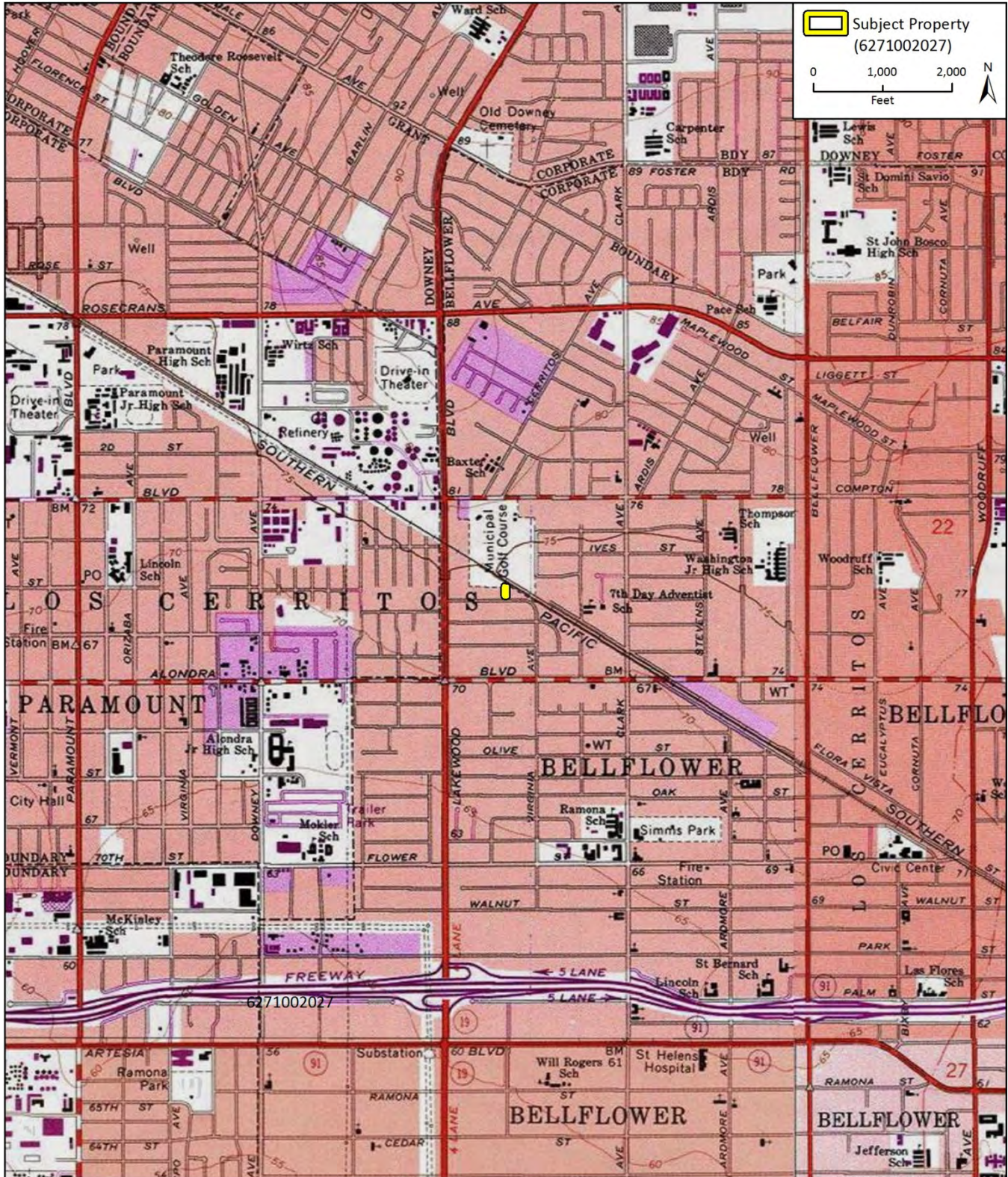
Page 2 of 3

*Map Name: *South Gate*

*Resource Name or # 9129 Hegel Street (Map Reference No. 26-015)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 9129 Hegel Street (Map Reference No. 26-015)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Residential

*B5. Architectural Style: No discernible style

***B6. Construction History:**

According to assessor data, the residence and detached garage date from 1956. The garage door appears to be a replacement.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residence constructed in 1956. It was built as part of the Hegel Tract, a residential subdivision spanning the length of Hegel Street that was first platted in 1923 (Los Angeles County Office of the Assessor 1923). Historic aerial photographs and parcel data reveal the tract was gradually developed between the 1930s and 1960s (Los Angeles County Office of the Assessor 2018; Netronline 2018). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a modest and undistinguished example of a single-family residence and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.

Los Angeles County Office of the Assessor. "Hegel Tract." [plat map]. January 1923.

_____. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.

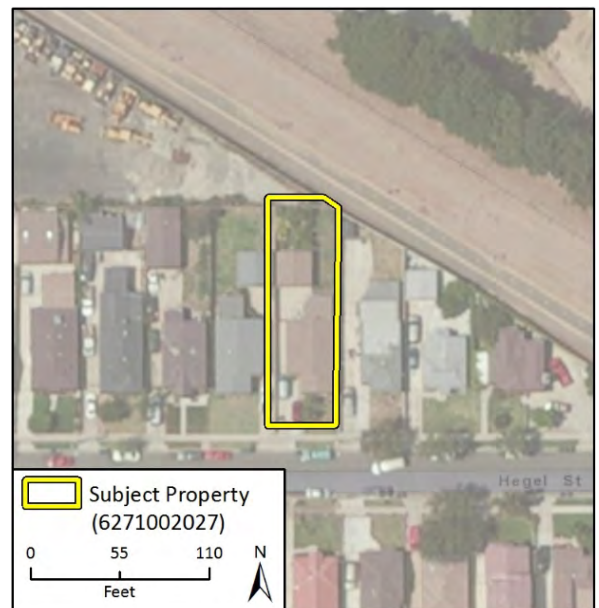
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 5, 2018

(This space reserved for official comments.)



Other Listings
Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: 9127 Hegel Street (Map Reference No. 26-016)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S, Range 12W, Section 21 S.B.B.M.

c. Address: 9127 Hegel Street City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 6271-002-026

***P3a. Description:**

The subject property is a vernacular/utilitarian one-story residential building. The rectangular-plan building sits on a concrete foundation and is capped by a gabled roof sheathed in asphalt shingles. Smooth stucco sheathes its wood frame structural system. Windows are metal or vinyl sash replacements throughout. The front entrance is located on the east elevation and is obscured by a screen door. Alterations include the replacement of original windows.

A detached garage sits at the rear of the lot. The rectangular plan building features a gabled roof, stucco wall cladding, and a non-original metal roll-up garage door.

The property is located mid-block on a level parcel and is landscaped with a lawn and small shrubs. Overall, the property is in good condition.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

South and east elevations; camera facing northwest.

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

Historic Prehistoric Both

1956 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

November 29, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

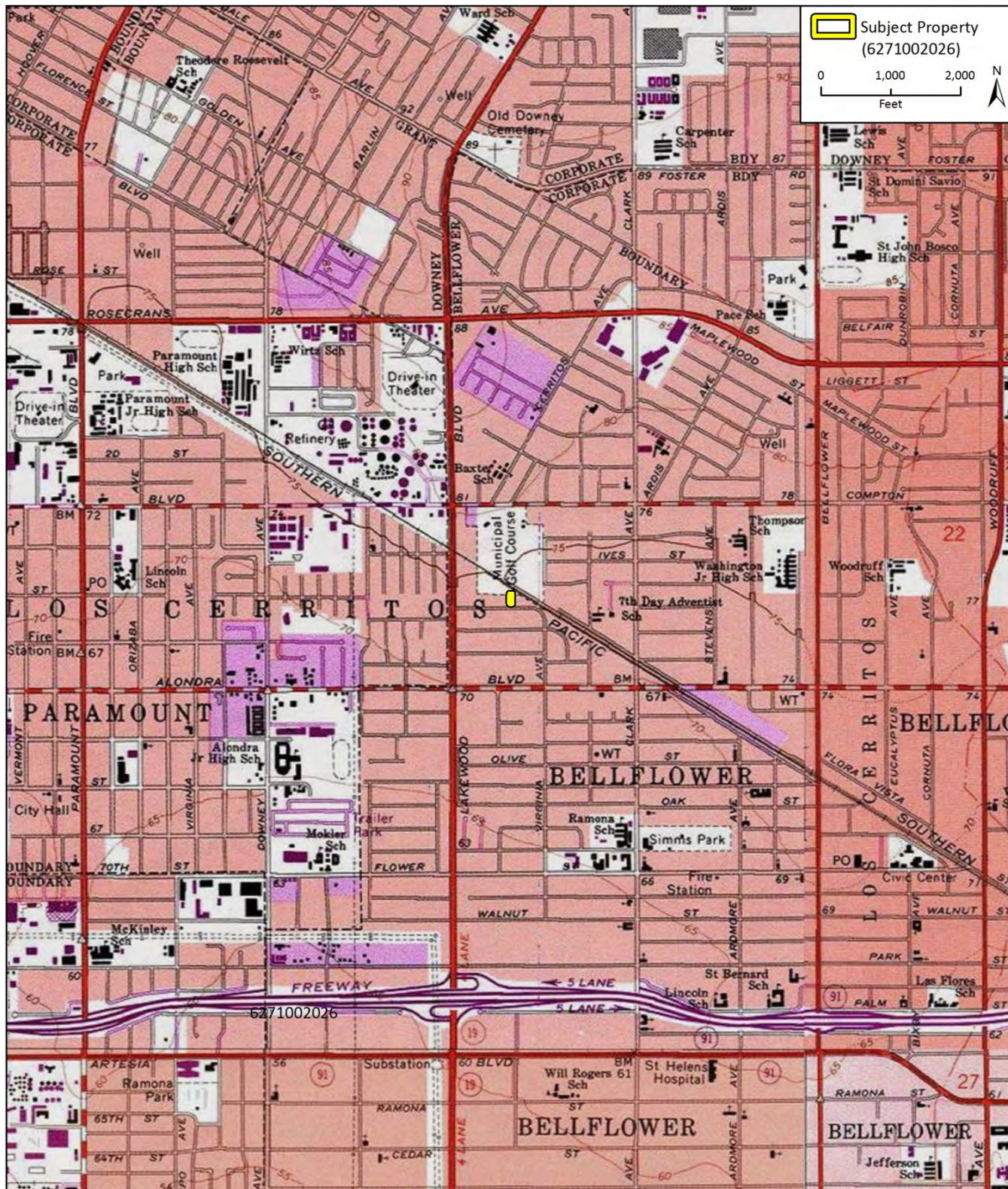
Page 2 of 3

*Resource Name or # 9127 Hegel Street (Map Reference No. 26-016)

*Map Name: South Gate

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 9127 Hegel Street (Map Reference No. 26-016)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Residential
*B5. Architectural Style: N/A

***B6. Construction History:**

According to parcel data historic aerial photographs, the residence and detached garage were constructed in 1956. A replacement garage door and windows were subsequently installed.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residence constructed in 1956. It was built as part of the Hegel Tract, a residential subdivision spanning the length of Hegel Street that was first platted in 1923 (Los Angeles County Office of the Assessor 1923). Historic aerial photographs and parcel data reveal the tract was gradually developed between the 1930s and 1960s (Los Angeles County Office of the Assessor 2018). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is an extremely common example of a vernacular/utilitarian residence and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.

Los Angeles County Office of the Assessor. "Hegel Tract." [plat map]. January 1923.

_____. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.

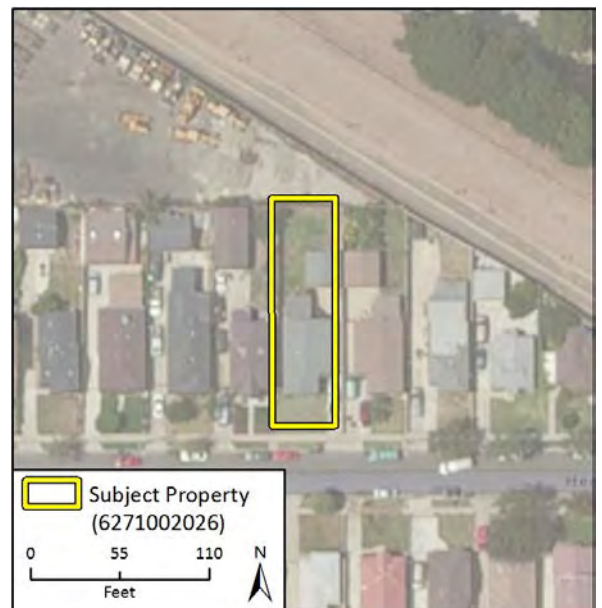
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 5, 2018

(This space reserved for official comments.)



Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 9115 Hegel Street (Map Reference No. 26-017)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township 3S, Range 12W, Section 21

c. Address: 9115 Hegel St City: Bellflower

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

e. Other Locational Data: APN: 6271-002-023

S.B.B.M.

Zip: 90706

***P3a. Description:**

The subject property is a one-story residential building with no discernible style. The rectangular plan building sits on a concrete foundation and is capped by a hipped roof sheathed in asphalt shingles. Smooth stucco sheathes its wood frame structural system. Windows are non-original vinyl sashes in various sizes and forms. Entrances to the building are located on the south and west elevations, though their types were not visible from the public right-of-way. The property is located mid-block on a level parcel and is landscaped with grass, an ornamental tree and small shrubs. Alterations include the replacement of original window and roofing materials. The property is in good condition.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

South and west elevations; camera facing northeast.

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

Historic Prehistoric Both

1947 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

November 29, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

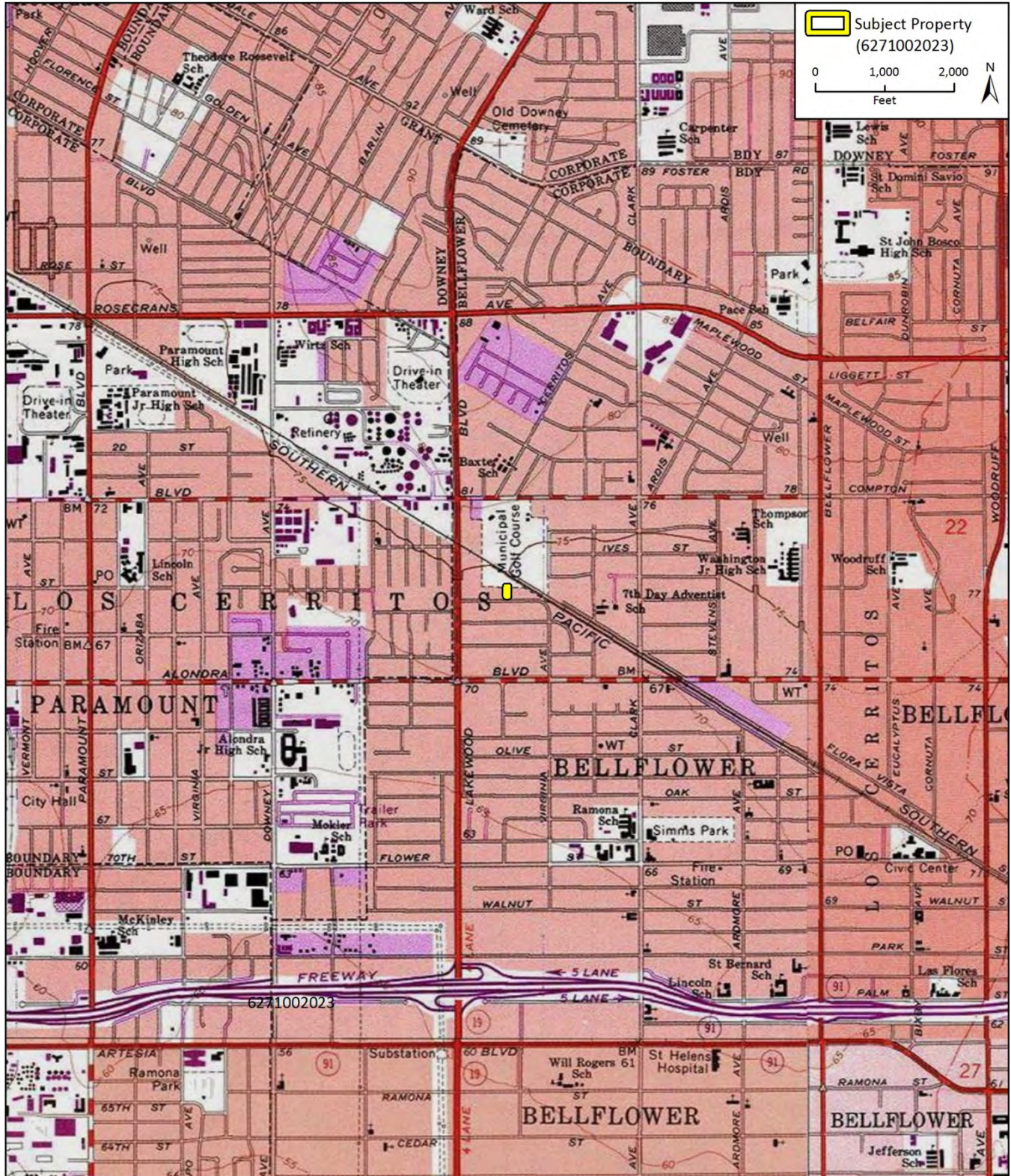
Page 2 of 3

*Resource Name or # 9115 Hegel Street (Map Reference No. 26-017)

*Map Name: South Gate

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 9115 Hegel Street (Map Reference No. 26-017)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: No discernible style

***B6. Construction History:**

The residence and garage were constructed in 1947, according to parcel data. Historic aerial imagery reveals a rear addition was constructed sometime between 1972 and 1994. The windows were replaced in recent years.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residence constructed in 1947. It was built as part of the Hegel Tract, a residential subdivision spanning the length of Hegel Street that was first platted in 1923 (Los Angeles County Office of the Assessor 1923). Historic aerial photographs and parcel data reveal the tract was gradually developed between the 1930s and 1960s (Los Angeles County Office of the Assessor 2018). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a modest and undistinguished example of single-family residence and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.

Los Angeles County Office of the Assessor. "Hegel Tract" [plat map]. January 1923.

_____. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2019.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.

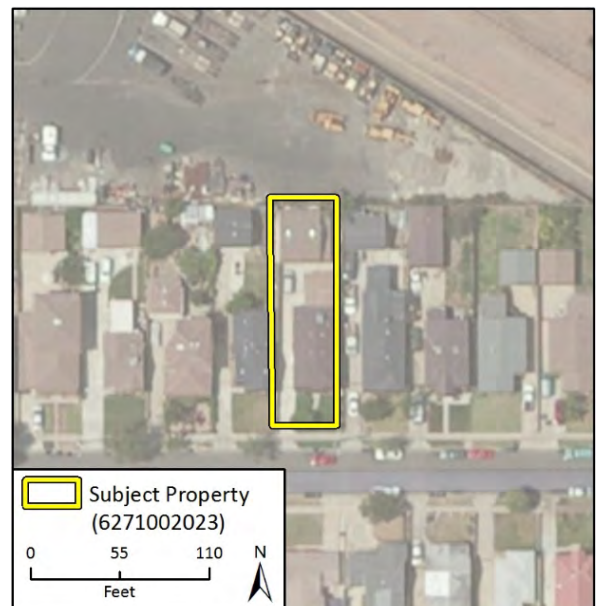
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 5, 2018

(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 3

*Resource Name or #: 9123 Hegel Street (Map Reference No. 26-018)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township: 3S, Range: 12W, Section: 21

c. Address: 9123 Hegel Street

City: Bellflower

S.B.B.M.

Zip: 90706

d. UTM: Zone: mN (G.P.S.)

e. Other Locational Data: APN: 6271-002-025

***P3a. Description:**

The subject property consists of a single-family residence and a detached garage with no discernible style. Clad in stucco, the residence is roughly rectangular in plan and one story in height. The residence is capped with a cross-gabled roof with asphalt shingles. The south-facing main façade is generally symmetrical. The centrally placed porch appears to have been altered/remodeled. It is accessed via concrete steps (placed both centrally and on the left) and is sheltered by a front-gabled porch roof with metal rail supports and scalloped barge boards. Centered beneath the porch roof, the solid, wooden front door is flanked by non-original, vinyl sash windows. Similar replacement windows appear throughout the residence.

The detached garage is not fully visible from the public right-of-way but appears to be a front-gabled, stucco-clad building.

Landscaping includes a small lawn bisected by a concrete walkway, mature shrubs in concrete planters flanking the porch, and a park strip. A single car driveway to the west of the residence leads to the garage. The property is in good condition.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

South and west elevations of residence and partial view of garage (left); camera facing northeast.

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

Historic Prehistoric Both

1947 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 16, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

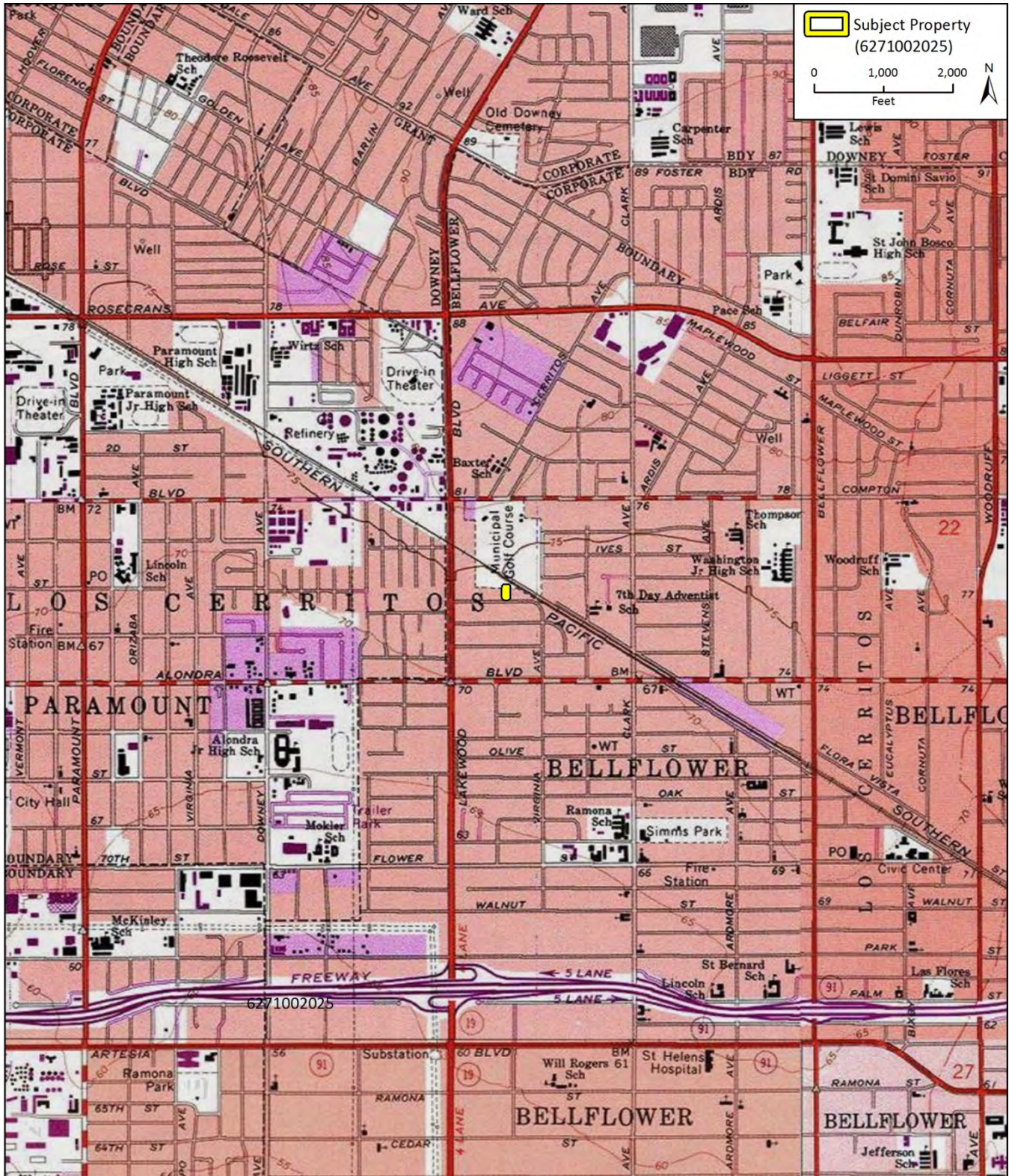
Page 2 of 3

*Map Name: 9123 Hegel Street

*Resource Name or # 9123 Hegel Street (Map Reference No. 26-018)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 9123 Hegel Street (Map Reference No. 26-018)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Residential

*B5. Architectural Style: No discernible style

***B6. Construction History:**

The residence and detached garage were built in 1947, according to County assessor data. Alterations to the residence include the installation of several vinyl-sash windows and apparently the remodeling of the entry porch.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residence constructed in 1947. It was built as part of the Hegel Tract, a residential subdivision spanning the length of Hegel Street that was first platted in 1923 (Los Angeles County Office of the Assessor 1923). Historic aerial photographs and parcel data reveal the tract was gradually developed between the 1930s and 1960s (Los Angeles County Office of the Assessor 2018). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is visibly altered and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.

Los Angeles County Office of the Assessor. "Hegel Tract" [plat map]. January 1923.

_____. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

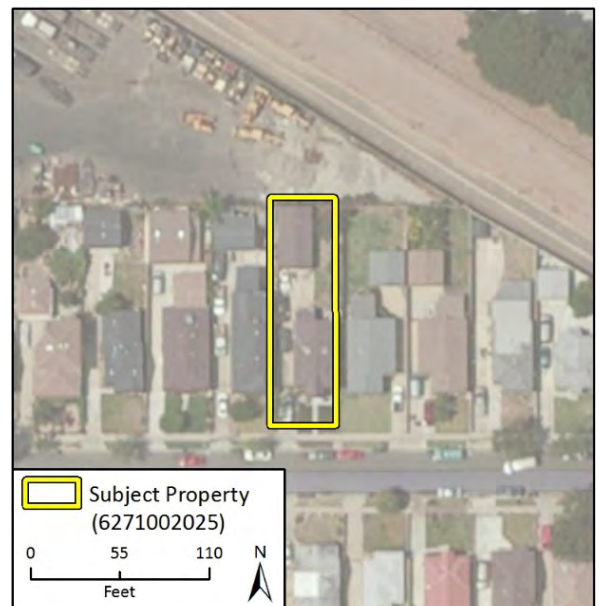
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 5, 2018

(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 3

*Resource Name or #: 9103 Hegel Street (Map Reference No. 26-019)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township: 3S, Range: 12W, Section: 21

c. Address: 9103 Hegel Street

City: Bellflower

S.B.B.M.

Zip: 90706

d. UTM: Zone: mN (G.P.S.)

e. Other Locational Data: APN: 6271-002-020

***P3a. Description:**

The subject property is a rectangular parcel improved with two buildings, a residence and a detached garage, both built in 1947. Built in the Minimal Traditional style, the single-story residence stands on a continuous L-shaped concrete foundation. Its moderate-pitched cross-gabled roof is covered in asphalt shingles. Exterior wall surfaces are clad with stucco. The asymmetrical, south-facing main façade includes an eave-end porch and a gable punctuated by a louvered gable vent and an apparent replacement window. Accessed by concrete steps, the porch includes the building's west-facing front door and south-facing replacement window. Although original windows appear to have been replaced throughout, wood sills and casings appear intact.

The detached garage appears to have been designed in a manner consistent with the residence, though site constraints prevented a detailed recording of the building.

Landscaping consists of a front lawn, a planter with ornamental trees situated along the main façade, and a park strip planted with succulents. A concrete-paved driveway follows the western property line. The property is in good condition.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

South façade of residence; camera facing north.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1947 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
Rincon Consultants
180 North Ashwood Ave
Ventura CA 93003

*P9. Date Recorded:

January 16, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

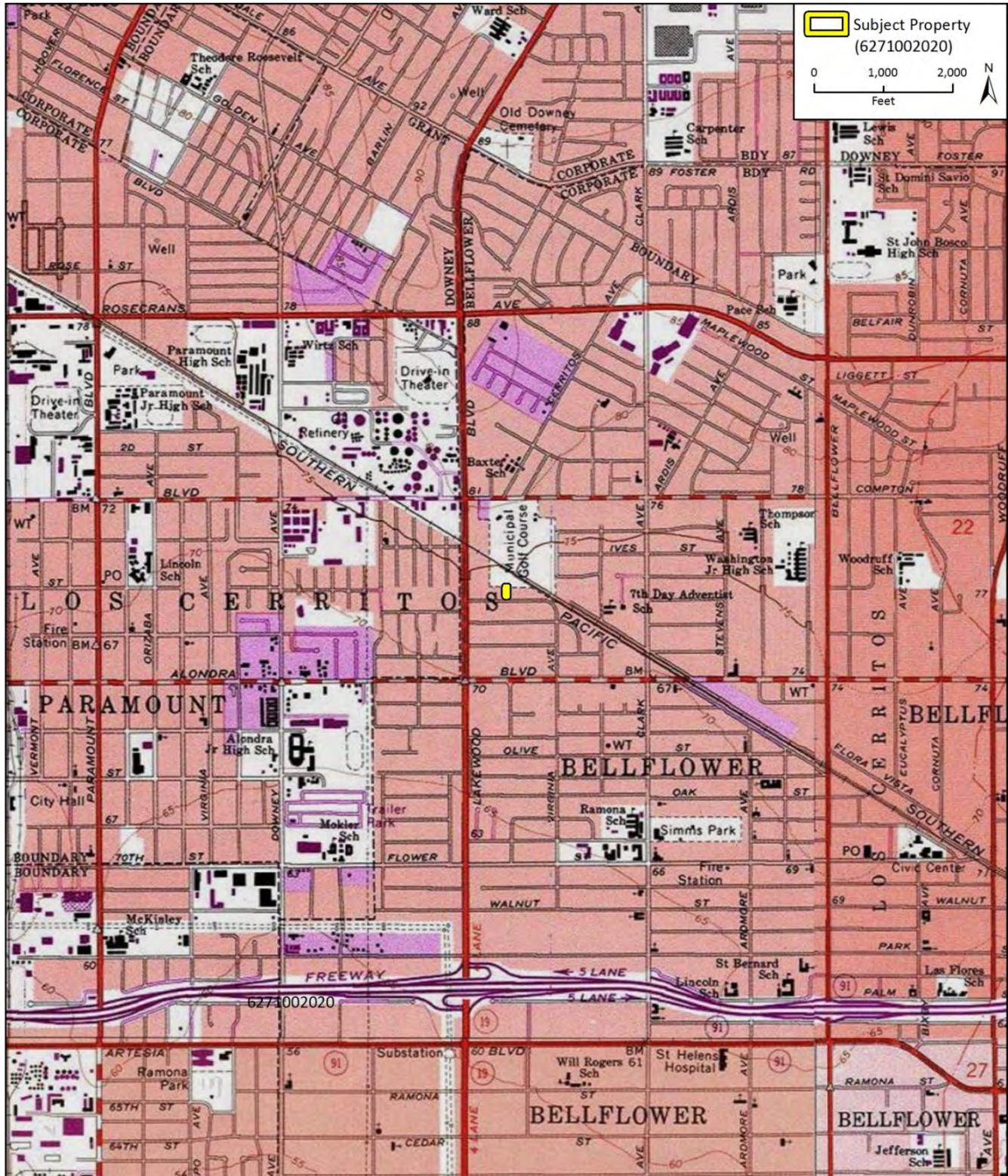
Page 2 of 3

*Map Name: *South Gate*

*Resource Name or # 9103 Hegel Street (Map Reference No. 26-019)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 9103 Hegel Street (Map Reference No. 26-019)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: Minimal Traditional style

***B6. Construction History:**

According to the Los Angeles County Assessor's office, the subject buildings were constructed in 1947. The windows on the residence appear to have been replaced.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residence constructed in 1947. It was built as part of the Hegel Tract, a residential subdivision spanning the length of Hegel Street that was first platted in 1923 (Los Angeles County Office of the Assessor 1923). Historic aerial photographs and parcel data reveal the tract was gradually developed between the 1930s and 1960s (Los Angeles County Office of the Assessor 2018). A 1956 news article identified Clyde Wilber Boyd as a resident at this address. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a Minimal Traditional-style single-family residence and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.

Los Angeles County Office of the Assessor. "Hegel Tract" [plat map]. January 1923.

_____. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 5, 2018

(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 3

*Resource Name or #: 9027 Hegel Street (Map Reference No. 26-020)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township: 3S, Range: 12W, Section: 21

c. Address: 9027 Hegel Street City: Bellflower

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

e. Other Locational Data: APN: 6271-002-011

S.B.B.M.
Zip: 90706

***P3a. Description:**

The subject property consists of a residence and a detached garage on a rectangular parcel. Built in 1962 in the Minimal Traditional style, the single-story residence features a rectangular floorplan and is topped with a low-pitched, hipped roof with shallow eaves and asphalt shingles. Exterior wall surfaces are clad primarily in stucco, with a brick-veneer band on the façade. The building's primary entry, a single door, is located on the west elevation, facing a concrete-paved driveway that traces the western property line. Original aluminum slider windows appear intact throughout. Windows on the front elevation are sheltered beneath metal awnings. The detached garage appears to have been designed in a manner consistent with the residence. Landscaping includes a front lawn, brick planters with mature plants, and a park strip planted with grass. The property is in good condition.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

South façade of residence and partial view of detached garage; camera facing north.

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

Historic Prehistoric Both

1962 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 16, 2018

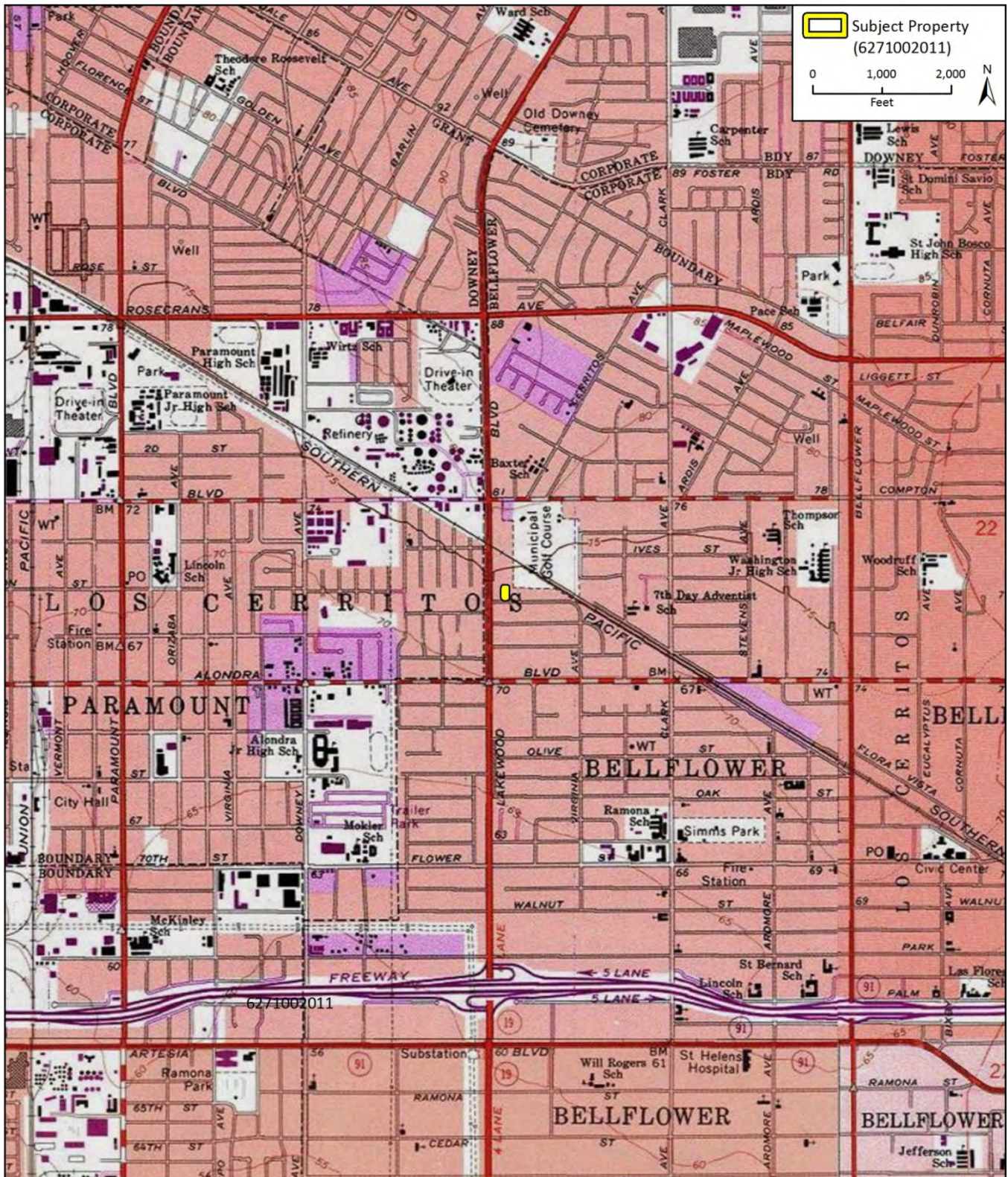
***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 9027 Hegel Street (Map Reference No. 26-020)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Residential
*B5. Architectural Style: Minimal Traditional

***B6. Construction History:**

According to County assessor data, the residence and detached garage were built in 1962. The residence does not exhibit any major alterations.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residence constructed in 1962. It was built as part of the Hegel Tract, a residential subdivision spanning the length of Hegel Street that was first platted in 1923 (Los Angeles County Office of the Assessor 1923). Historic aerial photographs and parcel data reveal the tract was gradually developed between the 1930s and 1960s (Los Angeles County Assessor 2018). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a Minimal Traditional-style single-family residence and 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.

Los Angeles County Office of the Assessor. "Hegel Tract" [plat map]. January 1923.

_____. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 5, 2018

(This space reserved for official comments.)



Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 9021 Hegel Street (Map Reference No. 26-021)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township: 3S, Range: 12W, Section: 21 S.B.B.M.
c. Address: 9021 Hegel Street City: Bellflower Zip: 90706
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 6271-002-009

***P3a. Description:**

The subject property consists of a residence with detached garage, both built in the Minimal Traditional style. Set back from the street, the one-story residence is rectangular in plan and capped with a moderate-pitched, cross-gabled roof with exposed rafters and asphalt shingles. Exterior wall surfaces are clad primarily in stucco, though the gables include vertical wood-plank siding featuring a dovetail detail at center. Located on the asymmetrical, south-facing main façade, a shallow entry porch is housed under a roof extension supported by a decorative wood post system. The porch features a west-facing standard-size front door and vinyl-framed replacement window. A decorative, metal rail balustrade lines the outside edge of the porch. Although original windows and doors throughout appear to have been replaced, some wood frames and sills remain intact.

The single-car detached garage was designed in a manner consistent with the residence. Accessed by a concrete ribbon driveway just west of the residence, a wooden, swing-up garage door opens on the south-façade gable end.

Landscaping includes a front lawn situated behind a brick and metal-rail fence, concrete planters, and a park strip planted with a mature tree. The property is in good condition.

***P3b. Resource Attributes:** HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

South and west elevations of residence with partial view of detached garage; camera facing northeast.

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

Historic Prehistoric Both

1938 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 16, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 — Natural Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
 HRI#
 Trinomial

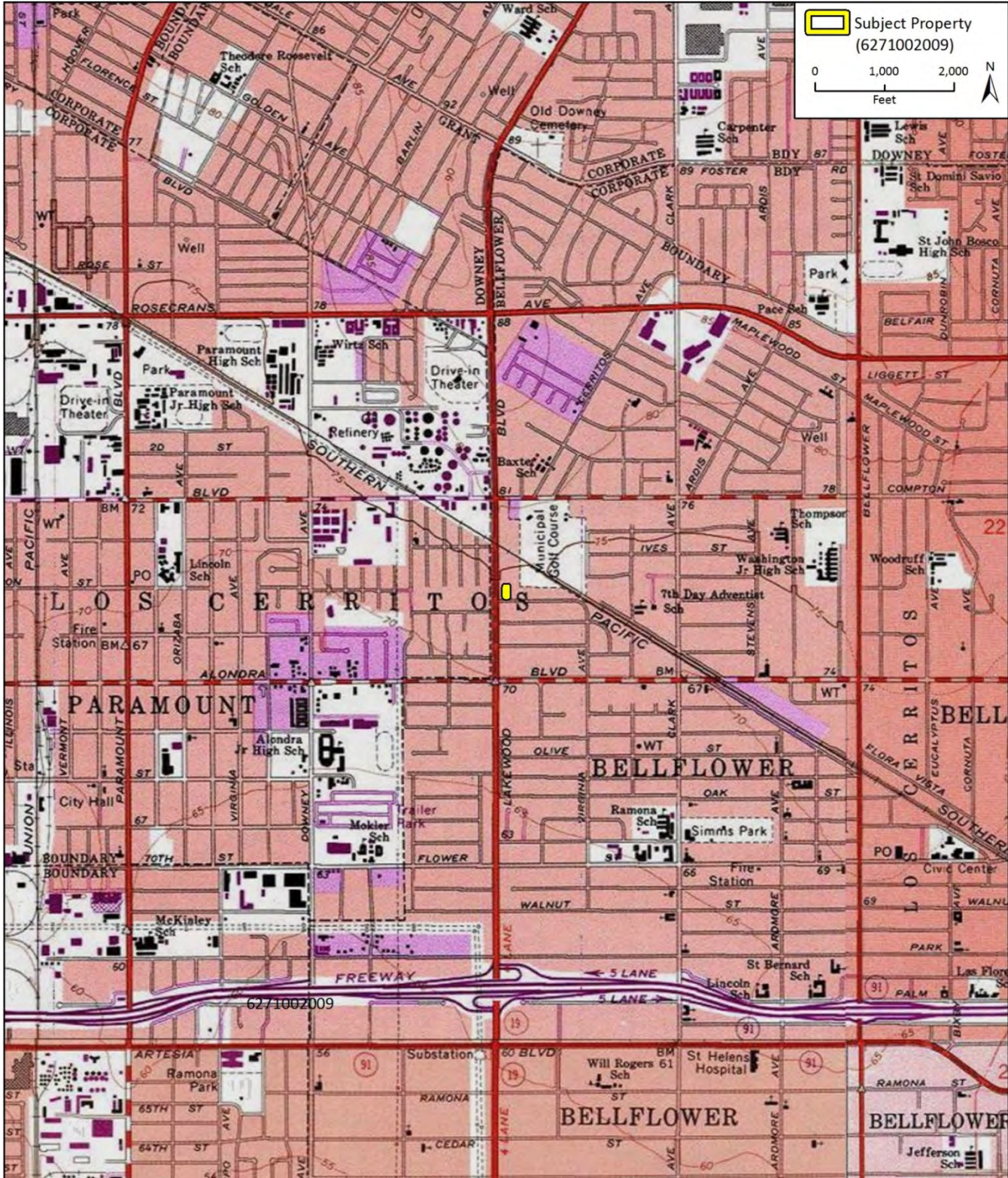
Page 2 of 3

*Map Name: South Gate

*Resource Name or # 9021 Hegel Street (Map Reference No. 26-021)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 9021 Hegel Street (Map Reference No. 26-021)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Residential
*B5. Architectural Style: Minimal Traditional style

***B6. Construction History:**

The residence and detached garage were both built in 1938 (Los Angeles County Office of the Assessor 2018). All windows visible from the public right-of-way are apparent replacements.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residence constructed in 1938. It was built as part of the Hegel Tract, a residential subdivision spanning the length of Hegel Street that was first platted in 1924 (Los Angeles County Office of the Assessor 1924). Historic aerial photographs and parcel data reveal the tract was gradually developed between the 1930s and 1960s. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a Minimal Traditional-style single-family residence and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987.
<http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.

Los Angeles County Office of the Assessor. "Hegel Tract" [plat map]. January 1923.

_____. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.

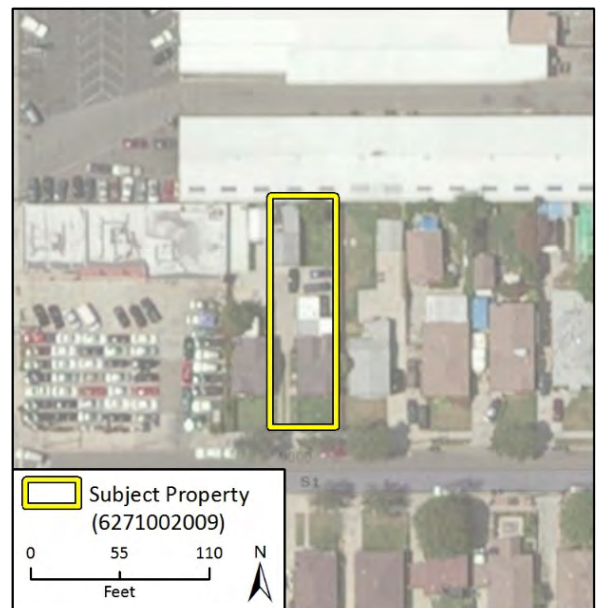
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 4, 2018

(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 3

*Resource Name or #: 9139 Hegel Street (Map Reference No. 26-022)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township: 3S, Range: 12W, Section: 21

S.B.B.M.

c. Address: 9139 Hegel Street

City: Bellflower

Zip: 90706

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

e. Other Locational Data: APN: 6271-002-029

***P3a. Description:**

The subject property consists of a residence and detached garage. Built in a utilitarian style with Minimal Traditional influences, the one-story, square-planned residence is topped with a gable-on-hip roof covered with asphalt shingles. The exterior walls are uniformly stucco-clad. The front porch is centered on the symmetrical, south-facing main façade and accessed by a set of concrete steps. A pent porch roof supported by stucco-clad columns shelters a non-original wooden panel door. A pair of metal-framed replacement windows flank the porch. Similar replacement windows are found throughout the residence.

Situated northwest of the residence, toward the rear of the parcel, the detached garage features a front-gabled roof, stuccoed walls, and a non-original metal roll-up door.

Landscaping includes a front lawn, south-façade planters with shrubs, and a park strip planted with grass and a mature tree. The residence is in good condition.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

South and west facades; camera facing northeast.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1947 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

January 16, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

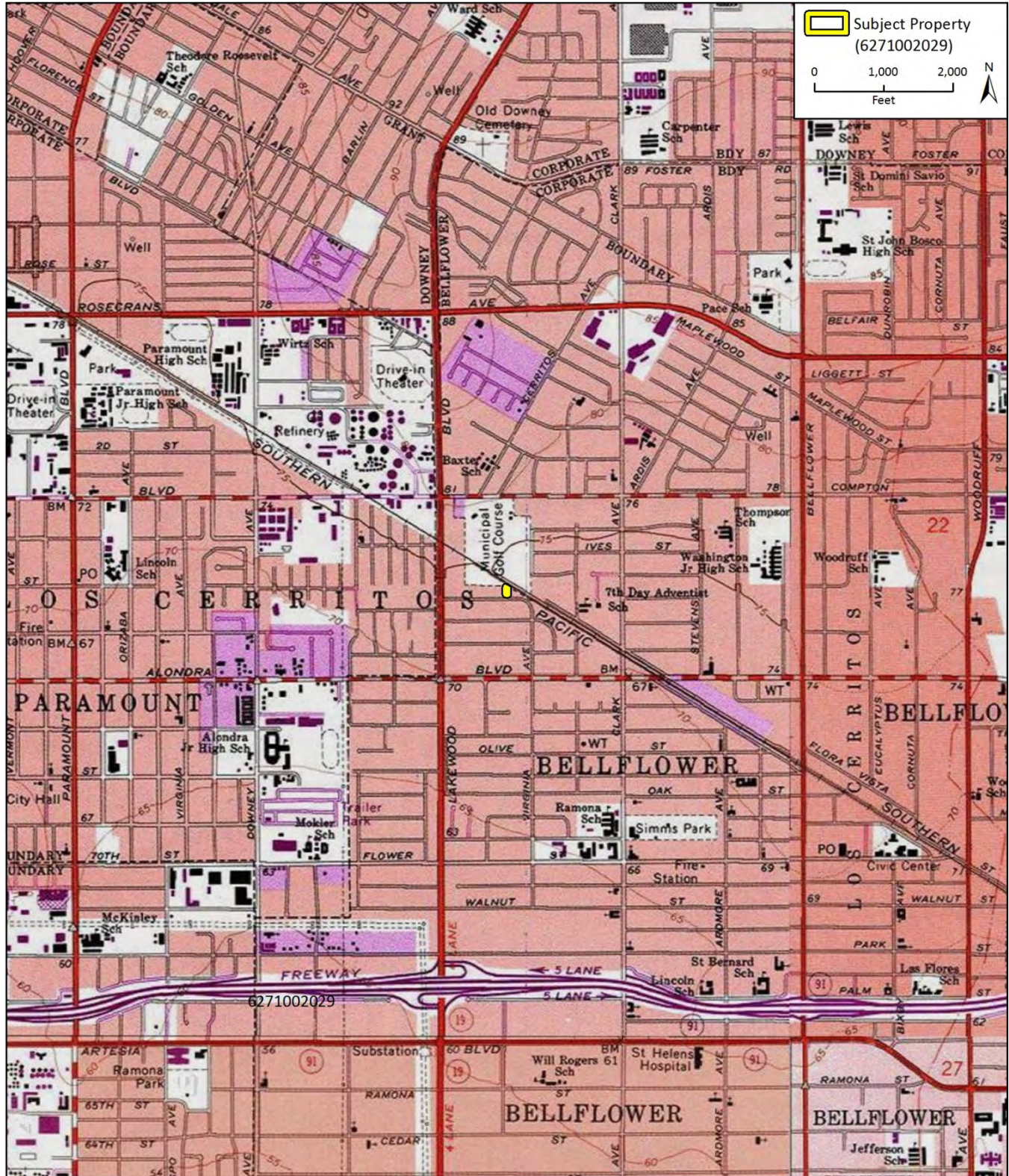
Artifact Record Photograph Record Other (List):

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

Primary #
 HRI#
 Trinomial

Page 2 of 3
 *Map Name: South Gate

*Resource Name or # 9139 Hegel Street (Map Reference No. 26-022)
 *Scale: 1:24,000 *Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 9139 Hegel Street (Map Reference No. 26-022)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: Minimal Traditional-influenced

***B6. Construction History:**

According to assessor data, the residence and detached garage were built in 1947. Alterations include the non-original windows and front door on the residence and a replacement garage door on the detached garage.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residence constructed in 1947. It was built as part of the Hegel Tract, a residential subdivision spanning the length of Hegel Street that was first platted in 1923 (Los Angeles County Office of the Assessor 1923). Historic aerial photographs and parcel data reveal the tract was gradually developed between the 1930s and 1960s (Netronline 2018; Los Angeles County Office of the Assessor 2018). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a Minimal Traditional-influenced residence and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

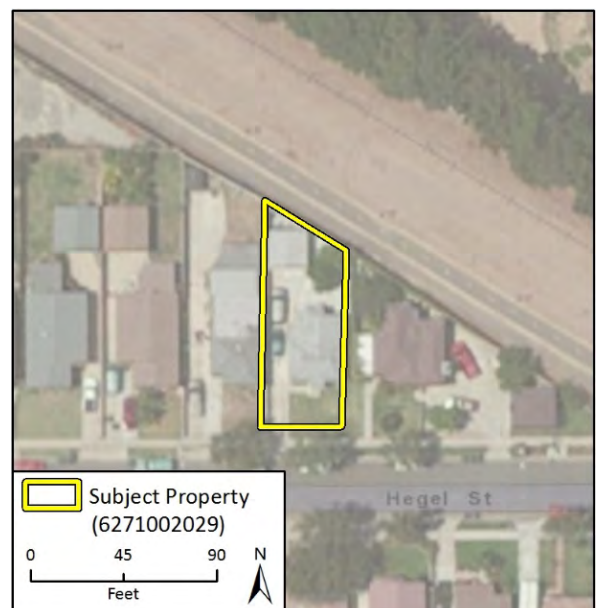
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.
- Los Angeles County Office of the Assessor. "Hegel Tract." [plat map]. January 1923.
- ____. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 5, 2018

(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

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*Resource Name or #: 9712-9718 Harvard Street (Map Reference No. 28-001)

P1. Other Identifier: Little House

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

*b. USGS 7.5' Quad: *South Gate* Date: 1981 Township 3S, Range 12W, Section 22

S.B. B.M.

c. Address: 9718 Harvard Street

City: Bellflower

Zip: 90706

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

e. Other Locational Data: APN: 7106-016-007

*P3a. Description:

The subject property is a roughly rectangular parcel occupied by four buildings. At the northern edge of the property is a two-story residence designed in the American Foursquare style. Originally built in 1922, its irregular footprint is a result of one-story addition. The residence is topped by a hipped roof covered with asphalt shingles. Exterior cladding is horizontal wood-plank siding. Fenestration includes wood sash double-hung and tripartite windows with wooden casings. Several of the windows are flanked by shutters. The primary entrance on the northern façade is composed of a standard size door sheltered by a small, projecting gabled roof supported by knee braces. Concrete steps with a simple black metal railings lead to the entry door, which is obscured from view by a metal security door. A one-story addition wraps around the west elevation to the south elevation. Covered by a hipped roof and clad with horizontal siding, it is similar in appearance to the main portion of the building. A bay window is displayed on its north elevation; additional fenestration on other elevations is not clearly visible from the public ROW, but appears to include sliding windows with wood casings. To the south is a multi-purpose building constructed in 2015.

Located across a paved driveway to the west, the remaining two residential buildings date from 1958. They are not clearly visible from the public ROW, but city records show that each is a duplex with a garage at center. The central building has a generally rectangular footprint and the southern building is L-shaped. Both are covered with hipped roofs and appear to be clad in stucco.

The property is located mid-block on a level parcel and is landscaped with front and rear lawns, shrubs, and trees. Hardscaping includes paved concrete walkways, a long driveway and a parking area near the center of the property. The properties are in good condition.

*P3b. Resource Attributes: HP3. Multiple family property; HP39. Other (Residential treatment facility)

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



P5b. Description of Photo:

North elevation of Building 1 with Building 2 in background, view to the south.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1922, 1958, and 2015 (Los Angeles County Office of the Assessor; Little House 2015).

*P7. Owner and Address: N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Ste. 1400
 Los Angeles, CA 90012

*P9. Date Recorded:

January 18, 2018

*P10. Survey Type:

Intensive

*P11. Report Citation:

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

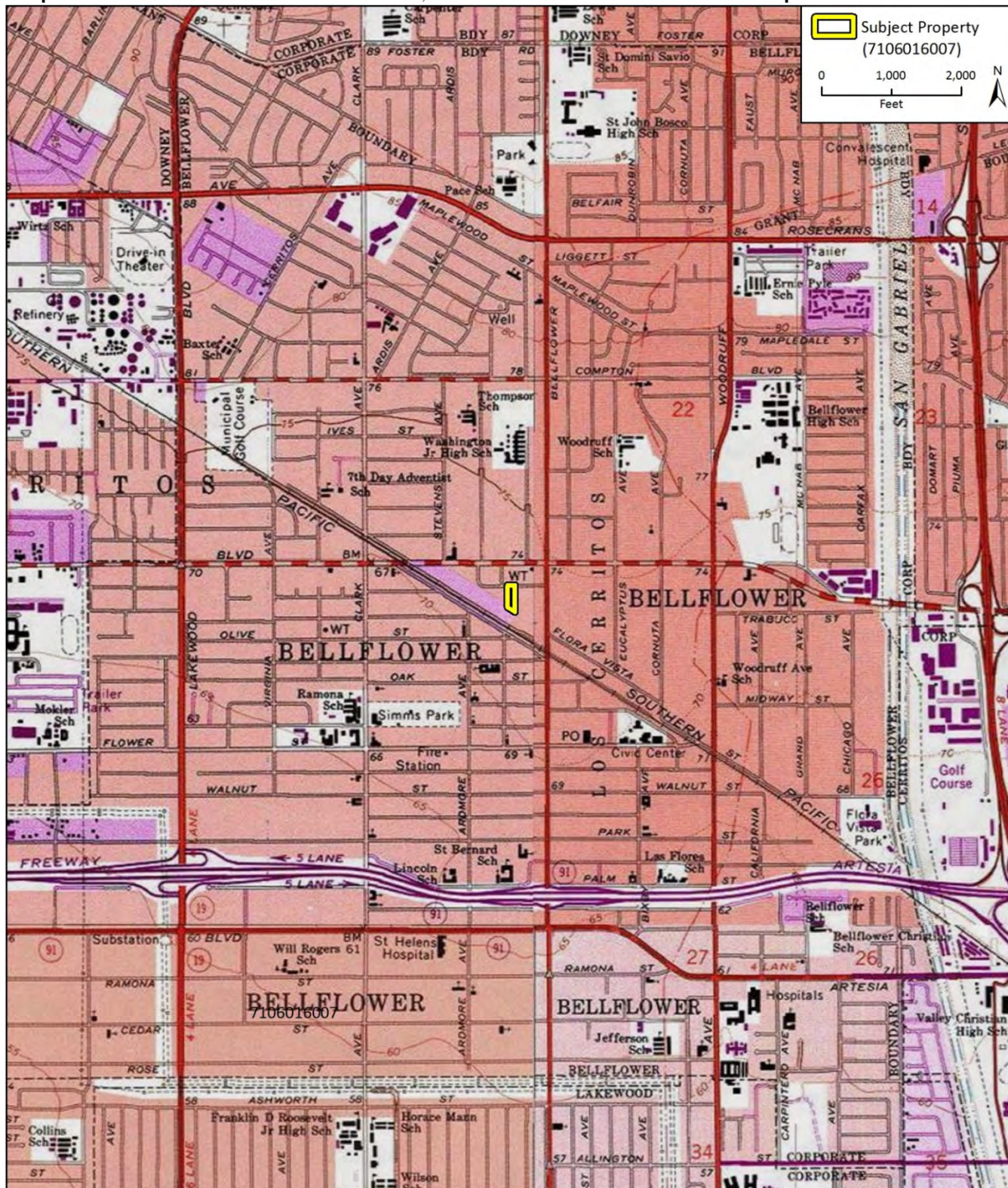
Page 2 of 3

*Resource Name or # 9712-9718 Harvard Street (Map Reference No. 28-001)

*Map Name: South Gate

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 9712-9718 Harvard Street (Map Reference No. 28-001)

*NRHP Status Code 6Z

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B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Residential treatment facility
*B5. Architectural Style: American Foursquare

***B6. Construction History:**

The American Foursquare building was constructed in 1922. It has an addition wrapping from the western to the southern elevation that was built by 1956 per historic aerial photos (UCSB Map & Imagery Lab, 1956). A garage dating from the 1920s was demolished and the building on the eastern edge of the property was built in 2015. The two duplex buildings at the western edge of the property date from 1958.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property currently serves as a residential treatment facility for women. Known as "Little House", the organization has operated on the property since 1977 (Korber 1977). Established in 1956, Little House had previously been located at 17224 Downey Ave (Gore 1975). Based on available city directories, the only previous occupant identified was J. Louis Santala, who resided at the property between 1948 and 1961. Santala was employed as an oil worker (Bellflower city directories, various). The architect for the 2015 buildings was Mid Cities Engineering, based in Bellflower (City of Bellflower 2012). The architect and contractor for the other three buildings were not identified.

None of the subject properties are recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). While the 1922 building may have originally been a representative example of the American Foursquare style, it no longer retains integrity, due to the west- and south-elevation addition, which significantly changed the character-defining form and mass of the building. Furthermore, the property as a whole does not have a cohesive design or site plan, as the three additional buildings on the parcel were constructed between 1958 and 2015, and they do not appear to 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Bellflower city directories. Various. Accessed December 2018 at Ancestry.com
City of Bellflower. 2012. Staff Report from Elizabeth Corpuz, Associate Planner, to Honorable Chairman and Members of the Planning Commission, re: a public hearing to consider an application from Tina Marshall for a CUP...and Resolution No. PC12-34, 15 October. <https://www.bellflower.org/civicax/filebank/blobdload.aspx?blobid=23565>
Google Earth. Various. Aerial photographs of subject property.
Gore, Robert. 1975. "Little House 19th birthday observed", *Press Telegram* (Long Beach), 2 December. Accessed on newspaperarchive.com
Korber, Dorothy. 1977. "Suit planned to stop half-way house move", *Press-Telegram* (Long Beach), 11 March. Accessed on newspaperarchive.com
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photo database]. Accessed at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/, December 2018.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: December 7, 2018

(This space reserved for official comments.)



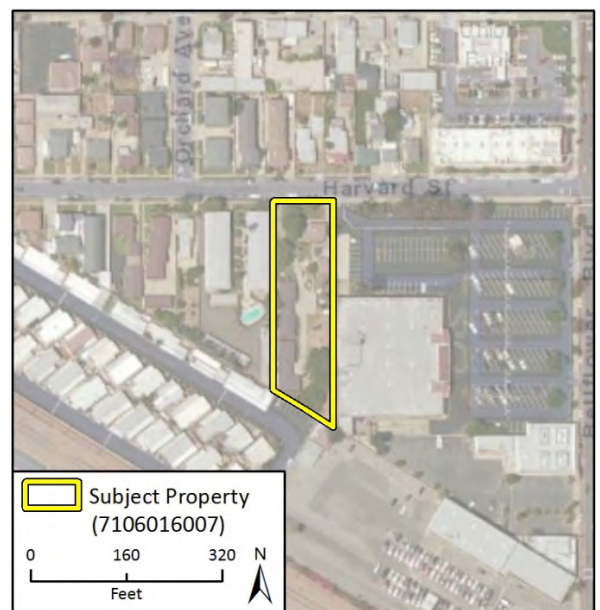
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 9712-9718 Harvard Street (Map Reference No. 28-001)

*NRHP Status Code 6Z

Page 3 of 3

(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 3

*Resource Name or #: 16123 Bellflower Boulevard (Map Reference No. 28-002)

P1. Other Identifier: Ralph's (currently vacant)

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township: 3S, Range: 12W, Section: 22

S.B.B.M.

c. Address: 16123 Bellflower Boulevard City: Bellflower

Zip: 90706-0000

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

e. Other Locational Data: APN: 7106-016-008

***P3a. Description:**

The subject property is a large, roughly square parcel located at the southwest corner of Bellflower Boulevard and Harvard Street. The parcel contains one single-story, rectangular building sited in the southwest corner. The building, which recently held a Ralph's Grocery Store but is currently vacant, is clad in a combination of rusticated concrete block and stucco. A slightly domed roof covers a majority of the building. Projecting from the center of the façade is a wide shed roof supported by concrete block pillars. Flanking this are two arches supported by concrete block pillars and topped with canted roofs. Both the shed roof and the canted roofs are covered with red tile. The primary entrance is composed of large steel-framed automatic sliding doors and is surrounded with windows of a similar design. Surrounding the building is a paved parking lot, dotted with raised planter beds containing shrubs and decorative trees. The property appears in overall good condition.

*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo:

North and east (front) façade; camera facing southwest.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1977 (Los Angeles County Assessor 2018)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

January 18, 2018

*P10. Survey Type:

Intensive

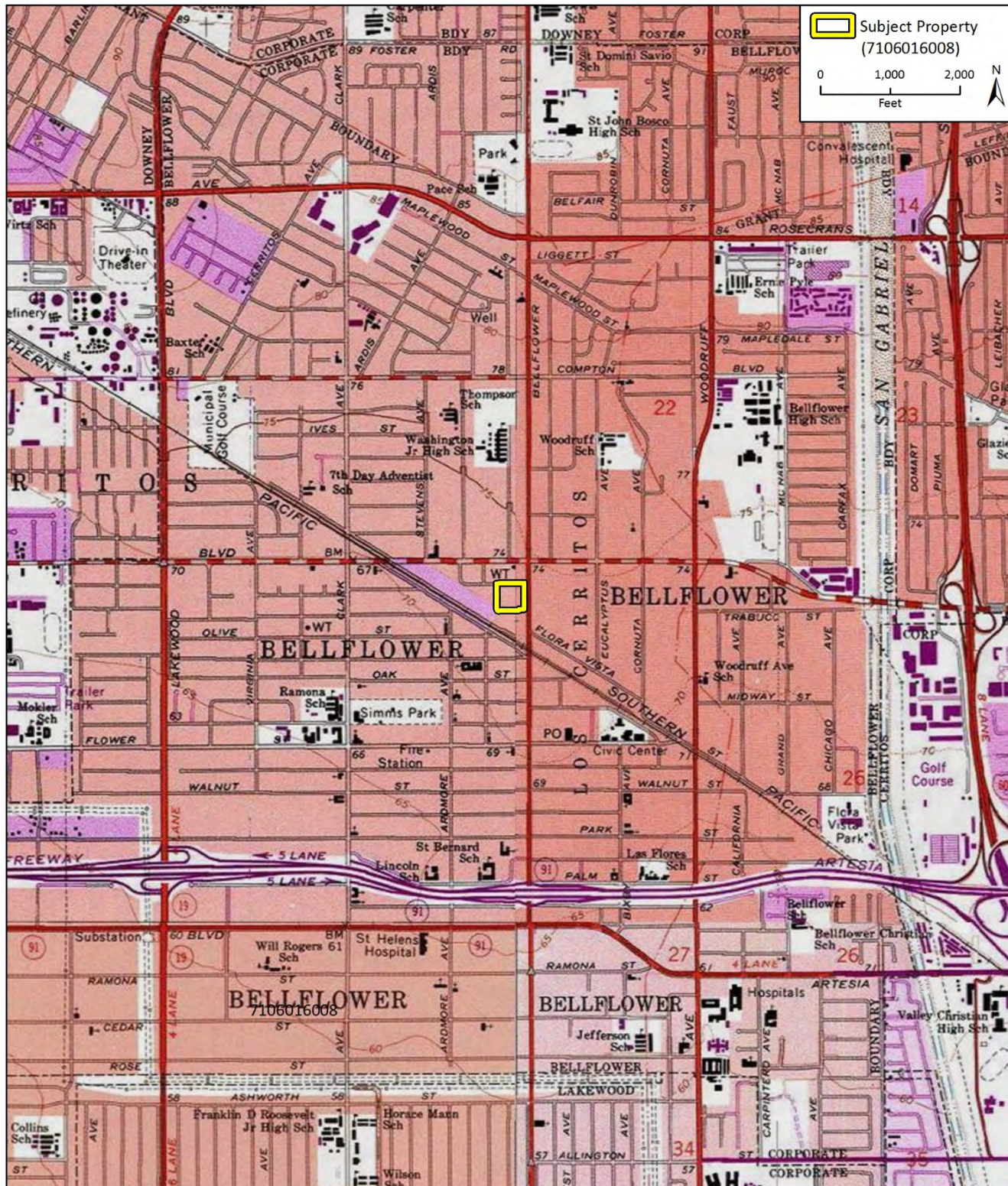
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 16123 Bellflower Boulevard (Map Reference No. 28-002)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Commercial

B4. Present Use: Commercial, Vacant

*B5. Architectural Style: Utilitarian

*B6. Construction History:

Built in 1977, per Los Angeles County Assessor records. No visible alterations noted.

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

Original Location: N/A

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property is a commercial building constructed in 1977. Because building permits for the property were unavailable, the identities of its designer, builder and developer could not be ascertained. From at least as early as 2008 through early 2017, the building housed a Ralph's supermarket. It is currently vacant. Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a highly common example of a vernacular/utilitarian grocery store and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

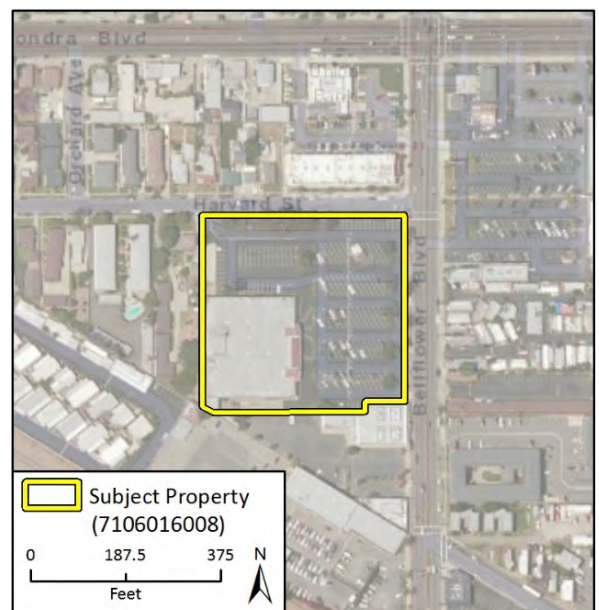
- Google Maps. Images of 16123 Bellflower Boulevard." <https://www.google.com/maps/@34.2787495,-119.2466332,15z>.
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed November 2018.
- Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed November 2018.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed November 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed November 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed November 2018.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 6, 2018

(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 4

*Resource Name or #: 9530 Alondra Boulevard (Map Reference No. 28-003)

P1. Other Identifier: Aztec Mobile Estates

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

*b. USGS 7.5' Quad: South Gate Date: 1981 Township 3S, Range 12W, Section 22

S.B.B.M.

c. Address: 9530 Alondra Boulevard City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7106-013-901, 7106-013-903

***P3a. Description:**

The subject property is a mobile home park situated on two adjacent parcels. It consists of a clubhouse, swimming pool, and approximately 70 mobile homes situated along a U-shaped internal roadway. Located at the property's Alondra Boulevard entrance, the clubhouse is a one-story commercial and recreational building designed in a generally Spanish Colonial Revival style. The irregular plan building sits on a concrete foundation and is capped by a false Mansard roof that is clad in red clay barrel tiles and which conceals a flat roof with rolled composition roofing material. Exterior walls are of exposed adobe brick. Windows are aluminum fixed sashes. The main entrance is located on the northeast elevation and features a glazed, aluminum framed commercial door and window assembly. A swimming facility is located immediately north of the clubhouse and features a rectangular pool, concrete deck, and a lawn, all sheltered from the public right-of-way by an adobe or imitation adobe brick wall. Most of the property's landscaping is located at the clubhouse and pool complex. It consists chiefly of the aforementioned lawn and several mature trees.

The mobile and manufactured homes at the property appear in a variety of styles, but most include a rectangular or roughly rectangular plan, flat or low-pitched gabled roofs, metal siding, raised foundations, and covered porches accessed via exterior steps.

*P3b. Resource Attributes: HP3. Multiple family property, HP39. Other (mobile homes)

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

P5a. Photo or Drawing



P5b. Description of Photo:

Northeast and southeast elevations camera facing west.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1971 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles CA 90012

*P9. Date Recorded:

January 28, 2019

*P10. Survey Type:

Intensive

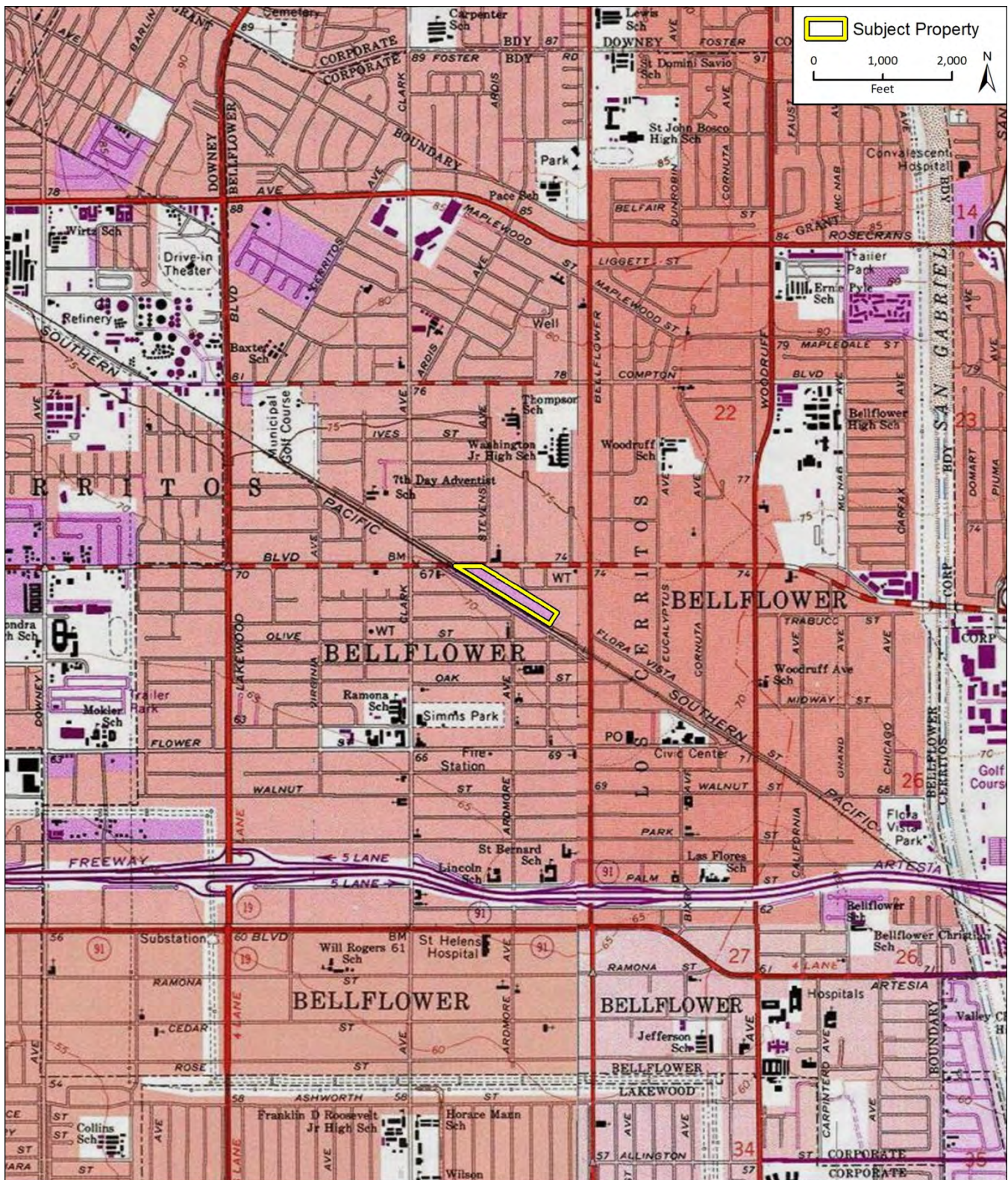
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION HRI# Primary #
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 9530 Alondra Boulevard (Map Reference No. 28-003)

*NRHP Status Code 6Z

Page 3 of 4

- B1. Historic Name: Aztec Mobile Estates
 B2. Common Name: Aztec Mobile Estates
 B3. Original Use: Mobile home park B4. Present Use: Mobile home park
 *B5. Architectural Style: Spanish Colonial Revival-influenced
 *B6. Construction History:

The property's permanent components were constructed in 1971. The first mobile homes were installed by 1972.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a mobile home park developed in 1971. Newspaper advertisements indicated it opened for its first "open house" event by November 20, 1971. A 1972 aerial photograph indicates that the park's permanent features had been constructed to their present form and that nearly all of the private stalls had been filled with mobile homes (NETR Online 2018). Aztec Mobile Estates was established at a time mobile home parks had evolved from their earliest roots as sites for recreational use and, later, transitional housing to properties developed for permanent residence. During the 1960s, mobile home parks were increasingly designed to resemble planned suburban communities and featured curvilinear internal street plans and shared recreational facilities, among other elements (SurveyLA 2016). Aztec Mobile Estates represents a modest iteration of this style of mobile home park planning, as evidenced by its simple internal street plan and the restrained design of its clubhouse and swimming pool complex.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The property is a relatively ordinary example of a suburban-style mobile home park and 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed January 2019.
- Los Angeles, City of: Department of City Planning, Office of Historic Resources (SurveyLA). SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Residential Development and Suburbanization/Trailer Parks and Mobile Home Parks, 1920-1969. January 2016.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed January 2019.
- Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed January 2019.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed January 2019.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: January 28, 2019

(This space reserved for official comments.)



*Recorded by: James Williams, Rincon Consultants

*Date: January 28, 2019

Continuation Update

Pb5. Photographs (continued):



Photograph 2. Representative view of mobile homes. Camera facing southeast.

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 #: 16211 Bellflower Boulevard (Map Reference No. 28-004)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
 *b. USGS 7.5' Quad: Whittier Date: 1981 Township: 3S, Range: 12W, Section: 27 S.B. B.M.
 c. Address: 16211 Bellflower Boulevard City: Bellflower Zip: 90706-0000
 d. UTM: Zone: mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 7106-016-009

***P3a. Description:**

The subject property is a roughly rectangular parcel located on Bellflower Boulevard, mid-block between Pacific Avenue and Harvard Street. The commercially zoned property includes a single-story building, currently occupied with Brothers Janitorial Supply. The main portion of the building is roughly square in plan; a narrow rectangular addition was added to the building's rear (west) elevation. While the rear portion of the building is not highly visible from the public right-of-way, it appears consistent in design with the original section of the building.

The building is sheathed in brick veneer and stucco cladding and capped with a flat roof. The building's north and south elevations display exposed brick surfaces painted light blue with three navy blue horizontal bands defining the top of the walls. On the primary (east) elevation, a cantilevered flat metal roof extends several feet to shelter the primary entrance. Below the cantilevered roof, large, metal-framed storefront windows rest over a bulkhead clad with small square colored tiles. The building's primary entry consists of recessed, metal-framed double doors, flanked by windows with a similar configuration. The remainder of the parcel is paved for use as a parking lot, with a few simple concrete planters containing shrubs and trees. The building sits at the front of the lot in the northeast corner of the property.

*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo:

Eastern façade and south elevation, camera facing northwest,

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

Historic Prehistoric Both

Built in 1952 (Los Angeles County Assessor 2018)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Rachel Perzel
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded: January 18, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

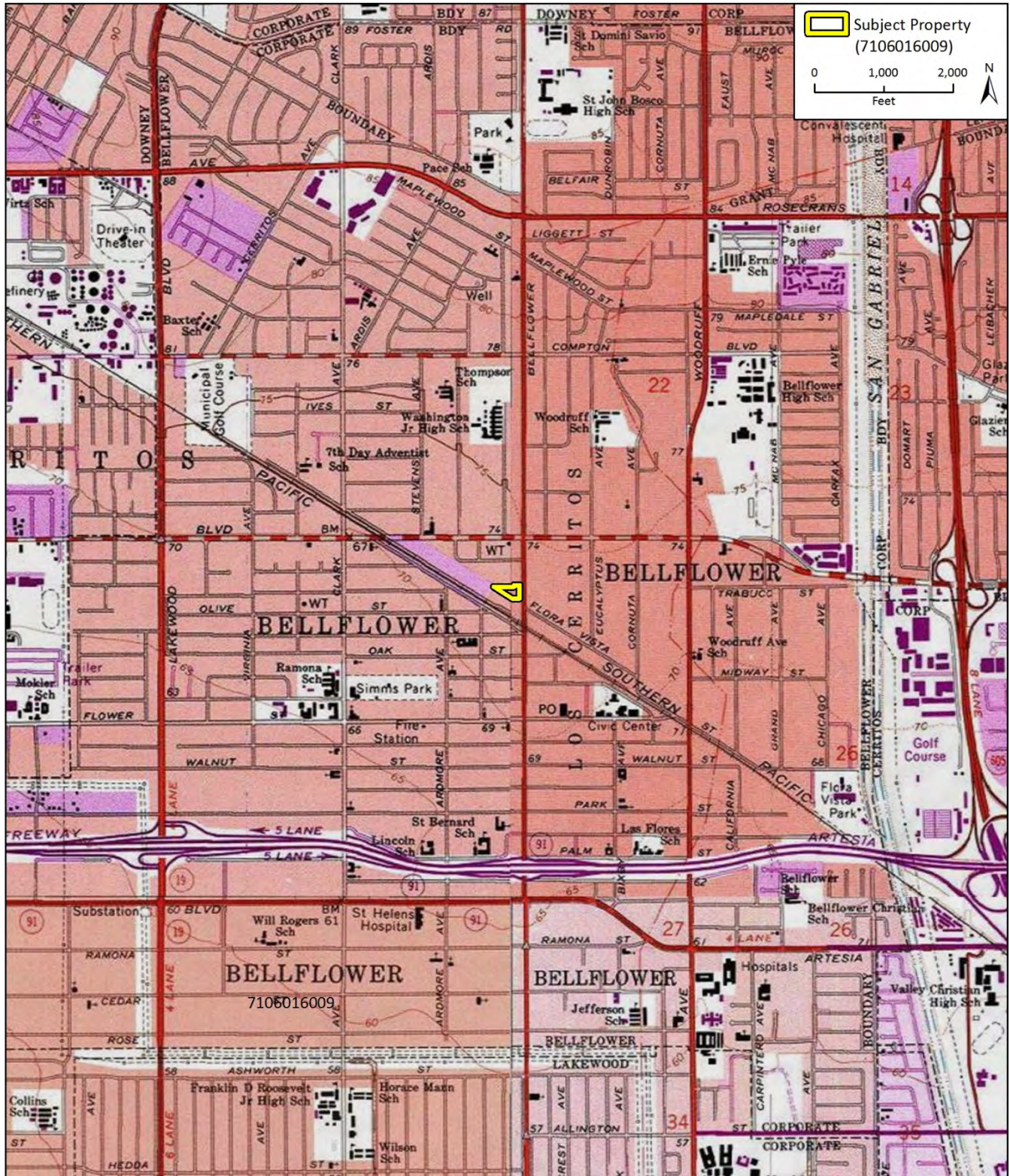
Page 2 of 3

*Resource Name or # 16211 Bellflower Boulevard (Map Reference No. 28-004)

*Map Name: Whittier

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 16211 Bellflower Boulevard (Map Reference No. 28-004)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Post office

B4. Present Use: Commercial

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History:

Built in 1952 (Los Angeles County Assessor). Addition at rear of building constructed between 1963 and 1968 (NETROnline, various; UCSB Map and Imagery Lab 1968). North elevation stuccoed at unknown date.

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

Constructed in 1952, the building originally housed a post office. The post office operated at this location through at least 1961 (Pacific Directory Co. 1950; TLM Publishing Co. 1952; Luskey Brothers & Co. 1961). By 1965, the building tenant was Bellflower Stationers, who likely built the addition at the rear of the building. The business changed its name to Omni Office Products in 1979 and remained a tenant through at least 1991 (*Independent Press-Telegram* 1965; *Los Angeles Times* 1979 and 1991). Currently, the property houses Brothers Janitorial Supply Co., a business which has been in operation since 1986 (Manta Media Inc., no date). Archival research failed to identify the architect, designer, or contractor for the building. The subject property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Although the property is associated with the rapid postwar growth of Bellflower, research did not indicate that the property is associated with events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is an extremely common example of a Mid-Century Modern style commercial building and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Bellflower, City of. Nd. "City History: The War Years & After: From Town to City".

Accessed November 7, 2018 at <https://www.bellflower.org/styles/collapsible.asp>

Independent Press-Telegram 1965. Ad for Schaeffer pens, 12 September.

Newspapers.com

Los Angeles Times 1979. Ad for Omni Office Products, 12 July. Newspapers.com

Los Angeles Times 1991 Ad for Pilot Corporation of America, 23 July. Newspapers.com

Luskey Brothers & Co. 1961. Bellflower Blue Book Criss Cross City Directory.

Manta Media Inc., no date. "Brothers Janitorial Supply", Accessed November 7, 2018 at

<https://www.manta.com/c/mm595fj/brothers-janitorial-supply>

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area

viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location

and date. <https://www.newspapers.com/>. Accessed July 2018.

Pacific Directory Co. 1950. Bellflower City Directory. Ancestry.com

TLM Publishing Co. 1952. Bellflower Community Directory. Ancestry.com

UCSB Map and Imagery Lab. Various. "FrameFinder" [aerial photograph database].

Aerials of project area. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

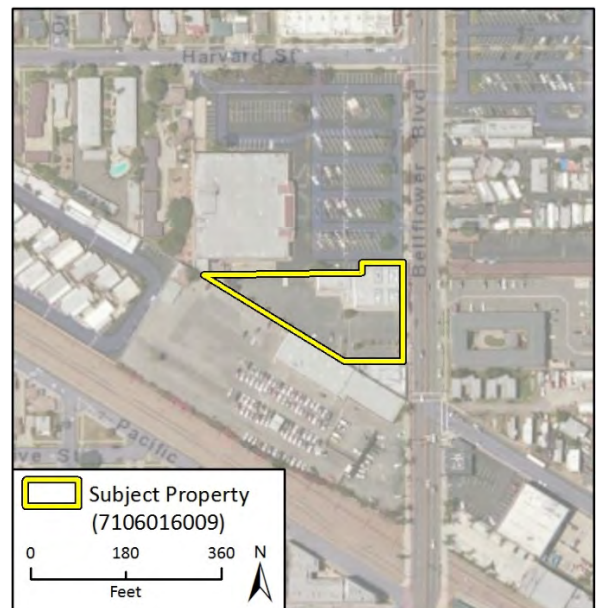
Accessed Nov. 2018.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola

*Date of Evaluation: November 7, 2018

(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 3 *Resource Name or #: 16227 Bellflower Boulevard (Map Reference No. 28-005)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
 *b. USGS 7.5' Quad: Whittier Date: 1981 Township: 3S, Range: 12W, Section: 27 S.B. B.M.
 c. Address: 16227 Bellflower Boulevard City: Bellflower Zip: 90706-0000
 d. UTM: Zone: mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 7106-016-010

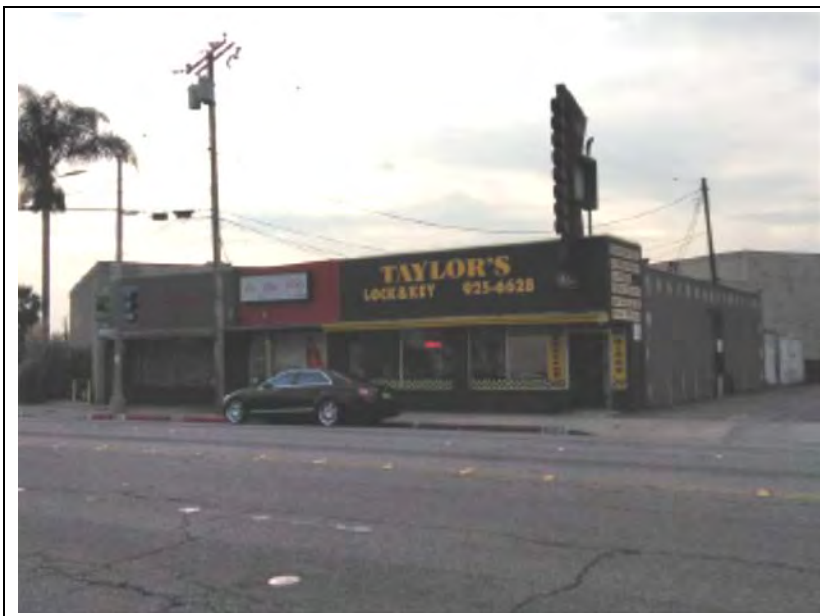
***P3a. Description:**

The subject property is a triangular parcel occupied by a single-story commercial building with a triangular footprint. With no setback, the building's eastern façade presents three separate storefronts and features a roof-mounted sign at its northeast corner. The building exterior is primarily clad in stucco, although the facade features narrow stacked-bond brick veneer on the approximate lower half of the wall. The building is capped with a flat roof, but also includes a parapet wall wrapping around from the façade to the north and south elevations. A flat, cantilevered roof projection spans the length of the building, sheltering the three storefronts' primary entries. The upper portion of the façade is covered with either painted wood or smooth stucco and displays varying types of signage. Entrances include a canted entry at the northeast corner and two adjacent recessed entries near the center of the façade. The single entry doors and large, single-light storefront windows are aluminum-framed.

The sign at the northeast corner likely once featured neon letters and other designs as evidenced by the tubing holes visible on the upper and lower trapezoidal shapes. A rectangular frame at center appears to contain replacement back-lit plastic panels which read "Taylor's Lock Service Where Jesus is the Key". Additionally, surface-mounted letters reading "Lock & Key" are located on individual circular elements arranged in a vertical column. The building is in good condition.

***P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

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



P5b. Description of Photo:
 East (front) elevation fronting Bellflower Boulevard;
 camera facing west.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
 1954 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
 N/A

***P8. Recorded by:**
 Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Ste. 1400
 Los Angeles, CA 90012

***P9. Date Recorded:**
 January 18, 2018

***P10. Survey Type:**
 Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

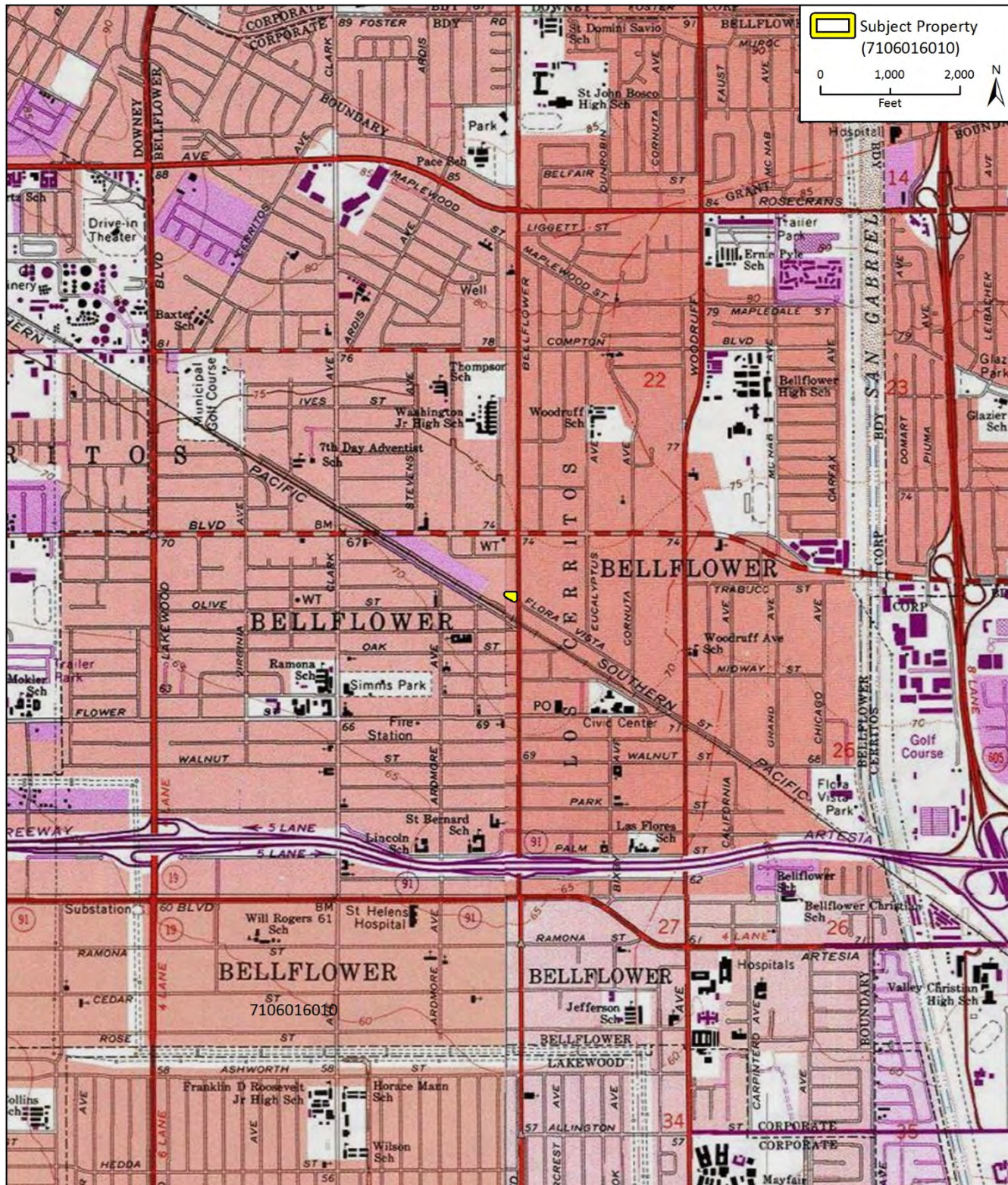
Page 2 of 3

*Resource Name or # 16227 Bellflower Boulevard (Map Reference No. 28-005)

*Map Name: Whittier

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 16227 Bellflower Boulevard (Map Reference No. 28-005)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: No discernible style

*B6. Construction History:

Original building constructed in 1954. Enlarged between 1956-1960. Alterations to roof-mounted sign at unknown date (Los Angeles County Assessor; UCSB Map and Imagery Lab, 1956 and 1960).

*B7. Moved? No Yes Unknown

Date: N/A

Original Location: N/A

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

According to Los Angeles County Assessor's records, the subject property was developed in 1954. Historic aerial photos demonstrate that the property originally contained two buildings: the southernmost building which had a triangular footprint, and a smaller rectangular building slightly to the north. Brite Cleaners was the first known tenant, occupying the property from at least 1958 through 1966 (Long Beach *Independent* 1958; Long Beach *Independent* 1966). Between 1956 and 1960 the northern portion of the parcel was developed with a larger rectangular building. The resulting structure presents from the street as one larger, consolidated building (UCSB Map and Imagery Lab 1956 and 1960). By 1976, "Pioneer Mint" occupied the property (Los Angeles Times 1976). In 1980, the building also housed the California Southern Cities branch of the Apartment Association (Los Angeles Times 1980). Present tenants include Taylor's Lock & Key, Do Your Hair, and Healthy Hair.

The subject property is a one-story commercial building originally constructed in 1954 and enlarged by approximately twice its size 1960. Archival research failed to identify the architect or contractor. No consequential information was uncovered about its former owners or occupants. The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a modest and undistinguished commercial property and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Long Beach Independent 1958. "Green Stamp Guide," 2 March. Newspapers.com

Long Beach Independent 1966. Ad for Brite Cleaners, 29 November.

Newspapers.com

Los Angeles Times 1976, Ad for Solid Silver Art Ingot, 22 August.

Newspapers.com

Los Angeles Times 1980. "Ex-Thief to Give Talk", 26 October. Newspapers.com

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project

Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by

location and date. <https://www.newspapers.com/>. Accessed July 2018.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database].

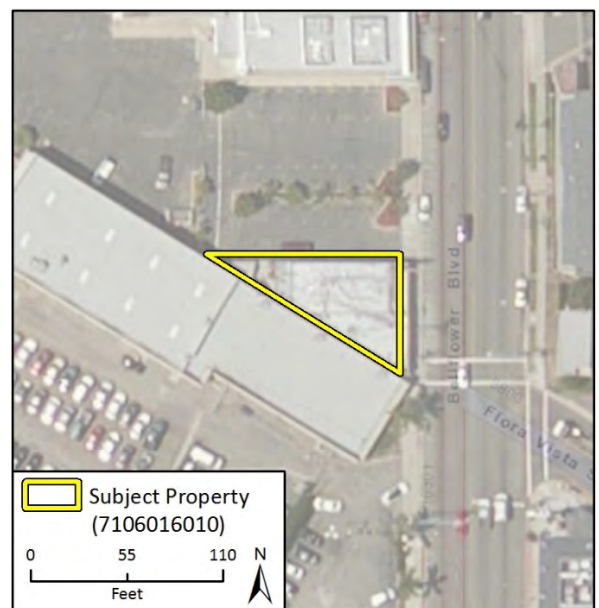
Aerials of project area. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/ Accessed Nov. 2018.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola

*Date of Evaluation: November 7, 2018

(This space reserved for official comments.)



Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 16307 Bellflower Boulevard (Map Reference No. 28-006)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township: 3S, Range: 12W, Section 27

c. Address: 16307 Bellflower Boulevard City: Bellflower

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

e. Other Locational Data: APN: 7106-013-001

S.B.B.M.
Zip: 90706

***P3a. Description:**

The subject property is a single-story building located at the northeast end of the parcel. Rectangular in plan, the building is clad in rusticated concrete blocks and capped with a flat roof with no eaves. The roof line is marked by patterned brick work. The front (east) elevation displays three symmetrically-placed pairs of aluminum-framed windows. Secondary elevations feature limited openings. The building's primary entry on the southern elevation is a single steel or aluminum-framed door topped with a transom. The property is primarily paved, providing a parking lot for the business. A grass lawn, shrubs, and palm trees are planted in front of the street-facing (east) elevation of the building. The building is in good condition.

*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo:

South and east elevations; north-facing.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1967 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

January 18, 2018

*P10. Survey Type:

Intensive

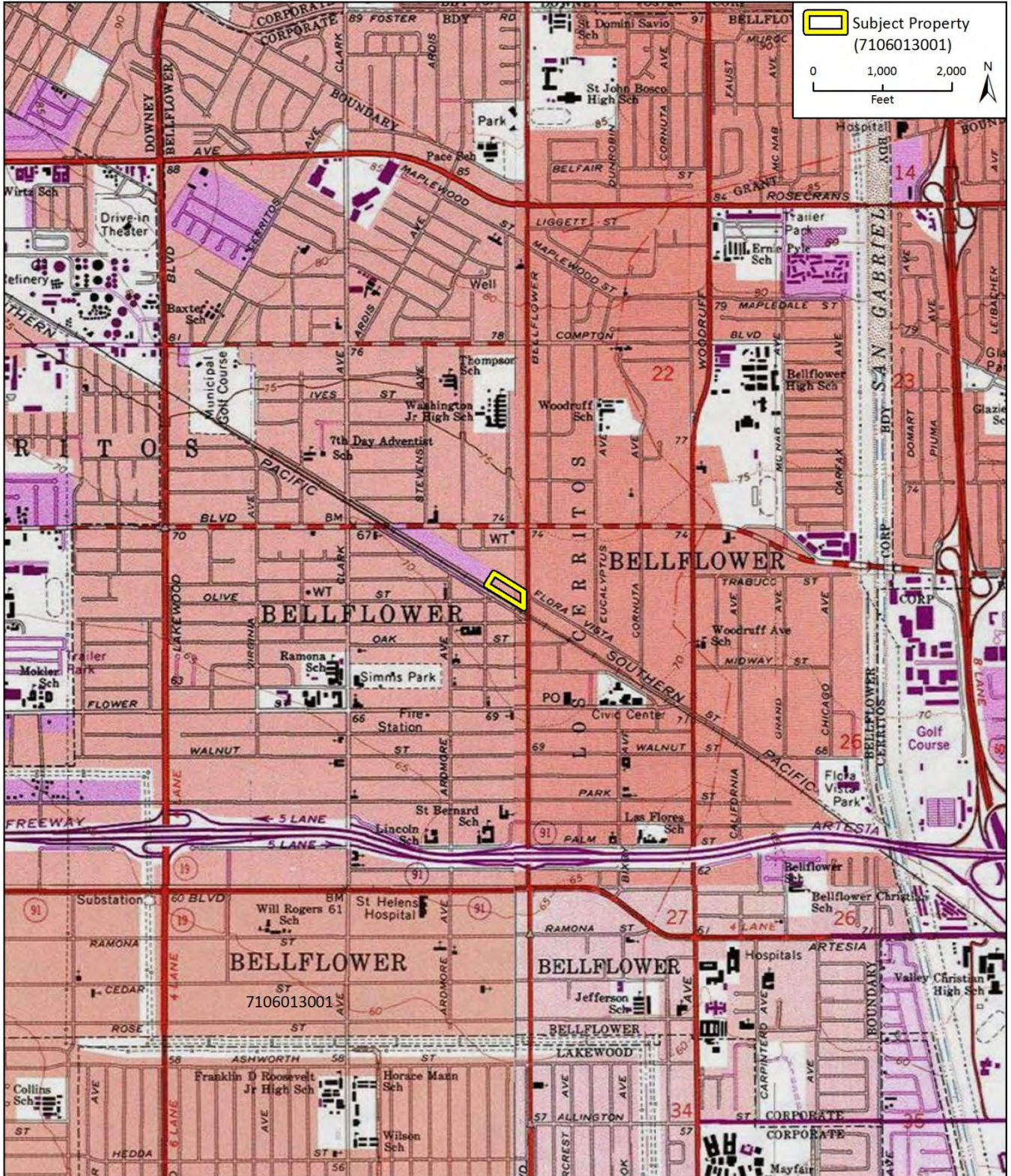
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 16307 Bellflower Boulevard (Map Reference No. 28-006)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Utilitarian

*B6. Construction History:

The building on the subject property was constructed in 1967; it appears relatively unaltered.

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area Cudahy

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject includes one commercial building constructed in 1976. Archival research indicates that the building was used as the location of Hammond Lumber company in the mid-1970s. It is currently used as ABS Auto Auctions. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a utilitarian commercial building and 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

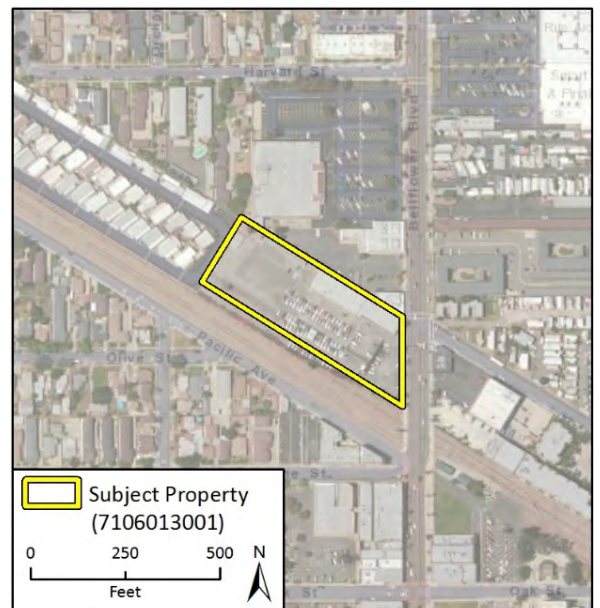
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed July 2018.

B13. Remarks: N/A

*B14. Evaluator: Rachel Perzel, Rincon Consultants

*Date of Evaluation: December 5, 2018

(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 3 *Resource Name or #: 16310 Bellflower Boulevard (Map Reference No. 28-007)

P1. Other Identifier: Omega Burgers

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
 *b. USGS 7.5' Quad: Whittier Date: 1981 Township: 3S, Range: 12W, Section: 27 S.B. B.M.
 c. Address: 16310 Bellflower Boulevard City: Bellflower Zip: 90706-0000
 d. UTM: Zone: mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 7109-009-009

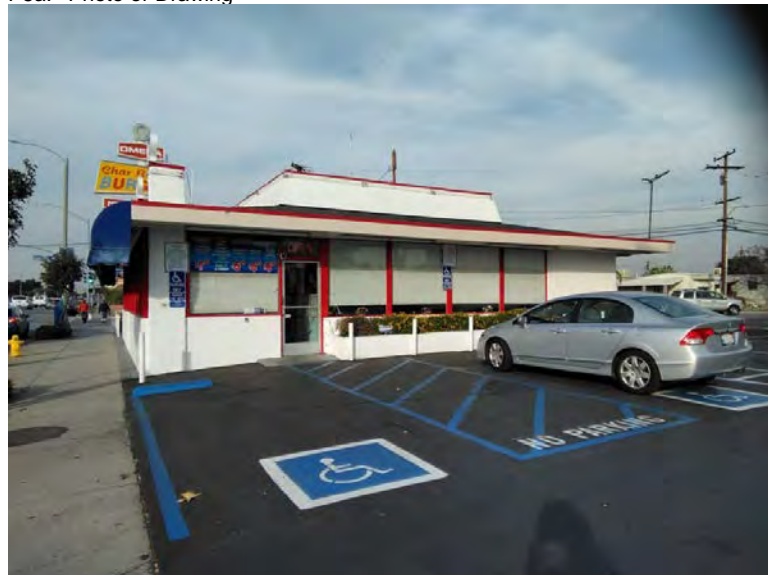
*P3a. Description:

The subject property is an irregularly shaped parcel located at the southeast corner of Bellflower Boulevard and Flora Vista Street. The parcel includes a one-story building sited at the northwest corner of the parcel. The building, which is occupied by the restaurant Omega Burgers, consists of a square-plan building with a small angled addition on the north elevation. The building is capped with a hipped roof that is truncated by a central, low-walled enclosure obscuring mechanical equipment. A series of embedded pillars line the western elevation. The building is clad in stucco, and fenestration largely consists of bands of metal-framed single-light windows. A scalloped fabric awning covers the windows on the west elevation. Entries are located on the north, south and east elevations and consist of single solid doors and metal-framed commercial style doors with transoms. The addition at the north elevation of the building displays several windows covered by security grilles and a paneled wood door. The area surrounding the building is completely paved and utilized as a parking lot. Near the corner of Bellflower Boulevard and Flora Vista Street is a pole sign with a series of geometric elements. The property is in good condition.

*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 South elevation; camera facing north.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both

1968 (Los Angeles County Assessor 2018)

*P7. Owner and Address:
 N/A

*P8. Recorded by:
 Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Ste. 1400
 Los Angeles, CA 90012

*P9. Date Recorded:
 January 16, 2018

*P10. Survey Type:
 Intensive

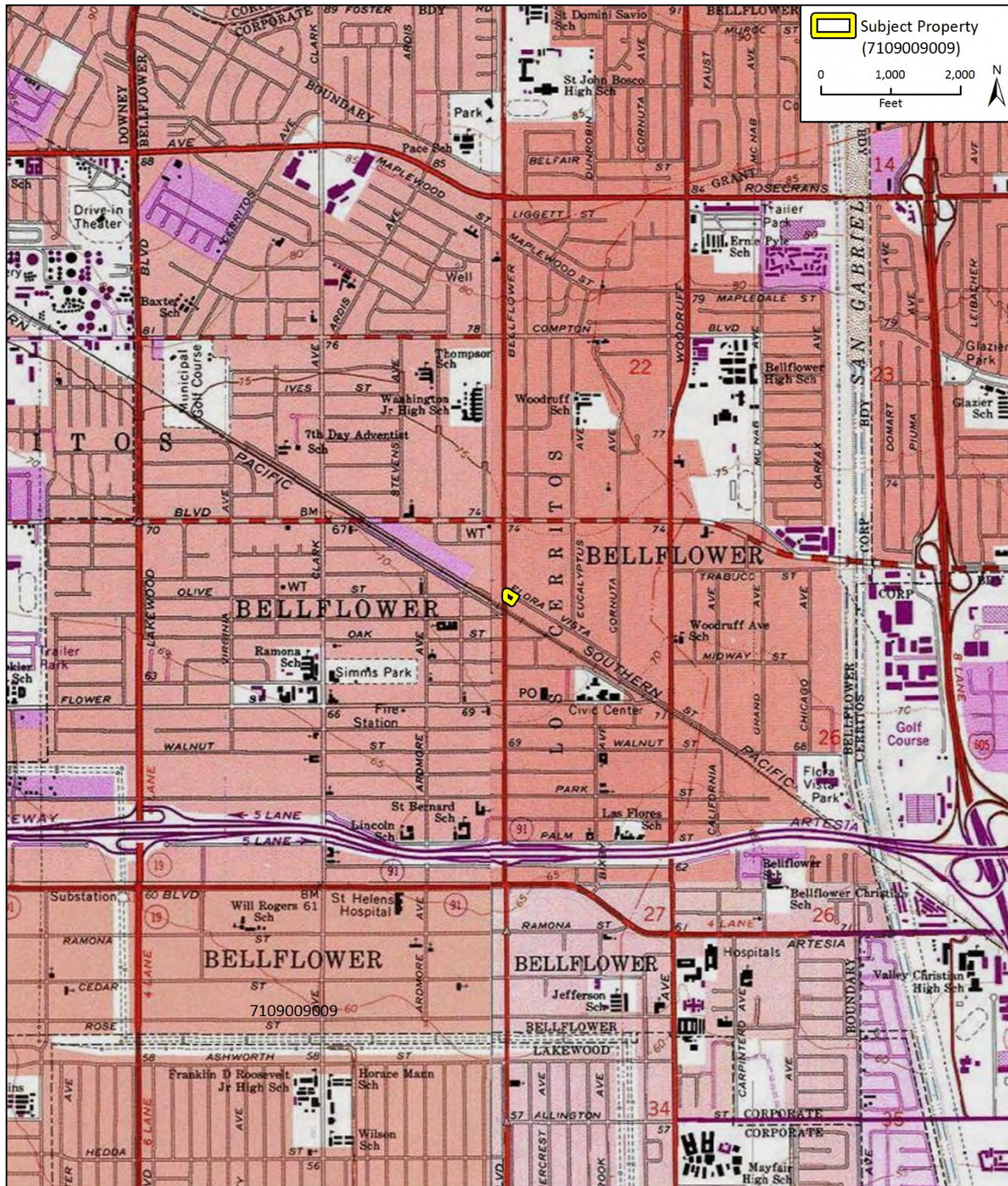
*P11. Report Citation:

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 16310 Bellflower Boulevard (Map Reference No. 28-007)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: Douglas Drive-In

B2. Common Name:

B3. Original Use: Burger Stand

B4. Present Use: Commercial - restaurant

*B5. Architectural Style: Vernacular/Utilitarian

*B6. Construction History:

Built in 1968 (Los Angeles County Assessor). Addition on north side of building built between 1977 -1982 (UCSB Map and Imagery Lab 1977 and 1982). Alterations to pole sign at unknown date.

*B7. Moved? No Yes Unknown

Date: N/A

Original Location: N/A

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property was developed in 1968 with a smaller square-shaped building. The first known occupant was the Douglas Drive-In, a burger stand, during the mid-1970s. The restaurant chain had other locations in neighboring communities on Pacific Coast Highway, Long Beach and Pioneer boulevards, and Cherry and Garfield avenues (*Independent Press-Telegram* 1973 and 1974). Between 1977 and 1982, an addition was made to the restaurant on the north elevation (UCSB Map and Imagery Lab 1977 and 1982). Omega Burgers has occupied the property since 1999. The restaurant was previously located at the intersection of Lakewood Boulevard and Imperial Highway in Downey between 1988 and 2001 (Omega Burgers Inc. 2017).

The subject property is a one-story fast-food restaurant constructed in 1968. Archival research failed to identify the original architect or contractor. No consequential information was uncovered about its former owners or occupants. The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is an ordinary example of a utilitarian restaurant of the era and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed November 2018.

Independent Press-Telegram 1973. "Coupon Days: Restaurants", 4 March. Newspapers.com

Independent Press-Telegram 1974. Ad for Douglas Drive-In, 15 August. Newspapers.com

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed November 2018.

Omega Burgers Inc., 2017. "About Us", <http://www.omegaburgers.net/about.html>
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed November 2018.

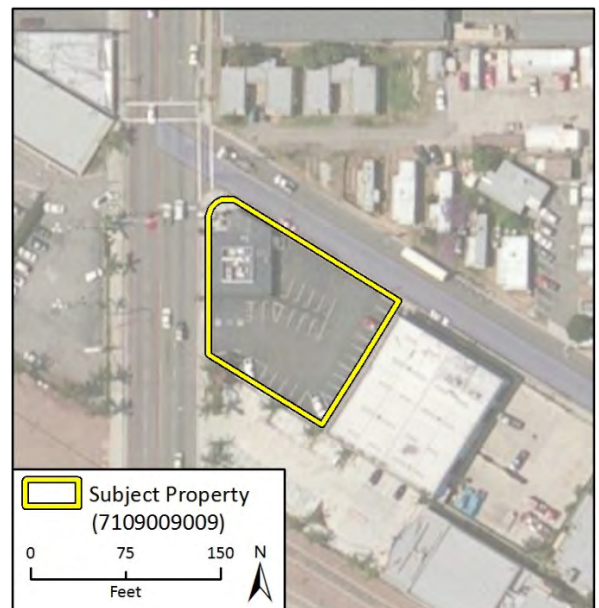
UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed November 2018.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola

*Date of Evaluation: November 8, 2018

(This space reserved for official comments.)



The subject property has been subject to previous historic resources evaluations. It was first recorded and evaluated on a set of California Department of Parks and Recreation (DPR) 523 series forms in 1999 by S. Ashkar of Jones & Stokes as part of a cultural resources report for a fiber optic cable system installation project (Ashkar 1999). At that time, the property was recommended ineligible for listing in the National Register of Historic Places (NRHP) as it was found to be one of many such depots in the Los Angeles area and to have compromised integrity due to incompatible alterations.

The significance and eligibility of the property was again considered in the early 2000s as part of the multi-phase and federally funded Bellflower Revitalization Project. Although no DPR 523 series forms appear to have been prepared, supporting environmental documentation prepared for the project found the property eligible for listing in the NRHP under Criteria A and C for its significant role in the context of settlement in transportation history of Bellflower, and also its embodiment of the distinctive character of early street railway depots (Lee 2003). Lucinda Woodward of the California Office of Historic Preservation subsequently reviewed this documentation and found the building to meet the definition of a historical resource for the purposes of the California Environmental Quality Act, but ineligible for listing in the NRHP (Woodward 2004). Documentation for the further indicates the building was to be restored from original plans in conformance with the Secretary Standards for Rehabilitation by John Heller, a historic architect with experience in Pacific Electric stations (City of Bellflower 2005).

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated, the building has been restored/rehabilitated in a historically accurate manner and its appearance is consistent with its original design. As a result, the property appears to be eligible for listing in the NRHP and CRHR under Criteria A/1 and C/3. The property is directly associated with the early transportation history of southern California and embodies the distinctive characteristics of a purpose-built street railway depot.



Bellflower Railroad Depot west and south elevations, view to the northeast.

References:

Ashkar, S.

1999 California DPR 523 Series Forms for the Bellflower Railroad Depot (P-19-186111). Available at the South Central Coastal Information Center, California State University Fullerton.

City of Bellflower

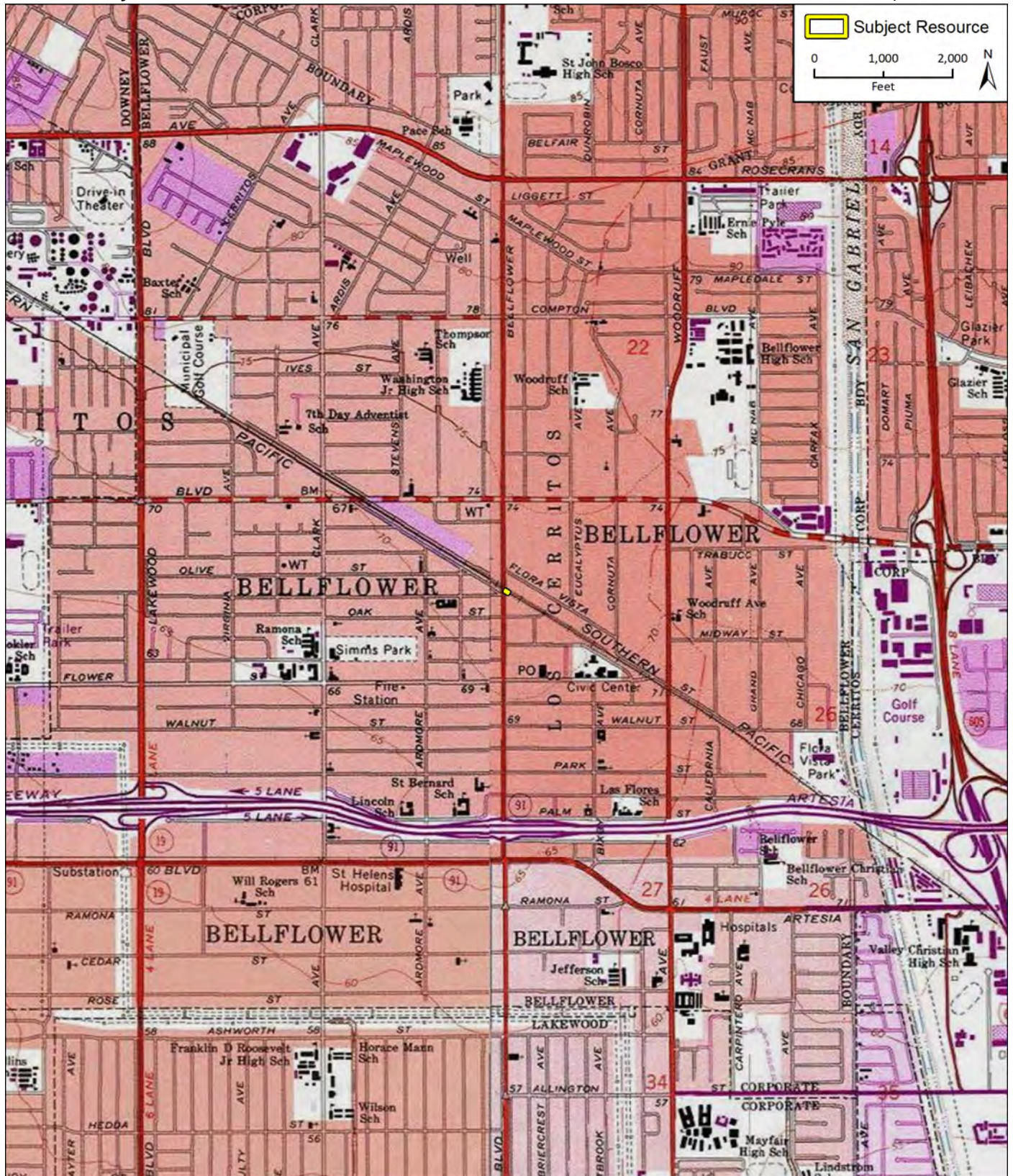
2005 Staff Report Regarding the Consideration of a Mitigated Negative Declaration for the Belmont Building Resuse Project Located at 16601 Bellflower Boulevard. On file with the City of Bellflower. 14 November.

Lee, Portia (California Archives)

2003 *Historic Structure Evaluations: 16605 Bellflower Boulevard (Belmont Building) and MTA Train Depot (Old Pacific Electric Station)*. Prepared for Regina Collins, City of Bellflower.

Woodward, Lucinda

2004 Correspondence with Regina Collins of the City of Bellflower Regarding Downtown Revitalization. Electronic mail, on file with the City of Bellflower. 22 January.



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3S;3CS

Other Listings
 Review Code Reviewer Date

Page 1 of 4

*Resource Name or #: 10040 Flora Vista Street (Map Reference No. 28-009)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Whittier Date: 1965 (rev. 1981) Township 3S Range 12W Section S.B. B.M.
 c. Address: 10040 Flora Vista Street City: Bellflower Zip: 90706
 d. UTM: Zone: mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 7109-009-004

***P3a. Description:**

The subject property is an irregularly-shaped parcel improved with a single-family residence and a detached garage. Featuring an irregular plan and asymmetrical massing, the 1 ½ story residence is capped with a high-pitched, cross-gabled roof with varying heights, clad in composition shingles. A lower front-gabled roof with a flared roof eave caps the entrance porch. A shed-roofed dormer is located on the south side of the roof, and a gabled dormer is located on the west side. Exterior walls are sheathed in stucco. Located on the northern façade, the primary entrance is reached via a set of steps and consists of a single wooden entry door. Adjacent to the entrance, a stucco-clad chimney rises above the roofline. A secondary entrance is located on the south (rear) elevation and consists of a single door sheltered by a shed roof supported by simple post supports. Fenestration consists of wood-sash, multi-paned windows of various sizes, which appear to be original. A porte cochere extends from the eastern elevation. The home is surrounded by a grass lawn on all sides, and an iron rail fence is situated across the front of the home. Although not clearly visible from the public right-of-way, a detached garage is located to the rear of the residence. Based on available information, the garage is capped by a steeply pitched hipped roof, similar to that of the residence. The building features narrow vertical windows that appear to be wood-framed, and a wooden tilt-up garage door on the eastern elevation. A small one-story building or enclosed patio is located between the two buildings. The southern half of the parcel is undeveloped and contains a large lawn and mature trees. A shed is located at the southeast corner of the property. The property is in good condition.

*P3b. Resource Attributes: HP2. Single Family Property

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



P5b. Description of Photo:
 North and east elevations, camera facing southwest,
 October 24, 2018

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

Historic Prehistoric Both
 1931 (L.A. County Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Ste. 1400
 Los Angeles, CA 90012

***P9. Date Recorded:**

November 8, 2018

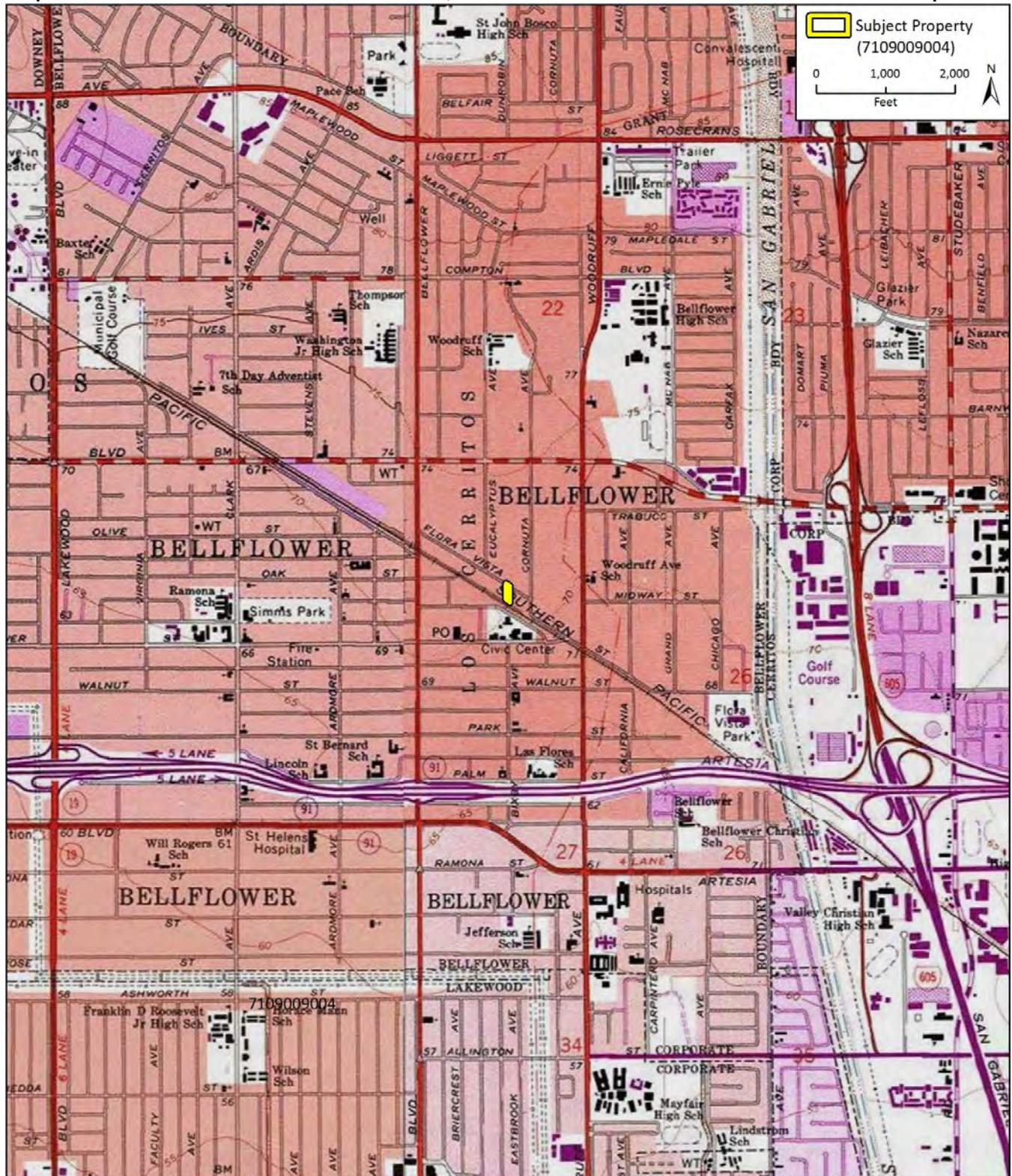
***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 10040 Flora Vista Street (Map Reference No. 28-009)

*NRHP Status Code 3S; 3CS

Page 3 of 4

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Single-family residential B4. Present Use: Single-family residential
 *B5. Architectural Style: Tudor influenced/Storybook-style
 *B6. Construction History:

Built in 1931 per L.A. County Assessor. A previously existing sun deck located between the residence and the garage was enclosed in 1962 to create a storage area (City of Bellflower City Clerk, various; Redfin 2018). Roofing material was replaced at an unknown date.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture Area Bellflower, California

Period of Significance 1931 Property Type Single-family residence Applicable Criteria 3

The subject property is a single-family residence developed in 1931 in an area known as Somerset Acres, a tract that was subdivided by Emil Firth in 1904 (L.A. County Assessor; City of Bellflower 2010). The names of the building architect, contractor and original owner were not available. Available city directories show that addresses on Flora Vista St. were changed in the late 1940s, with the subject property changing from 1040 to 10040 Flora Vista St. The property appears to have been rented, as the occupants changed frequently during the 1940s. These individuals included: Homer Nearpass, a superintendent of public schools, and his wife Susanna Mae; Harold A. Henderson, who worked as a clerk, and his wife Ethel; Charles and Christa Henderson (no occupation listed); and Isaac Idema, who had operated a dairy farm. Walter F. Baggs, who worked as a factory worker and a welder, resided at the property with his wife Betty between at least 1952 and 1962. In 1960 and 1962, Baggs obtained permits to build a 36 sq. ft. addition to the kitchen and build a roof over an existing sun deck to create a storage area (City of Bellflower, various).

A wide range of related period-revival styles emerged in the Los Angeles region during the 1920s, corresponding with the growth of the film industry and expansion of the city during this period. The Storybook and related Tudor Revival style of architecture took their stylistic and design cues from earlier European forms of architecture. For all these styles, in varying forms, the roof was an important feature in expressing the character of the style. Although elements of the style vary greatly from home to home, some of the character-defining features of the styles include steeply pitched roofs, multiple gables, flared or rolled eaves, asymmetrical facades, the use of stucco, stone, brick or wood for exteriors, dormers, chimneys, metal hardware and other ironwork. Additionally, their surroundings typically include greenery in keeping with their faux rural heritage. See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A

*B12. References:

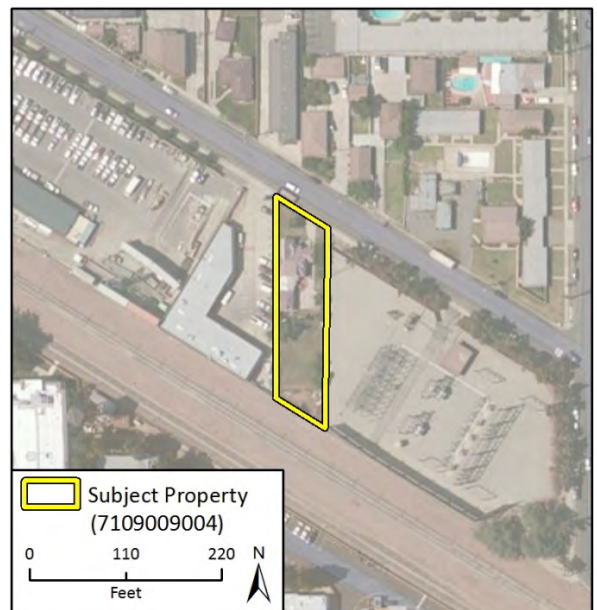
- City of Bellflower City Clerk's Office. Various. Building permits for 10040 Flora Vista St.
- Gellner, Arrol and Keister, Douglas. 2001. *Storybook Style: America's Whimsical Homes of the Twenties*. Penguin Putnam Inc., New York.
- Hanson, Forrest. 2017. "A fairy tale born in La La Land: Introducing Storybook style architecture, the whimsical and uniquely American homes that emerged from Hollywood in the 1920s". Daily Mail. Accessed November 21, 2018 at <https://www.dailymail.co.uk/news/article-4809748/Storybook-style-architecture-developed-Los-Angeles.html>

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 20, 2018

(This space reserved for official comments.)



B10. Significance, continued:

While a small structure has been added to the property, it is located to the rear of the residence; therefore, it is not visible from the public right-of-way. Based on building permit records and realtor photographs, it appears to be an enclosure of a previously existing sun deck and does not appear to be a structural addition to the residence.

The subject property is recommended eligible for listing in the National Register and California Register under Criteria C/3, as it embodies the distinctive characteristics of an architectural style and period. The period of significance is 1931, the year of the building's construction. An intact example of a Storybook style home, it retains many of its primary character-defining features, including: steeply-pitched roofs, flared eaves, an asymmetrical façade, irregular massing, stucco exterior, chimney, metal hardware in the form of a speakeasy on the primary entry door, and its original wood-sash multi-paned and narrow vertical windows. In terms of Criteria A/1 and B/2, research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation. In terms of Criteria D/4, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history. The property is not eligible as a contributor to any existing or potential historic districts. The property retains integrity of location, association, design, setting, materials, workmanship, and feeling. The boundary is defined by the property's legal parcel boundaries.

B12. References, continued:

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Architecture and Engineering, Theme: Period Revival, 1919-1950, Sub-Theme: Period Revival Neighborhoods, 1918-1942. Prepared by GPA Consulting. January 2016.

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

Marlow, John Robert. No date. "A Storybook Primer: Defining Storybook Architecture". Electronic document. Accessed November 21, 2018 at <http://storybookers.com/>

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

Newspapers.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed Nov. 2018.

Redfin. 2018. Listing details for 10040 Flora Vista Street, Bellflower, CA 90706, MLS # DW18127313. Accessed November 21, 2018 at <https://www.redfin.com/CA/Bellflower/10040-Flora-Vista-St-90706/home/7505058>

T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Accessed November 2018 at Ancestry.com



Northern façade, view to the south.



Garage, south and east elevations (Source: Redfin real estate listing, 2018).

Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 10044 Flora Vista Street (Map Reference No. 28-010)

P1. Other Identifier: Southern California Edison (SCE) Cortuna Substation

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

***b. USGS 7.5' Quad:** Whittier **Date:** 1981 Township: 3S Range: 12W Section: 27 **S.B.B.M.**

c. Address: 10044 Flora Vista Street City: Bellflower Zip: 90706

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

e. Other Locational Data: **APN:** 7109-009-802

***P3a. Description:**

Occupying an irregularly-shaped parcel at the corner of Cortuna Avenue and Flora Vista Street, the subject property is a utilitarian-design public utility building. Owned by Southern California Edison (SCE), the property functions as the Cortuna Substation. Included on the paved and fenced property are the standard components of an electrical substation, including a 66 kV switchrack, a 12 kV switchrack, and a relay house, among other components. The Cortuna Substation relay house, located in the northcentral portion of the property, is a single-story, rectangular planned utilitarian building. The building sits on a concrete slab and displays exposed concrete block walls and no windows. The building is topped with a flat roof with moderate overhangs. The buildings of the site are in good condition.

***P3b. Resource Attributes:** HP8. Industrial Building/ HP9. Public Utility Building

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

P5a. Photo or Drawing



P5b. Description of Photo:

Cortuna Substation as viewed from the northeast; west-facing.

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

Historic Prehistoric Both

1964 (SCE 2018)

***P7. Owner and Address:**

Southern California Edison Co.
2244 Walnut Grove Avenue
Rosemead, CA 91770

***P8. Recorded by:**

Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

October 10, 2018

***P10. Survey Type:**

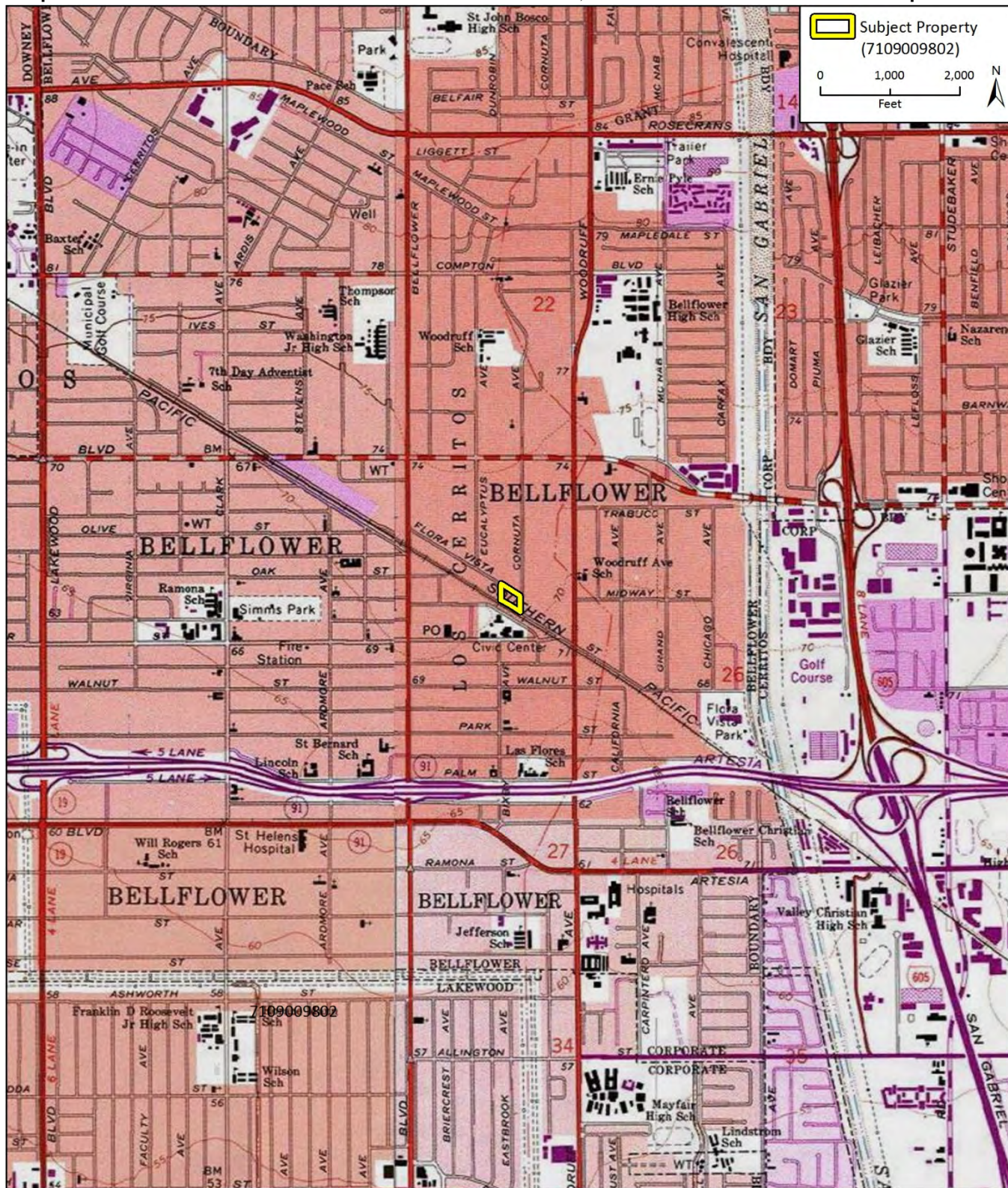
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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

*Resource Name or # 10044 Flora Vista Street-SCE Cortuna Substation (Map Reference No. 28-010) *NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: Cortuna Substation

B2. Common Name: Cortuna Substation

B3. Original Use: Public Utility Building/Substation

B4. Present Use: Public Utility Building/Substation

*B5. Architectural Style: Utilitarian

*B6. Construction History:

The Cortuna Substation was constructed by SCE in 1964. Alterations include the replacement of components as necessary for its continued use. (SCE 2018). Visual observation suggests that the relay house is relatively unaltered.

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

*B8. Related Features: None

B9a. Architect: Southern California Edison Company

b. Builder: Southern California Edison Company

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The Cortuna Substation was constructed by Southern California Edison at the corner of Flora Vista Street and Cortuna Avenue in 1964. At the time, the City of Bellflower, along with much of Southern California, was in the midst of an extended period of growth that began following the Second World War. This growth was accompanied by a necessary expansion of the electrical system and therefore led to the construction of many substations throughout the region.

The Cortuna Substation is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. It is one of many substations constructed by SCE to accommodate the post-World War II growth of Southern California. It was not the first SCE substation to service Bellflower; Somerset Substation was constructed in 1926 and Woodruff Substation was constructed in 1948. Research did not reveal that the property is associated with important events or patterns of development significant to the city, region, state or nation (Criteria A/1). Archival research failed to indicate that the building is associated with persons significant in our past (Criteria B/2). The property includes the standard equipment of an electrical substation. The building extant on the property, the relay house, was designed after the period in which SCE employed programmatic architecture in the design of its substations. The building is utilitarian and 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed December 2018.

Southern California Edison Company (SCE). Historic-Era Electrical Infrastructure Management Program. Prepared by SCE, Urbana Preservation & Planning, LLC, and Pacific Legacy, Inc. August 2005.

Southern California Edison Company (SCE). Various archival information provided by SCE. 2018.

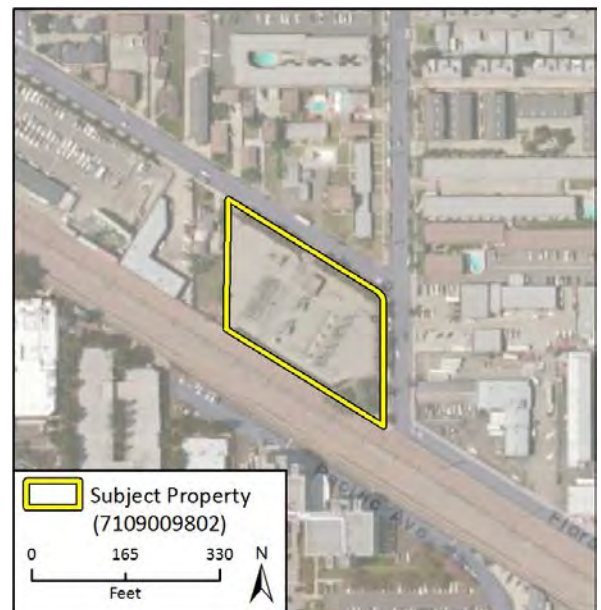
UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed December 2018.

B13. Remarks: N/A

*B14. Evaluator: Rachel Perzel, Rincon Consultants

*Date of Evaluation: December 4, 2018.

(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 3

*Resource Name or #: 10125 Flora Vista Street (Map Reference No. 28-011)

P1. Other Identifier: Ultimate Performance Auto Repair

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S, Range 12W, Section 27 S.B.B.M.

c. Address: 10125 Flora Vista Street City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7109-008-021

***P3a. Description:**

The subject property is an auto-repair building with no discernible style. L-shaped in plan, the building sits on a concrete foundation and is capped by gabled and vaulted roof segments. The vaulted section is sheathed in composition shingles, while the gabled portion is clad in corrugated metal. Smooth stucco and standing-seam metal sheathe its structural system. Windows include two of multi-light wood-or steel-sash ribbons located on the south elevation. Entrances to the building are located on the south and west elevations and metal roll-up doors and others of undetermined types. The property is located on a level corner parcel without landscaping. Outside the building footprint, the lot is entirely paved. A pent-roof open-frame shelter constitutes a likely addition. The property appears in overall good condition.

*P3b. Resource Attributes: HP6. 1-3 story commercial building; HP8. Industrial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 South elevation; camera facing north.

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

Historic Prehistoric Both

1950 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
 Rincon Consultants
 250 E. First Street, Ste. 1400
 Los Angeles, CA 90012

***P9. Date Recorded:**

October 29, 2018

***P10. Survey Type:**

Intensive

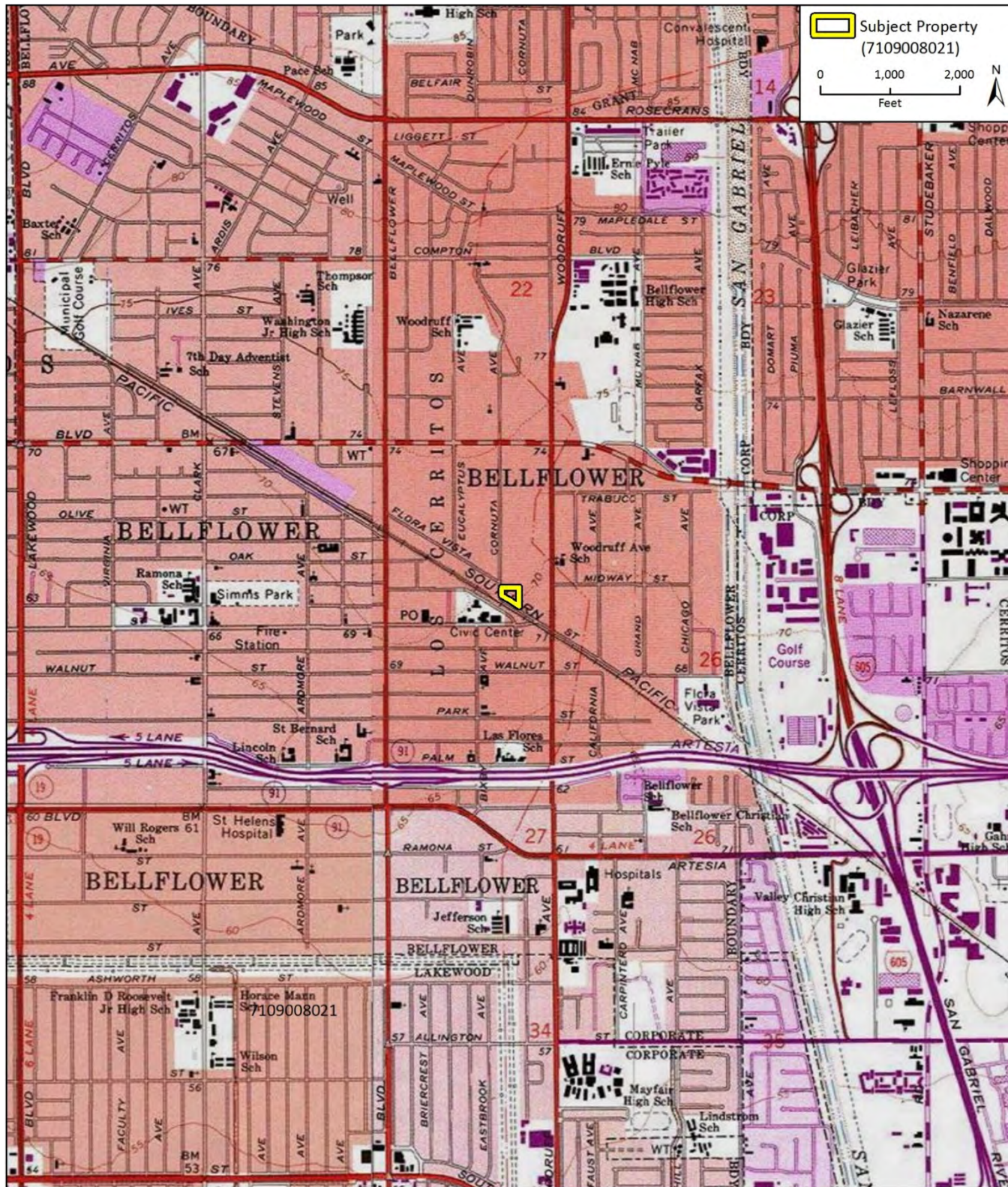
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 10125 Flora Vista Avenue (Map Reference No. 28-011)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: Ultimate Performance
B3. Original Use: Industrial
B4. Present Use: Automotive services
*B5. Architectural Style: No Discernible Style
*B6. Construction History:

According to parcel data, the subject building was constructed in 1950 (Los Angeles County Office of the Assessor 2018).

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a commercial and industrial building constructed in 1950. A *Los Angeles Times* news item suggests that, prior to 1999, the building was used as a furniture factory (Newspapers.com).

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed November 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

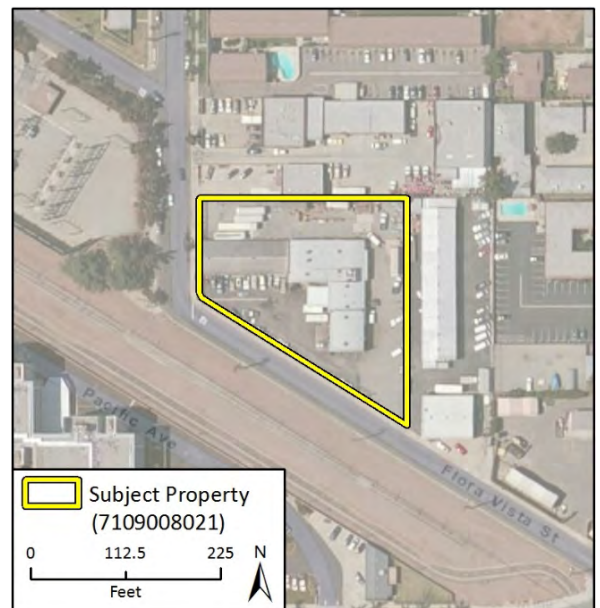
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed November 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: November 24, 2018

(This space reserved for official comments.)



Other Listings
Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: 10131 Flora Vista Street (Map Reference No. 28-012)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S, Range 12W, Section 27 S.B.B.M.

c. Address: 10131 Flora Vista Street City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7109-008-005

***P3a. Description:**

The subject property contains two steel-clad industrial buildings. Rectangular in plan, the buildings sit on concrete foundations and are capped with gabled roofs sheathed in standing-seam metal panels. Exteriors are also sheathed in standing-seam metal siding. The front building has one primary entrance on the southern elevation with large garage doors on the south and east elevations. No windows are visible on the front building. The rear building has entrances on the south elevation, with four garage doors on the west elevation and two on the east elevation. Multi-light windows are present on the west elevation of the rear building. The property is located mid-block on a level parcel and is entirely paved. Alterations include a small addition clad in compressed wood siding on the rear building. The buildings are in fair to good condition.

*P3b. Resource Attributes: HP8. Industrial building

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



P5b. Description of Photo:
West elevation of front building and south elevation of rear building; camera facing northeast

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

Historic Prehistoric Both

Front building: 1969; rear building: 1961 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

November 20, 2018

***P10. Survey Type:**

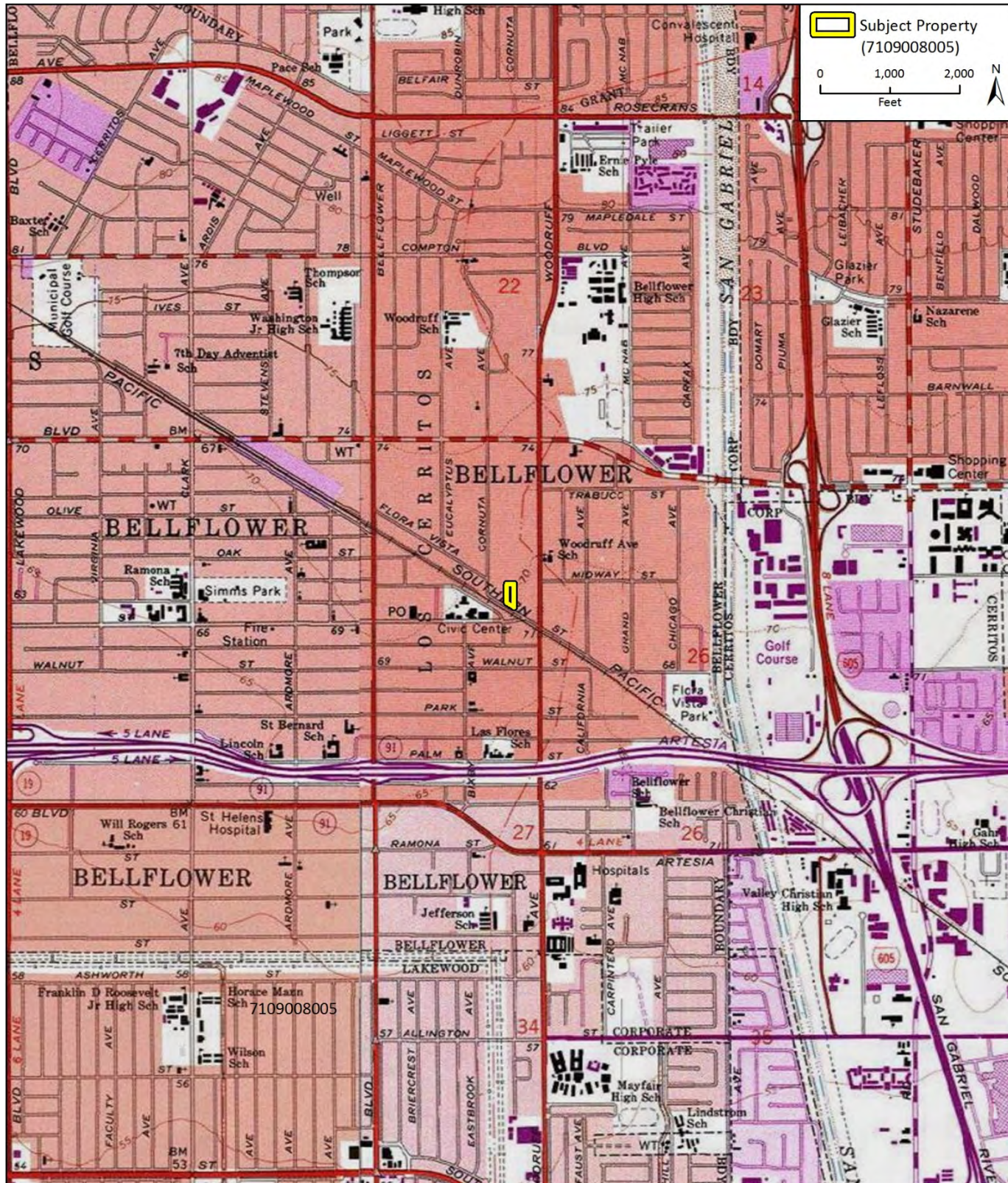
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
 HRI#
 Trinomial



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 10131 Flora Vista Street (Map Reference No. 28-012)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial
B4. Present Use: Industrial
*B5. Architectural Style: Utilitarian

***B6. Construction History:**

According to parcel data, the rear building was constructed in 1961, and the front building was completed in 1969.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property contains two industrial buildings, parcel data and historic aerial photographs indicate were developed in 1961 and 1969 for industrial uses. The property currently serves as a carpet cleaning facility. Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that any of the properties are associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings are vernacular/utilitarian in design and do 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed November 2018.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

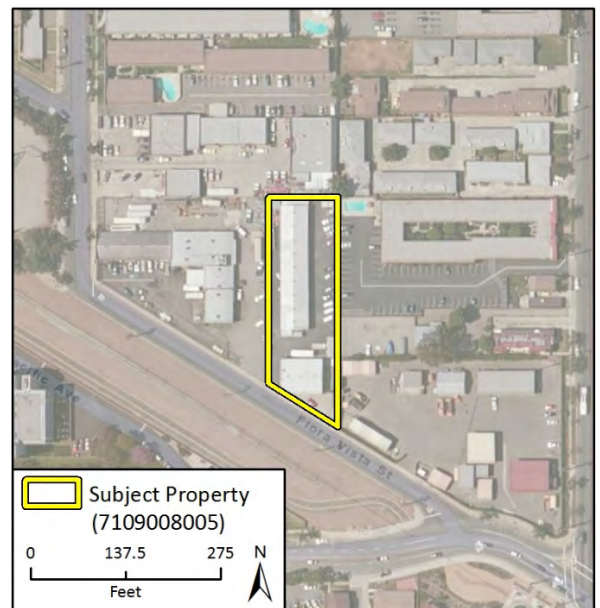
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed November 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: November 25, 2018

(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 10 *Resource Name or #: 10025 Flower Street/16600 Civic Center Drive (Map Reference No. 28-013)

P1. Other Identifier: Los Angeles County-Bellflower Civic Center

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township: 3S Range: 12W Section: 27 S.B.B.M.

c. Address: 10025 Flower Street/16600 Civic Center Drive City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7109-012-911/ 7109-012-912/ 7109-012-908/ 7109-011-905/ 7109-011-906/ 7109-011-908

*P3a. Description:

The Los Angeles County-Bellflower Civic Center complex (Civic Center) consists of five primary buildings and structures constructed between 1957 and 1985; the Bellflower Health Center (1957), the Clifton M. Brakensiek Library (1975), the Bellflower City Hall (1981), a three-story parking structure (1984) and the Los Angeles Superior Court & Bellflower Courthouse (1985).

The Civic Center Complex is located on a roughly 9.5-acre triangular parcel, bound by the Pacific Electric Rail line to the north, Flower Street to the south, and Civic Center Drive/Belmont Street to the west. The City Hall, parking structure, Courthouse and Health building are each back on the property to the north towards the rail line with parking and entrances situated south of the buildings. The library building is situated on the southwest corner of the property and features parking to the west and north. Although the buildings and parking lots comprise most of the site, the Civic Center complex features light landscaping including mature trees, shrubs, minimal walkways and lawn (See continuation sheets).

*P3b. Resource Attributes: HP4 Ancillary Building (2), HP14 Government Buildings (4), HP11 Engineering Structure (1)

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

P5a. Photo or Drawing



P5b. Description of Photo:

South and east elevations of Clifton M. Brakensiek Library; west-facing

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1957-1985, City of Bellflower Building Permits, newspaper articles and historic aerials

*P7. Owner and Address:

N/A

*P8. Recorded by:

Rachel Perzel
 Rincon Consultants
 180 North Ashwood Ave.
 Ventura CA 93003

*P9. Date Recorded:

October 19, 2018

*P10. Survey Type:

*P11. Report Citation:

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
 HRI#
 Trinomial

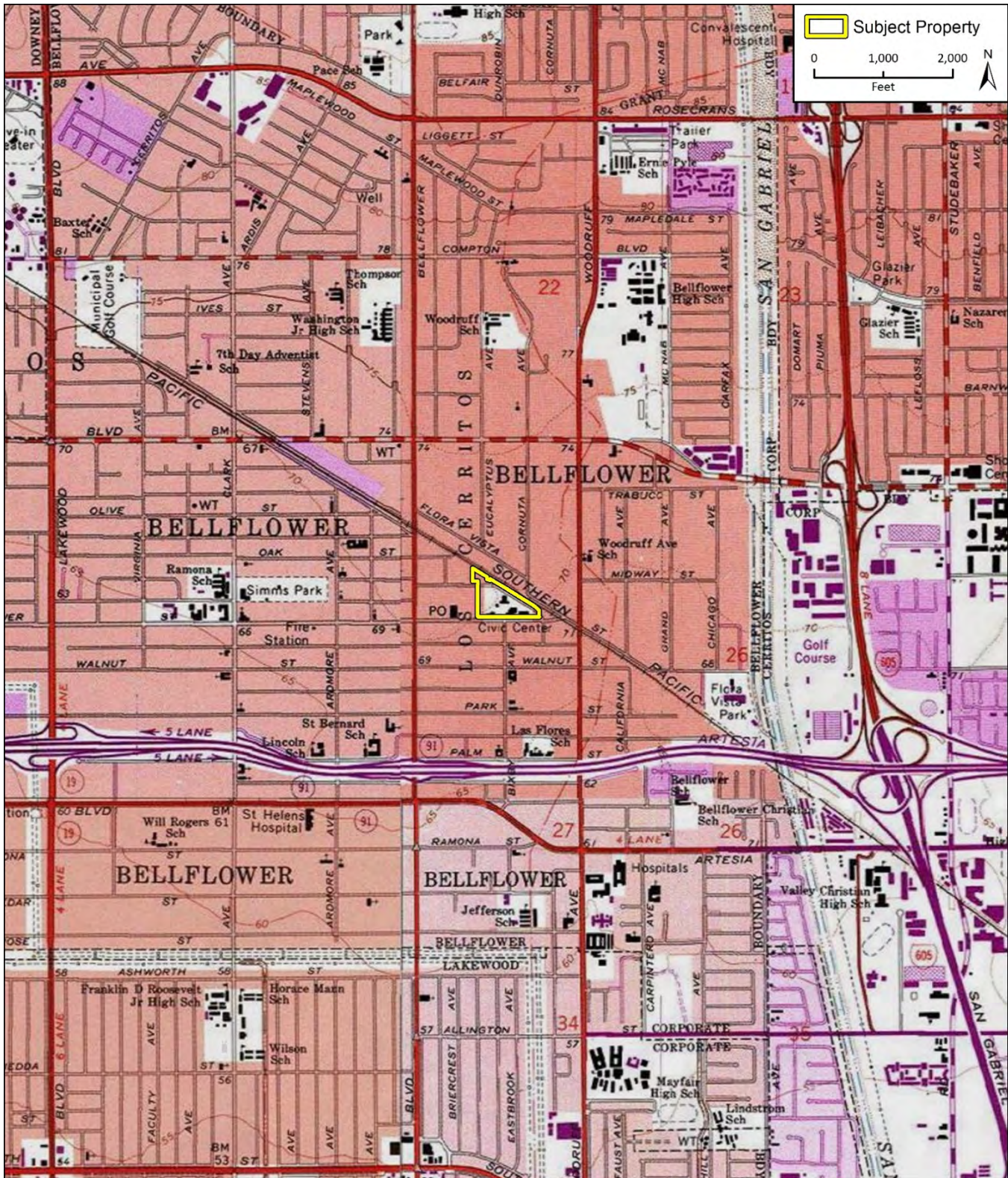
Page 2 of 10

*Resource Name or # 10025 Flower Street/16600 Civic Center Drive (Map Reference No. 28-013)

*Map Name: Whittier

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 10025 Flower Street/16600 Civic Center Drive (Map Reference No. 28-013) *NRHP Status Code 6Z
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- B1. Historic Name: Los Angeles County-Bellflower Civic Center
B2. Common Name: Bellflower Civic Center
B3. Original Use: Civic Center
B4. Present Use: Civic Center
*B5. Architectural Style: Various (New Formalist, International Style, Brutalism)
*B6. Construction History:

The buildings on the subject property were constructed over several decades: The Health Center Building (originally the probation building) was constructed between 1957 and 1960; the Clifton M. Brakensiek Library was constructed in 1975; Bellflower City Hall was constructed in 1981-1982; the parking structure in the northwest corner of the property was constructed in 1984; the Superior County-Bellflower Courthouse was constructed in 1985 (City of Bellflower var.; Newspapers.com var.; historic aerials, var.)

- *B7. Moved? No Yes Unknown Date: N/A Original Location: N/A
*B8. Related Features: None
B9a. Architect: Various b. Builder: Various
*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

Situated on a roughly 9.5-acre property, the subject property includes five primary buildings and structures that comprise the Los Angeles County-Bellflower Civic Center complex. Archival research indicates that prior to the mid-20th century, this general area was improved with single-family residences (See Continuation Sheets).

- B11. Additional Resource Attributes: N/A
*B12. References:

(See continuation Sheets).

- B13. Remarks: N/A
*B14. Evaluator: Rachel Perzel, Rincon Consultants
*Date of Evaluation: November 1, 2018

(This space reserved for official comments.)



***P3a. Description (continued):**

The Health Center building was constructed in the International Style, between 1957 and 1960. Characteristic of the style, the building features a sparsely ornamented exterior, flat roof, cantilevered overhang, and an overall emphasis on horizontality (Brown 2010). The only building constructed as part of the original 1950s County facility, the building was originally the probation building (currently the health center). The single-story building sits on a raised concrete foundation. It consists of two identifiable sections, a front (south) end clad in common-bond brick and a stuccoed rear (south) section. At the front end of the building, banks of steel casement windows are shaded with decorative metal screens of various design. A prominent, stucco-clad roof projection spans a portion of the south elevation and shelters the primary entrance, which consists of a set of double metal doors surrounded with windows. The rear section of the building features a band of windows sheltered by a projecting screen element with vertical wood slats. The building is set back on the lot and accessible from Flower Street via a paved pathway.

Constructed in 1974-1975, the Clifton M. Brakensiek Library is located at the southwest corner of the property. The single-story, rectangular-planned building is set back from Flower Street and fronted by a lawn, mature plantings, and concrete planters. It exhibits such elements of New Formalism as prominent supporting members suggestive of a colonnade, a flat roof with an overhanging entablature, and generally symmetrical main facades (City of Riverside 2009). The building sits on a raised concrete foundation and is capped with a thick flat roof, the wide fascia of which features a simple geometric design. Its walls are divided by structural members, concrete posts, alternating with expanses of rusticated block and full-height, fixed metal-framed windows. Spanning each elevation is a series of attenuated concrete T-shaped posts, which support a prominent, cantilevered roof eave. On the north and south elevations, the pronounced eaves shelter broad verandas and twin public entrances. Essentially identical in design, the deeply recessed entryways feature glazed metal double doors surrounded by fixed multi-pane window assemblies. Mounted above either entrance is clay-tile sculpture featuring an organic abstract design. Terraced concrete planters line the north and south elevations. On the south elevation, the planters flank a wide concrete staircase, which leads to the main public entrance.

Constructed in 1981 the Bellflower City Hall anchors the northwestern corner of the property. The building's heavy massing and raw, unfinished masonry exterior suggest influence of Brutalism. Its flat roof is concealed by a parapet wall with heavily massed, rusticated-brick projections. A broad brick stairway leads from the public right-of-way to the primary (west) elevation's focal point, a projecting atrium and entrance patio. The atrium is composed chiefly of square fixed panes enframed in a metal gridwork. Built into the ground level of the atrium is a recessed entrance consisting of a pair of glazed metal double doors. A three-story parking structure built in 1984 is located adjacent (to the east) of the building. The parking structure is constructed entirely of reinforced concrete and features metal railings on the second and third levels.

The eastern half of the subject property is largely occupied with a building that serves as the Los Angeles Superior Court-Bellflower Courthouse. The building is set back from the Flower Street sidewalk behind a large hardscaped area. Designed with elements of Brutalism, the building features an exposed concrete exterior, heavy overhangs, and recessed fenestration. The building consists of a pair of joined four-story towers, each with a rectangular plan and a flat roof. It is constructed of reinforced, board-formed concrete, with many of its structural components—posts and beams—exposed. Featured throughout the building are expanses of windows, which vary in size and style and are sheltered in many locations by the wide reinforced-concrete overhangs that trace much of the perimeter of the building's east section. The west section of the building is differentiated from the east by expanses of board-formed concrete punctuated by large glass-brick corner windows.

(See continuation sheet)

Page 5 of 10 *Resource Name or # 10025 Flower Street/16600 Civic Center Drive (Map Reference No. 28-013)

*Recorded by: Rachel Perzel, Rincon Consultants *Date: December 6, 2018 Continuation Update

***B10. Significance (continued):** The City of Bellflower was first established in 1906 by F.E. Woodruff. Woodruff originally selected the name Somerset for the town and post office stop; however, the name was already in use and the town was instead named Bellflower, in honor of the variety of apple which was grown by many local farmers. The community was predominantly agricultural, with an immigrant population of Dutch, Portuguese and Japanese farmers producing dairy products and fruit orchards.

The city was incorporated in 1957, and immediately adopted what was known as the “Lakewood Plan.” Named for the newly created master-planned City of Lakewood, the city contracted with the County of Los Angeles for police, jail, prosecution, library and fire protection services. A number of newly incorporated cities followed suit, including Bellflower, Duarte, La Puente, Norwalk, Paramount, Rolling Hills, and Santa Fe Springs. Together, they established the League of California Contract Cities which drafted its first by-laws in 1958.

The growth of the region following the end of World War II prompted an increased need for municipal services. The extant Civic Center site was first developed by the county for municipal services in the early 1950s. The site included buildings for a library, building and safety, courthouse and probate building. These facilities served the city and surrounding communities for nearly two decades. As the need for services increased, additional portable structures were added to the site to accommodate the subsequent needs and growth of the region.

In July 1971, the Los Angeles County Board of Supervisors approved construction of a new \$12 million civic center for the county municipal property in Bellflower. The site, which was to be designed by noted civic center architects Anthony and Langford, would include a 9-story courthouse, subterranean parking, and a new city hall.

Despite having a completed feasibility analysis and preliminary designs for the project, by December of 1971 it was announced that the contract with Anthony and Langford had been terminated and that the National Engineering Company, which had already been awarded the contract to design and construct the new county library on the site, would be selected to complete the additional civic buildings. No pertinent information was found about the National Engineering Company.

The Dr. Clifton M. Brakensiek County Library, named for the former city mayor was dedicated in August of 1975. Following the construction of the library, the remaining civic center buildings were to be developed in two additional phases, all directed by the county: the courthouse building followed by city hall. While the library and courthouse would be fully funded by the county, the final city building would be completed with county and city funds. The original municipal buildings would be demolished and replaced as the new buildings were completed.

Newspaper articles from the early and mid-1970s provided conflicting accounts of the future development plans for the site. Early articles suggested the first master plan designed by Anthony and Langford would still be implemented; later articles suggested the same firm that completed the library would be commissioned for the remaining buildings, and then the county entered discussions with architect John Carl Warnecke to complete the courthouse building. However, Anthony and Langford’s and Warnecke’s respective plans were never developed, and no new buildings were completed on the site for nearly ten years. The buildings within the Civic Center complex were ultimately completed at different dates, by various architects and were not developed as a cohesive plan, largely due to a lack of funding. Newspaper articles from the late 1970s suggested the funding issues resulted from the passing of Proposition 13 (1978), which significantly reduced the county’s financial reserves.

Following nearly a decade of failed discussions with the county, the City of Bellflower ultimately opted to develop the City Hall without the county’s assistance. City bonds were sold to fund the construction, which was completed in 1981. The City Hall complex was designed by Hill Danielson and Associates of Newport Beach. The firm selected for the design was a partnership between architects Russ Hill and Douglass A. Danielson, who designed a number of banks and medical buildings throughout Los Angeles and Orange counties. The two-story Civic Center facility with a glass façade featured 32,000 square feet of space and included offices for city departments, a council chamber and lobby.

The final two structures to be completed at the Civic Center were the County Courthouse and the tri-level parking structure, located to the east of the City Hall. The parking structure was constructed in 1984, and the courthouse was constructed in 1985-1986. Originally intended to be a 9-story building, the courthouse is a pair of joined, 4-story towers. Historic research was unable to determine the architect for the building. (See Continuation Sheet)

***B10. Significance (continued):**

The property and its associated buildings and structures are not eligible for listing in the National or California Registers, or any applicable local register, as a historic district or as individual resources, under any significance criteria. The Civic Center complex was constructed over a number of decades and never achieved the original unified design and plan. The property landscaping, buildings and associated features all reflect this development history, resulting in a lack of cohesion to the overall site. Additionally, with the exception of the Bellflower Health Center (1957), the remaining buildings on the property were constructed less than 50 years ago. Per the criteria of the National Register, properties that have achieved significance within the last 50 years are excluded from eligibility unless they are of exceptional importance per Criteria Consideration G. Although the California Register does not include a 50 year age threshold; a sufficient amount of time needs to have passed to understand a resource's potential historical importance. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). While the development of the Los Angeles County-Bellflower Civic Center complex reflects Bellflower's extensive postwar expansion, the extant complex represents the City's second iteration of a civic center and one of many similar developments within the County of Los Angeles. The property features several buildings of varying architectural styles. While some of the buildings reflect the principles of modernism, specifically New Formalism (for the library) and International Style (for the health center), none are distinctive, outstanding examples in a city with many similar properties from the era. The health center lacks certain hallmarks of the International Style, such as smooth exterior surfaces and prominent ribbons of flush windows that might have emphasized the building's horizontal emphasis. For its part, the library combines a relatively low height, horizontal emphasis, and imperfect symmetry to produce a design lacking the sense of monumentality that is central to the New Formalist style. None of the buildings on the subject property 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4).

***B12. References:**

Bellflower, City Of: City Clerk. Building permits, various by address. Accessed via public records request PRA 10-554. December 2018.

Brown, Mary. San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement, Final Draft.
<http://ohp.parks.ca.gov/pages/1054/files/sfmod.pdf>. Accessed October 2018.

Harris, Lee. "Construction of Los Cerritos Courthouse May Begin in March" *Los Angeles Times*. 2 Dec. 1984.

Independent Press Telegram. "Civic Center for Bellflower" 24 July 1971.

"Bellflower Plans to Become Southeast's Civic Center" 5 Sept. 1971

"58,920 plans may be filed" 12 Dec. 1971.

"Contract for Library will be Let" 28 May 1974.

"Bellflower: Its the Friendly City" 1 Sept. 1974.

"Name Picked" 23 July 1975.

LaRiviere, Anne. "Bellflower Approves Civic Center" *Los Angeles Times*. 8 Feb. 1981.

"Bellflower Turns to Consultants to Pare Civic Center Costs" 3 Sept. 1981

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987.

<http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed October 2018.

Los Angeles Times. "Bellflower Civic Buildings to be Dedicated Today" 8 Feb. 1951.

"County Library to be Opened in Bellflower Sunday" 10 Aug 1975.

"New Architect Named to Design County Building" 2 Nov. 1975.

"Bellflower to Break Ground on New Civic Center" 13 Dec. 1981

Netronline. "Historic Aerials." [digital photograph database]. Images viewed online. <https://www.historicaerials.com/viewer>. Accessed October 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed October 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." Sanborn Fire Insurance Maps, <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed October 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online.

http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October 2018.

Riverside, City of. *Modernism Context Statement*. November 2009. <https://www.riversideca.gov/historic/pdf/Modernism.pdf>. Accessed October 2018.

P5a. Photograph (continued)



Primary Elevation of Heath Center Building; north-facing



Los Angeles Superior Court-Bellflower Courthouse, south elevation; north-facing

P5a. Photograph (continued)



Parking Structure, view to the northwest

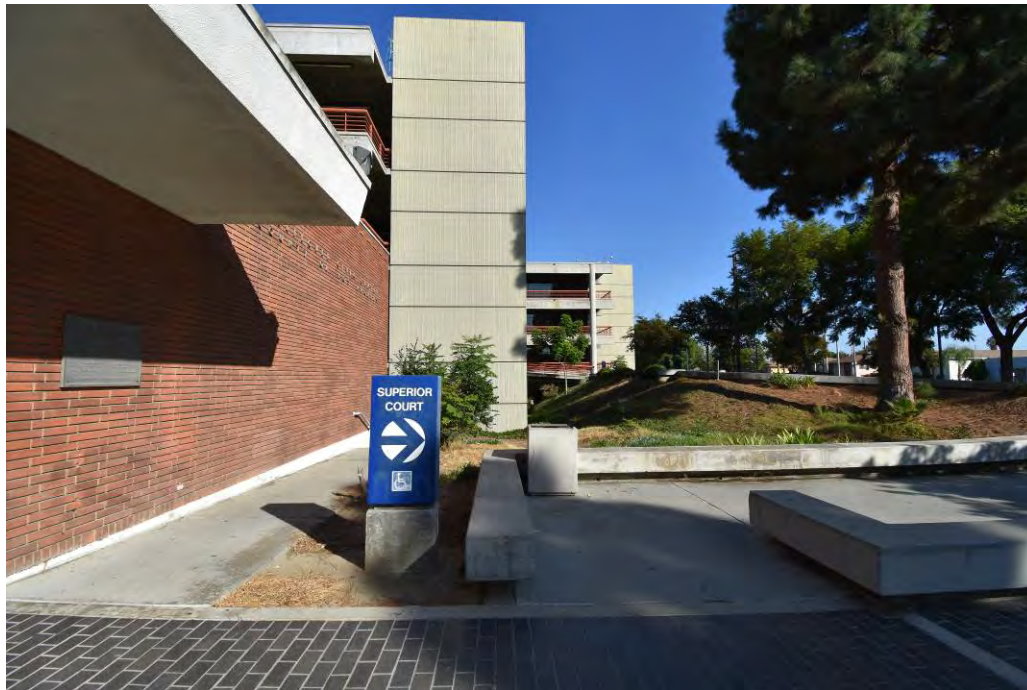


Health Building façade and east elevation of the library; north-facing

P5a. Photograph (continued)



Health building and library, view to the southwest



Health Building façade and courthouse; view to the east



Site map of 10025 Flower Street/16600 Civic Center Drive.

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 #: No Address Available/APN: 7109-008-900 (Map Reference No. 28-014)

P1. Other Identifier: Bellflower Maintenance Station (Caltrans)

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
 *b. USGS 7.5' Quad: Whittier Date: 1981 Township: S3 Range: 13W Section: 27 S.B.B.M.
 c. Address: N/A City: Bellflower Zip: 90706
 d. UTM: Zone: mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 7109-008-900

***P3a. Description:**

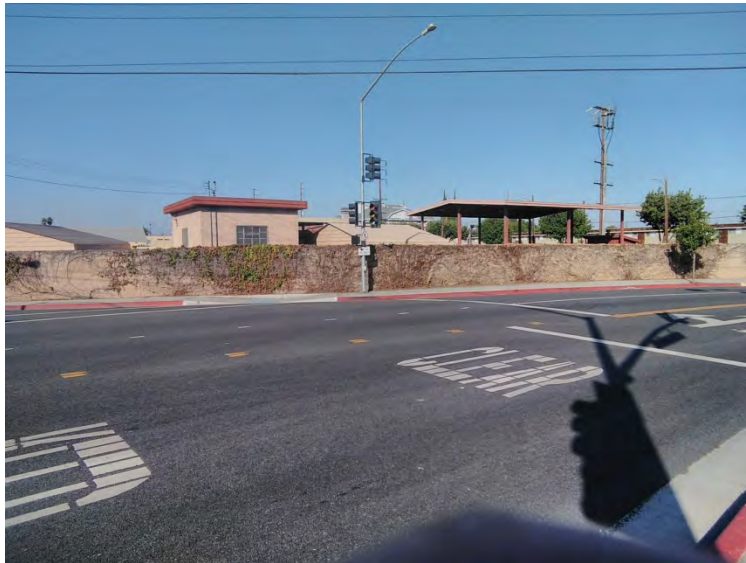
The subject property is a 1.46-acre roughly triangular parcel located at the corner of Flora Vista Street and Woodruff Avenue in the city of Bellflower. The property, owned by the California Department of Transportation (Caltrans) and operated as the Bellflower Maintenance Station, is entirely paved and enclosed with a tall rusticated-block fence. It includes several utilitarian buildings and structures; three buildings, including one barn, sited along the northern property line and an additional building located in the southcentral portion of the property. The utilitarian buildings feature simple footprints and exposed concrete block or stucco-clad walls. Window openings are minimal. Door openings vary and include single doors, garage and barn-style doors. Three of the buildings feature flat roofs covered with composition shingles, and the barn features a gabled roof covered with metal.

In addition to the buildings previously described, the property includes approximately ten associated structures scattered throughout. Structures are primarily metal and feature an open air design providing shelter for materials and/or equipment.

*P3b. Resource Attributes: HP8-Industrial Building (4); HP4-Ancillary Building (10)

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

P5a. Photo or Drawing



P5b. Description of Photo:
 Subject property from the east; west-facing.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both

Ca. 1960 – 1977 (Visual observation and historic aerial photographs)

*P7. Owner and Address:
 N/A

*P8. Recorded by:
 Rachel Perzel
 Rincon Consultants
 250 E. First Street, Ste. 1400
 Los Angeles, CA 90012

*P9. Date Recorded:
 October 10, 2018

*P10. Survey Type:
 Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
 HRI#
 Trinomial

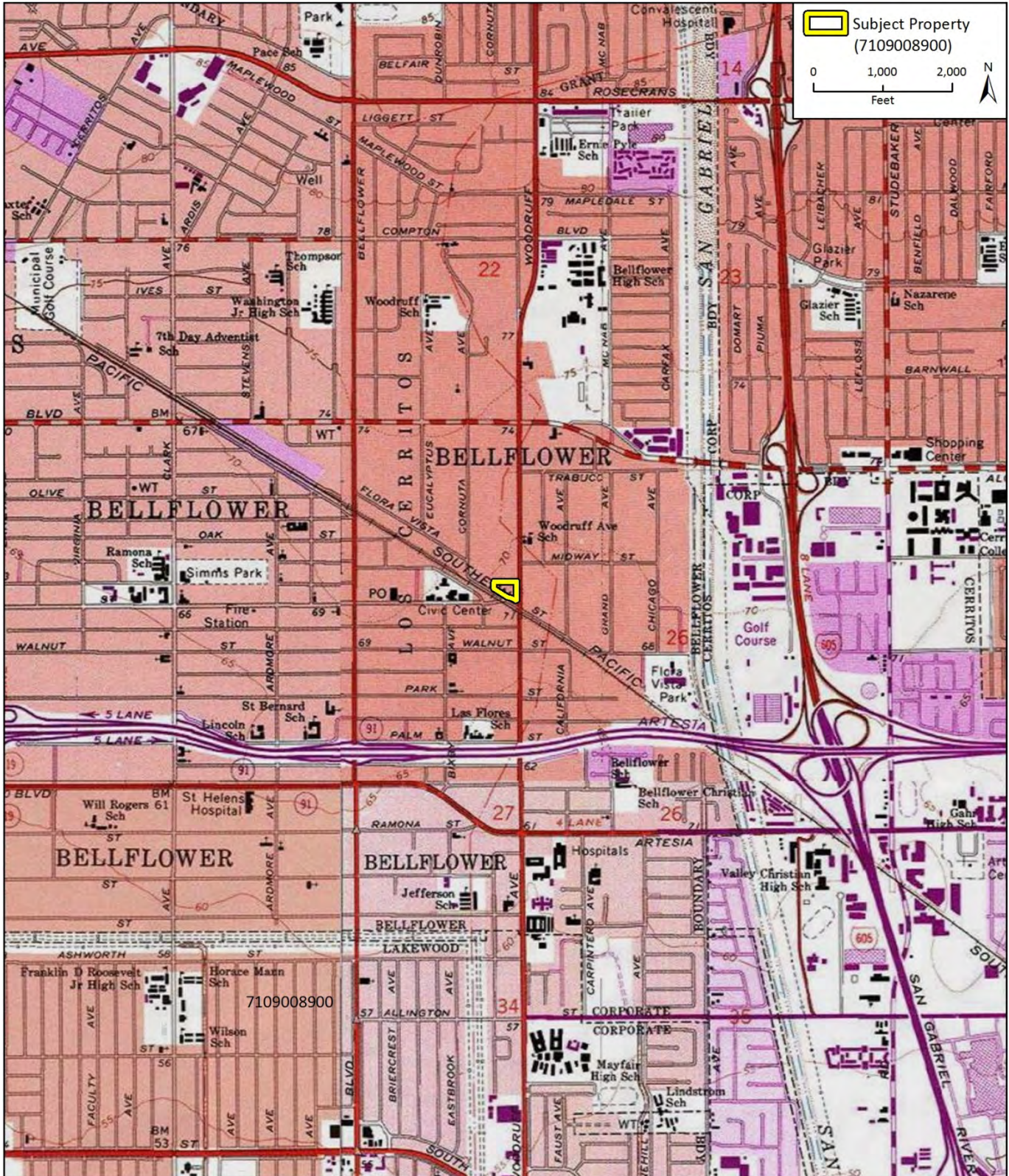
Page 2 of 3

*Resource Name or # No Address Available/APN: 7109-008-900 (Map Reference No. 28-014)

*Map Name: Whittier

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # No Address Available/APN: 7109-008-900 (Map Reference No. 28-014)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial
B4. Present Use: Caltrans maintenance facility
*B5. Architectural Style: Utilitarian
*B6. Construction History:

Three of the buildings on the subject property were constructed between 1960 and 1977; the rectangular-planned, gabled-roofed barn appears to predate the current development. The associated structures scattered throughout were added to the property incrementally following 1977.

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

*B8. Related Features: None

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

Located on a large corner parcel, the subject properties include four buildings and several structures that function as the Caltrans Bellflower Maintenance Station. While the barn appears to predate the current development, the property was primarily developed between 1960 and 1977 with additional structures added following 1977. Archival research failed to identify any consequential information regarding the property's history.

The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that any of the properties are associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings are vernacular/utilitarian in design and do 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

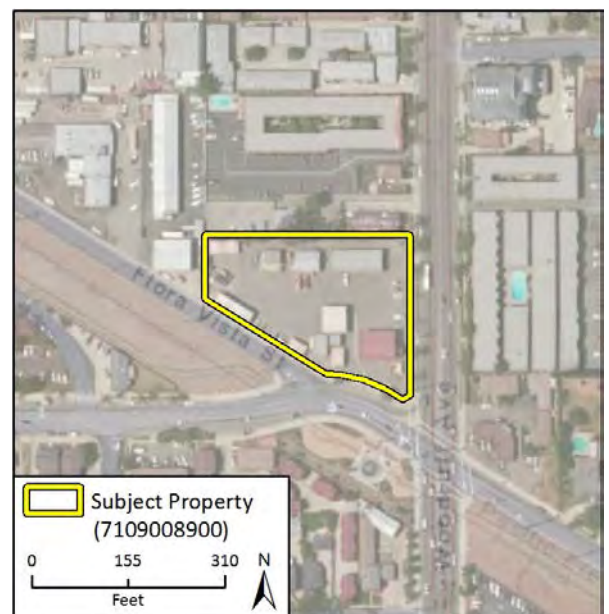
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.
- Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.
- ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed December 2018.

B13. Remarks: N/A

*B14. Evaluator: Rachel Perzel, Rincon Consultants

*Date of Evaluation: December 4, 2018.

(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 4

*Resource Name or #: 16650 Woodruff Avenue (Map Reference No. 29-001)

P1. Other Identifier: Bellflower Radiator Automotive Repair

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S, Range 12W, Section 27

c. Address: 16650 Woodruff Avenue City: Bellflower

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

e. Other Locational Data: APN: 7017-020-010

S.B.B.M.

Zip: 90706

***P3a. Description:**

The subject parcel includes three residential buildings and a commercial auto repair shop. The residences are stucco-clad, one-story bungalows with a utilitarian design. L-shaped in plan, each residence sits on a concrete foundation and is capped by a cross-hipped roof sheathed in asphalt shingles. Windows types include wood-framed, 1-over-1 double-hung sashes, in addition to non-original vinyl- and aluminum-framed horizontal sliding windows. Entrances to the building are obscured by metal security doors. The two easternmost residential buildings include metal roll-up garage doors.

Built in a vernacular style, the automotive shop fronts the intersection of Flora Vista Street and Woodruff Avenue. The L-plan building sits on a concrete foundation and is capped by a pent roof sheathed in composition roofing sheets. At the front of the building, smooth stucco sheathes its structural system, while the sides and rear feature an exposed brick exterior. Windows are wood and metal framed fixed sashes. Entrances are located on the south and west elevations and feature metal swing-up garage doors. The property is located on a level corner parcel and is landscaped with lawns, shrubs, and palms. The properties are in fair condition. Alterations include the replacement of original window and roofing materials.

*P3b. Resource Attributes: HP3. Multiple family property; HP6. 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:

South elevation of automotive shop; camera facing northwest.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

Auto shop: 1947; residences: 1958 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
 Rincon Consultants
 250 E. First Street, Ste. 1400
 Los Angeles, CA 90012

*P9. Date Recorded:

November 14, 2018

*P10. Survey Type:

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

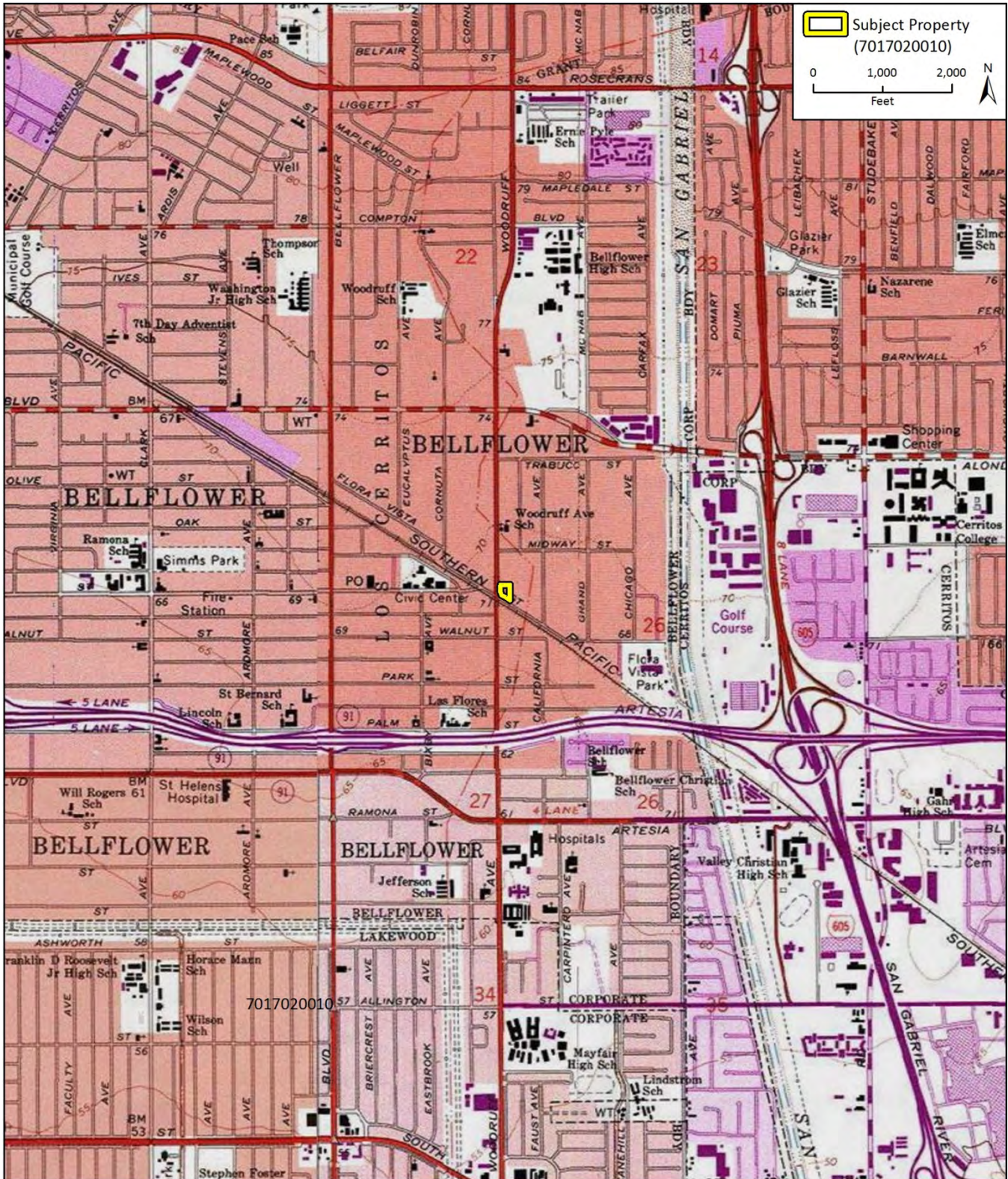
Page 2 of 4

*Resource Name or # 16650 Woodruff Avenue (Map Reference No. 29-001)

*Map Name: Whittier

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 16650 Woodruff Avenue (Map Reference No. 29-001)

*NRHP Status Code 6Z

Page 3 of 4

- B1. Historic Name: N/A
- B2. Common Name: Bellflower Radiator Automotive Repair
- B3. Original Use: Commercial/Residential
- B4. Present Use: Commercial automotive, multi-family residential
- *B5. Architectural Style: Vernacular/Utilitarian
- *B6. Construction History:

According to parcel data, the automotive shop was built in 1947 and the residential buildings in 1958.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

According to parcel data, the subject property consists of an automotive shop constructed in 1947 and three multi-family residential buildings constructed in 1958. Archival research failed to identify any additional consequential information about its former owners or occupants.

None of the properties on the site are recommended eligible for listing in the National or California Registers under any significance criteria. Research did not indicate that any of the properties are associated with any important events or persons significant in the history of the city, region, state or nation (Criteria A/1 and B/2). In addition, none of the properties 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

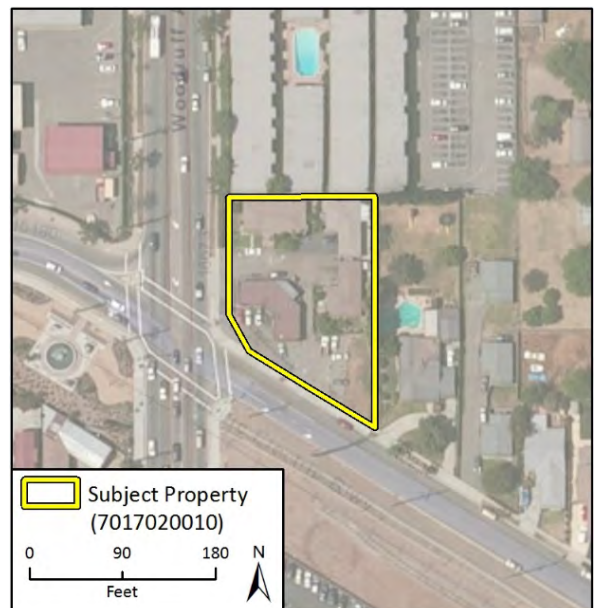
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed November 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed July 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: November 25, 2018

(This space reserved for official comments.)



Photographs (continued):



Photograph 2. Overview of residential buildings with partial view of auto shop (right). Camera facing east.

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 10229 Flora Vista Street (Map Reference No. 29-002)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S Range 12W Section 27 S.B.B.M.

c. Address: 10229 Flora Vista Street City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7017-020-011

***P3a. Description:**

The subject property is a one-story vernacular residence with some elements of the Ranch House style. Roughly L-shaped in plan, the residence is sheathed in stucco cladding and brick-veneer. Fenestration primarily consists of vinyl-frame windows in a variety of configurations. Capping the residence is a cross-gabled roof, sheathed in asphalt shingles and terminating in open eaves with unadorned wood bargeboards. The primary entrance is recessed beneath a porch on the south elevation. The property is located mid-block on a level parcel and is landscaped with grass, small shrubs, and a mature fruit tree. The residence is in good repair. Alterations include the replacement of original metal-framed windows and wood trim and a large-scale addition to the rear of the building.

*P3b. Resource Attributes: HP2. Single Family Property

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



P5b. Description of Photo:

South (primary) elevation; northeast-facing.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1950 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 14, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

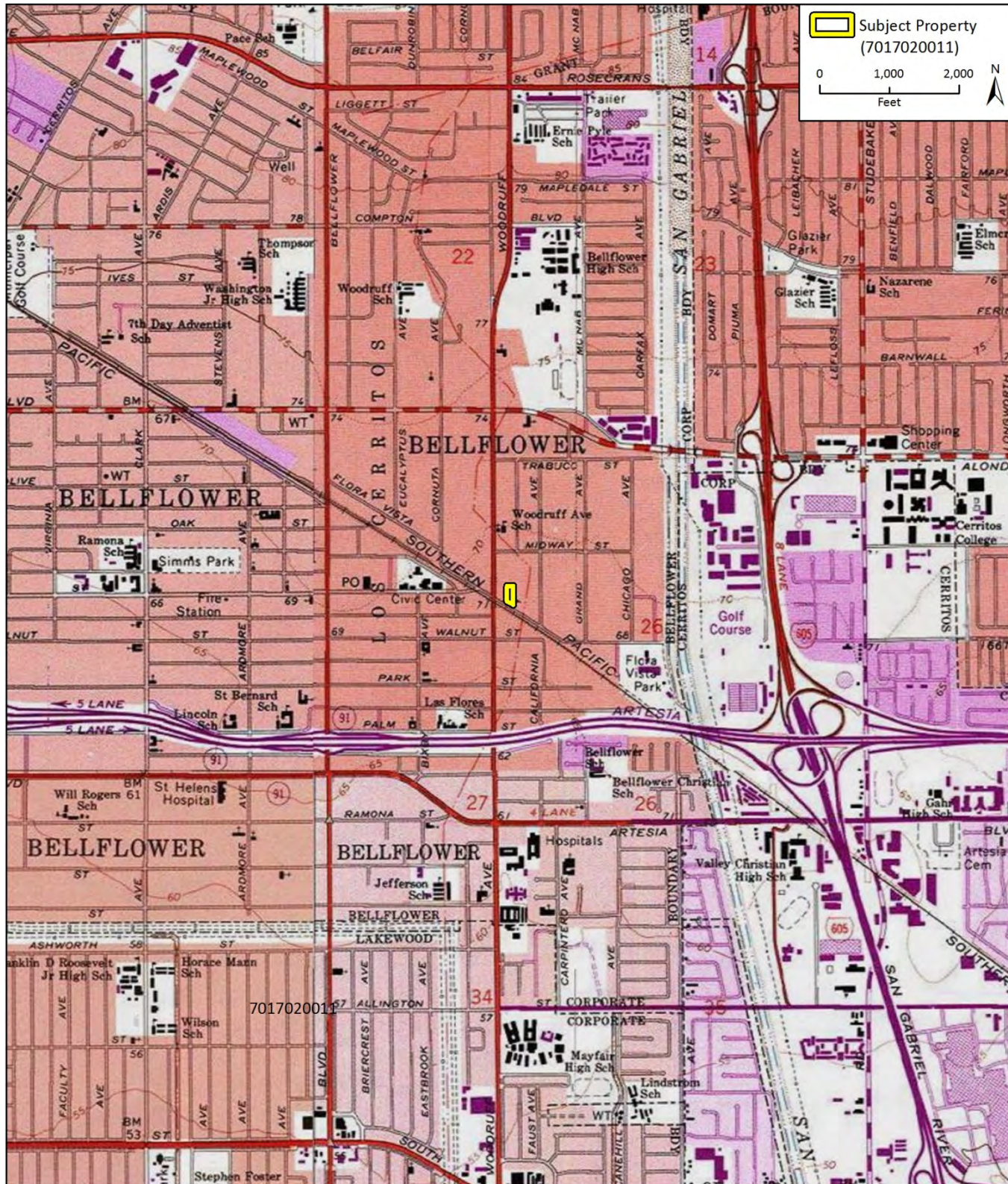
*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

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

Primary #
 HRI#
 Trinomial



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 10229 Flora Vista Street (Map Reference No. 29-002)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single-family residence B4. Present Use: Single-family residence
*B5. Architectural Style: Vernacular, with Ranch House-style influences

***B6. Construction History:**

The residence on the subject property was constructed in 1950 (Los Angeles County Office of the Assessor). Visual observation suggests that alterations include the replacement of original windows and wood trim. A large-scale addition was constructed at the rear of the building at an unknown time.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential Development Area Bellflower

Period of Significance N/A Property Type N/A Applicable Criteria N/A

Following World War II, Bellflower experienced rapid population growth and residential settlement consistent with the trends that impacted postwar Southern California as a whole. The community incorporated in 1957. The subject property reflects this extensive postwar residential expansion. However, the property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state or nation (Criteria A/1 and B/2). While the property's development reflects the continuing postwar growth of Bellflower, it does not appear significant within this context. In addition, as an extremely common, vernacular residential building, the property does not represent a distinctive or exceptional example of its architectural style. The property does not represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

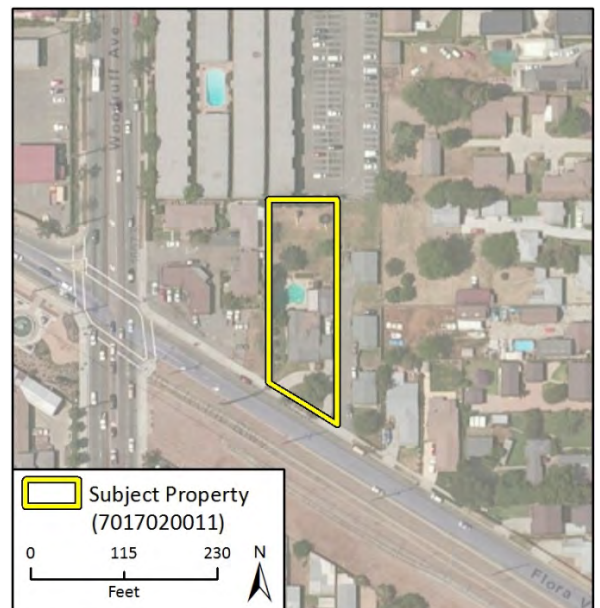
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.
- Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.
- UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed December 2018.

B13. Remarks: N/A

*B14. Evaluator: Rachel Perzel, Rincon Consultants

*Date of Evaluation: December 5, 2018

(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

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Page 1 of 3

*Resource Name or #: 10231 Flora Vista Street (Map Reference No. 29-003)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S Range 12W Section 27 S.B.B.M.

c. Address: 10231 Flora Vista Street City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7017-020-012

***P3a. Description:**

The subject parcel includes three vernacular residential buildings designed in no discernable style. The single-story, rectangular-planned buildings line the property's eastern boundary, with an adjacent paved driveway to the west. The southernmost building is set back behind a lawn and single mature tree. A large lawn occupies the rear elevation of the property. Each of the three units includes an attached single-car garage, accessible from the driveway. The buildings clad in stucco and display aluminum-framed, wood-trimmed window units. Primary entrances to the buildings are located on the west elevations. These entrances are topped with gabled roofs covered with composition shingles. The properties are in fair to good condition and include fencing along the north, west, and east boundaries. Mature landscaping is found throughout the site.

*P3b. Resource Attributes: HP3. Multiple family property

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



P5b. Description of Photo:

South (secondary) elevation of southernmost building; north-facing.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1957 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 14, 2018

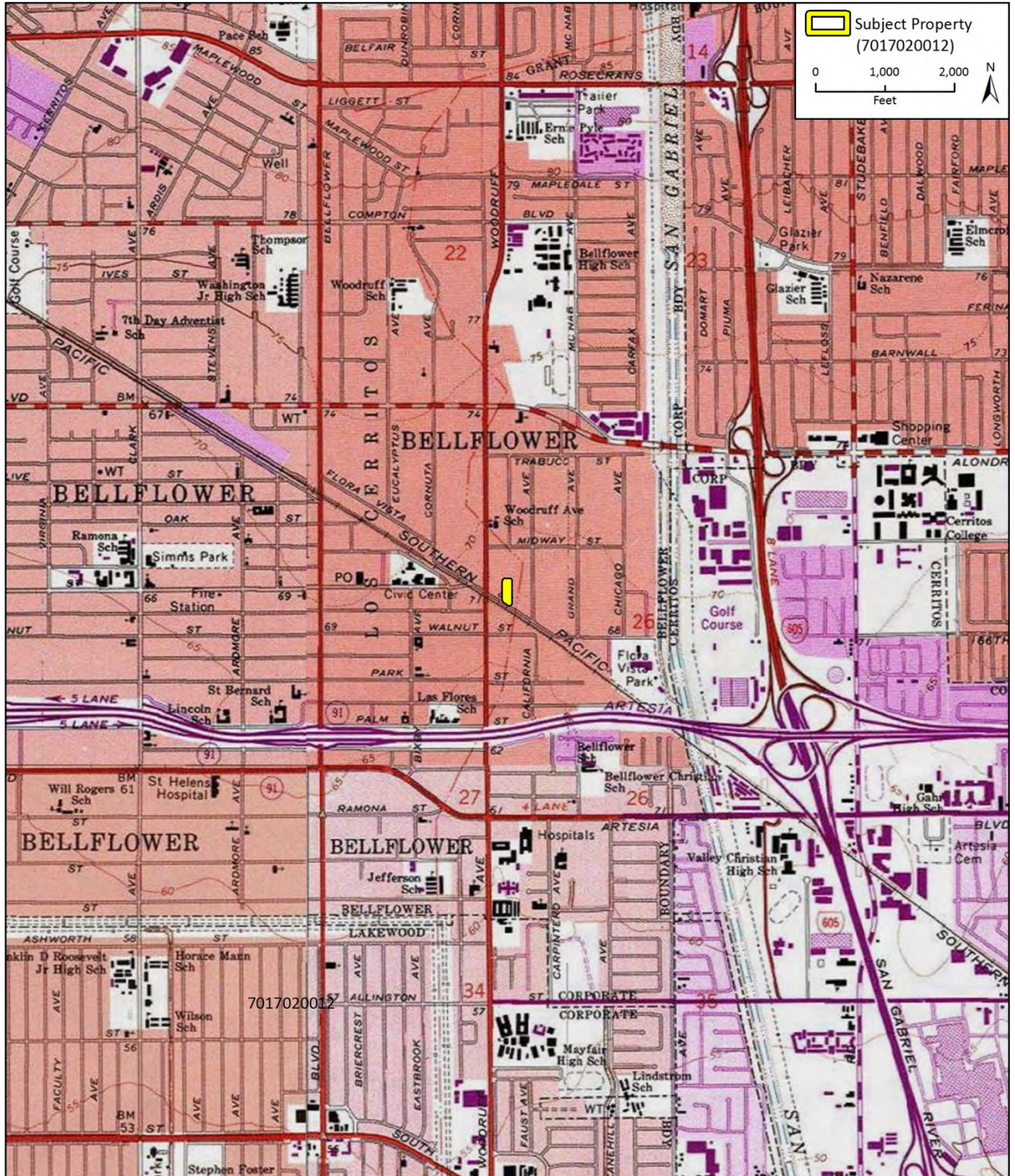
*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):



7017020012

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 10231 Flora Vista Street (Map Reference No. 29-003)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-family residence B4. Present Use: Multi-family residence
*B5. Architectural Style: No discernable style
*B6. Construction History:

The buildings on the subject property were constructed in 1957 (Los Angeles County Office of the Assessor). They appear unaltered.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Multi-Family Residential Development Area Bellflower

Period of Significance N/A Property Type N/A Applicable Criteria N/A

Following World War II, Bellflower experienced rapid population growth and residential settlement consistent with the trends that impacted postwar Southern California as a whole. The community incorporated in 1957. The subject property reflects this extensive postwar residential expansion. However, the property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state or nation (Criteria A/1 and B/2). While the property's development reflects the continuing postwar growth of Bellflower, it does not appear significant within this context. In addition, as an extremely common residential building type, the property does not represent a distinctive or exceptional example of its architectural style or type of construction. The property does not represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). The property is also recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed July 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

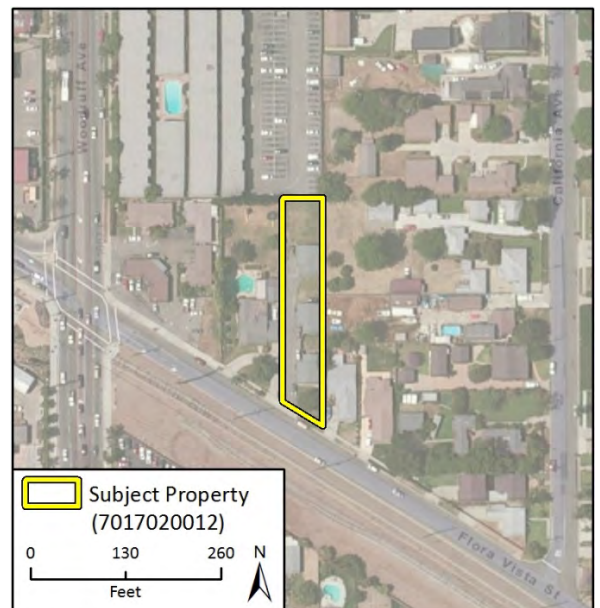
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed July 2018.

B13. Remarks: N/A

*B14. Evaluator: Rincon Consultants, Ventura, CA

*Date of Evaluation: December 5, 2018

(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 3

*Resource Name or #: 10068 Flower Street (Map Reference No. 29-004)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S, Range 12W, Section 27 S.B.B.M.

c. Address: 10062-10072 Flower Street City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7109-016-044

***P3a. Description:**

The subject property consists of two one-story residential duplex buildings sharing a utilitarian design with Ranch House-style influences. The front building is rectangular in plan, and the rear building exhibits a U-shaped plan. Both buildings sit on a concrete foundation and are capped with hipped roofs sheathed in asphalt shingles. Exterior walls are clad in smooth stucco. Fenestration generally consists of aluminum-framed windows in a variety of configurations and sizes. Entrances to the buildings are located on the north and west elevations, with doors obscured by metal security gates. The property is located mid-block on a level parcel and is landscaped with a lawn and small palms. A concrete driveway and parking area covers much of the parcel. The buildings are in good condition and exhibit few visible exterior alterations.

*P3b. Resource Attributes: HP3. Multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

North and west elevations; camera facing southeast.

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

Historic Prehistoric Both

1961 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 28, 2019

***P10. Survey Type:**

Intensive

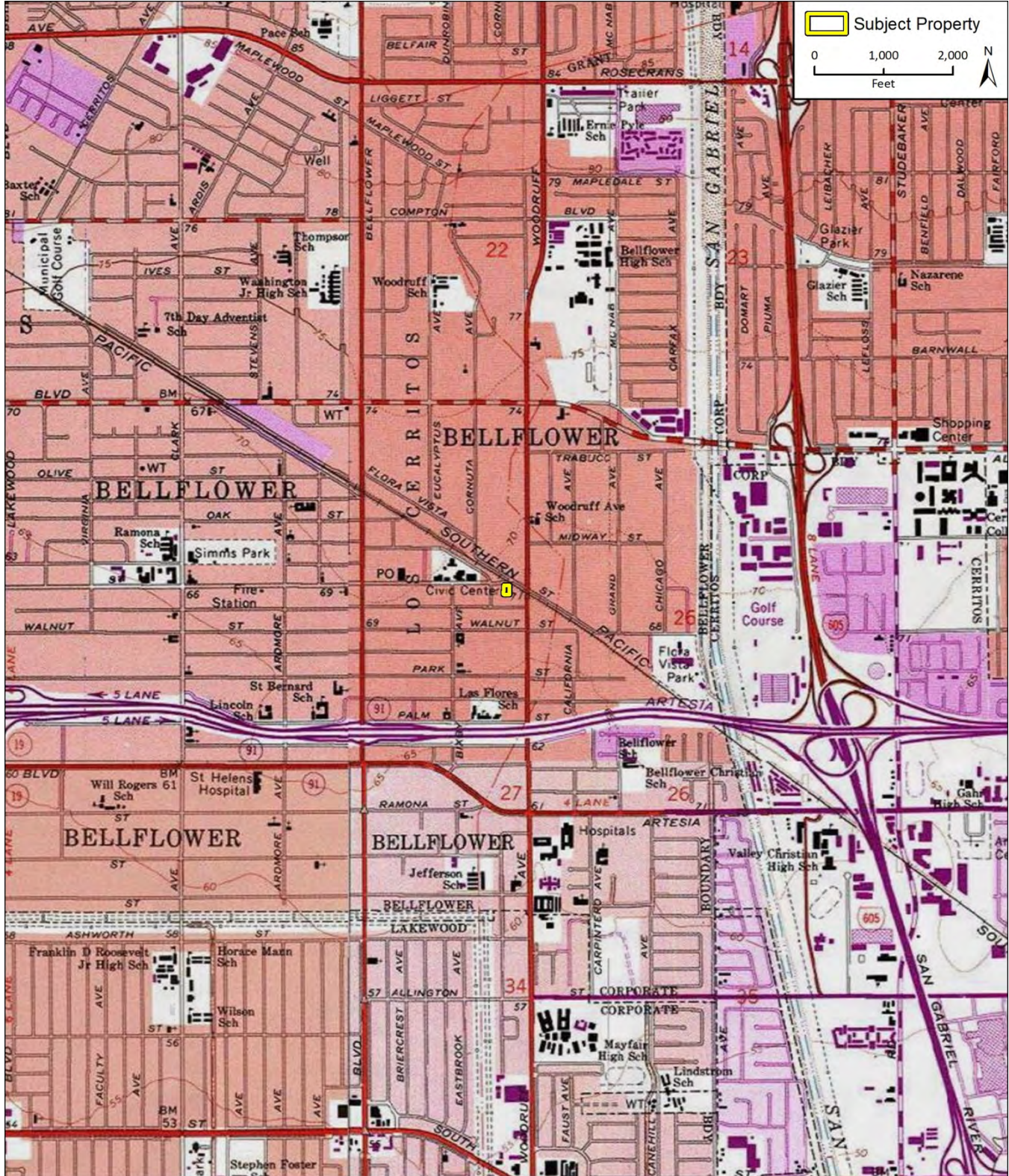
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 10068 Flower Street (Map Reference No. 29-004)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Ranch House-style influenced

*B6. Construction History:
According to parcel data, the subject buildings were constructed in 1961.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property consists of two multi-family residential buildings constructed in 1961. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a vernacular, Ranch House-style influenced multi-family residential complex and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Ancestry. "U.S. City Directories." [digitized archive]. Bellflower, CA, 1961.
<https://search.ancestry.com/search/db.aspx?dbid=2469&path=>. Accessed December 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987.
<http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed INPUT December 2018.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.

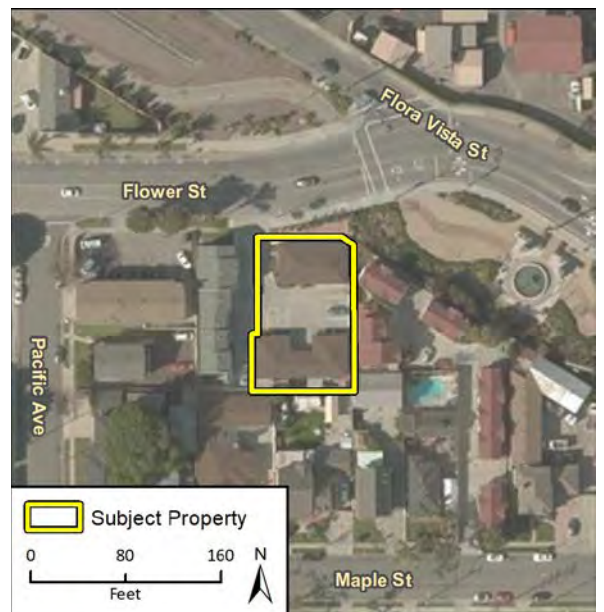
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 7, 2018

(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 3

*Resource Name or #: 10241 Flora Vista Street (Map Reference No. 29-005)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S Range 12W Section 27

S.B.B.M.

c. Address: 10241 Flora Vista Street City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7017-020-036

***P3a. Description:**

The subject property is a single-story residence and attached garage designed in the Ranch House style. The building occupies a narrow, rectangular lot and is set back from Flora Vista Street and fronted by a small lawn and mature landscaping. Roughly rectangular in plan, the residence has stucco cladding and vinyl-framed windows in a variety of sizes and configurations. The roof of the building includes hipped and gabled sections, clad with composition shingles and terminating in open eaves with simple wood bargeboards. Adjacent to the garage, the roof eaves extend to create a sheltered entry porch, which is supported on a simple square brick pier. Visible alterations include the replacement of original doors and windows and the addition of a covered patio at the rear elevation.

*P3b. Resource Attributes: HP2. Single Family Property

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

P5a. Photo or Drawing



P5b. Description of Photo:

South and west elevations; northeast-facing.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1965 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Rachel Perzel
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

*P9. Date Recorded:

October 24, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

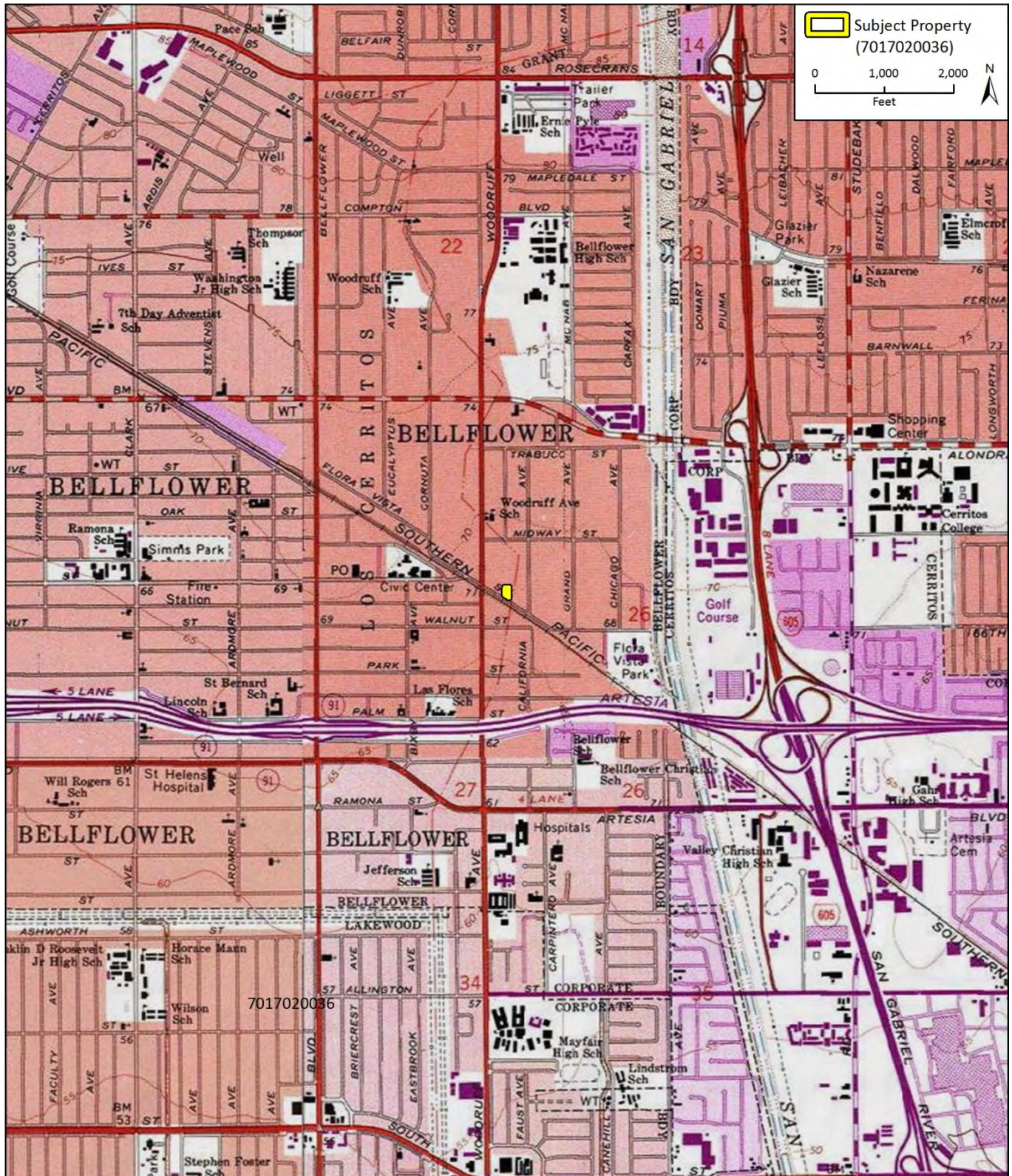
Page 2 of 3

*Map Name: Whittier

*Resource Name or # 10241 Flora Vista Street (Map Reference No. 29-005)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 10241 Flora Vista Street (Map Reference No. 29-005)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single-family residence
B4. Present Use: Single-family residence
*B5. Architectural Style: Ranch House style
*B6. Construction History:

The subject property was constructed in 1965 (Los Angeles County Office of the Assessor). Visual observation suggests that alterations include the replacement of all original windows and doors and the addition of a covered patio at the rear of the building.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Single-Family Residential Development Area Bellflower

Period of Significance N/A Property Type N/A Applicable Criteria N/A

Following World War II, Bellflower experienced rapid population growth and residential settlement consistent with the trends that impacted postwar Southern California as a whole. The community incorporated in 1957. The subject property reflects this extensive postwar residential expansion. However, the property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state or nation (Criteria A/1 and B/2). While the property's development reflects the continuing postwar growth of Bellflower, it does not appear significant within this context. The residence is a highly common example of the Ranch House style in Bellflower, but it does not represent a distinguished or excellent example of the style. The property does not represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

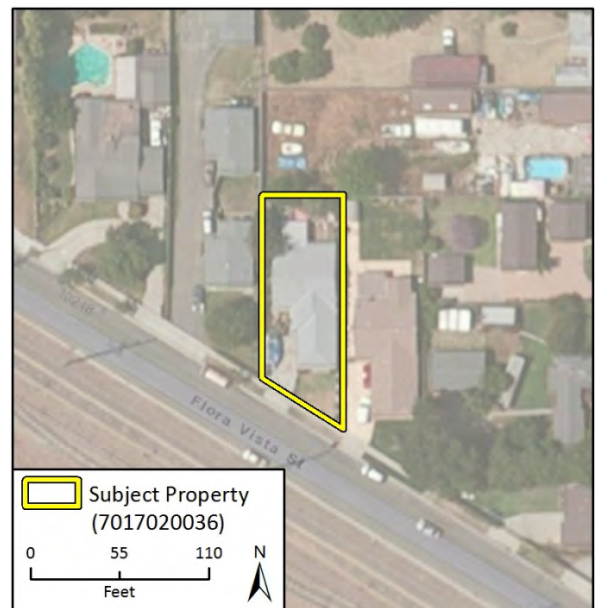
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.
- Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed Dec. 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed July 2018.
- UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Dec. 2018.

B13. Remarks: N/A

*B14. Evaluator: Rachel Perzel, Rincon Consultants

*Date of Evaluation: December 5, 2018

(This space reserved for official comments.)

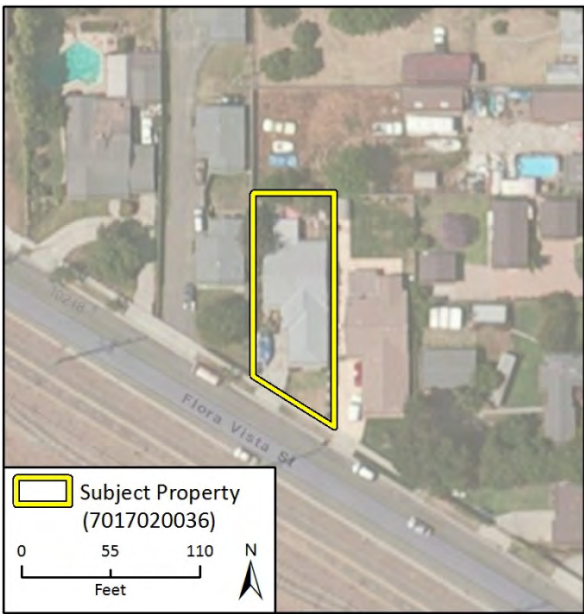


State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 10241 Flora Vista Street (Map Reference No. 29-005)
Page 3 of 3

*NRHP Status Code 6Z

(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 3 *Resource Name or #: 16821 California Avenue (Map Reference No. 29-006)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S, Range 12W, Section 27 S.B.B.M.

c. Address: 16821 California Avenue City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7017-020-034

***P3a. Description:**

The subject property consists of two single-family residences and an associated ancillary building. The primary residence is one-story in height and designed in a modest iteration of the Ranch style. The irregular plan building sits on a concrete foundation and is capped by a cross-gabled roof sheathed in asphalt shingles. Smooth stucco and vertical wood-plank siding sheathe its wood frame structural system. Window types include wood, 1/1 double-hung and fixed sashes. The front entrance is located on the east elevation and features a door of an undetermined type. Ornament is minimal, consisting of vertical plank gable-end cladding and false window shutters. Its recessed entry, wing-and-gable front, and somewhat sprawling plan are indicative of Ranch-style residential architecture (McAlester 2013).

Two additional buildings are located at the rear of the lot. A secondary residence is located directly behind the main residence. The one-story, vernacular-style residence features an L-plan, hipped roof, and horizontal wood-plank siding. Alterations include the construction of sizeable addition the south elevation of the building. In addition, a gable-roof ancillary building is located at the far west end of the parcel. Due to site constraints, no further details were observed during the field survey. The property is located mid-block on a level parcel and is landscaped with a small strip of grass, mature trees, and small shrubs.

*P3b. Resource Attributes: HP3. Multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

East elevation of primary residence (left) and partial view of secondary residence (far right); camera facing west.

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

Historic Prehistoric Both

Primary residence: 1943, secondary residence 1940
 (Los Angeles County Office of the Assessor 2019)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams and Alexandra Madsen
 Rincon Consultants
 180 North Ashwood Ave
 Ventura CA 93003

***P9. Date Recorded:**

January 28, 2019

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
 HRI#
 Trinomial

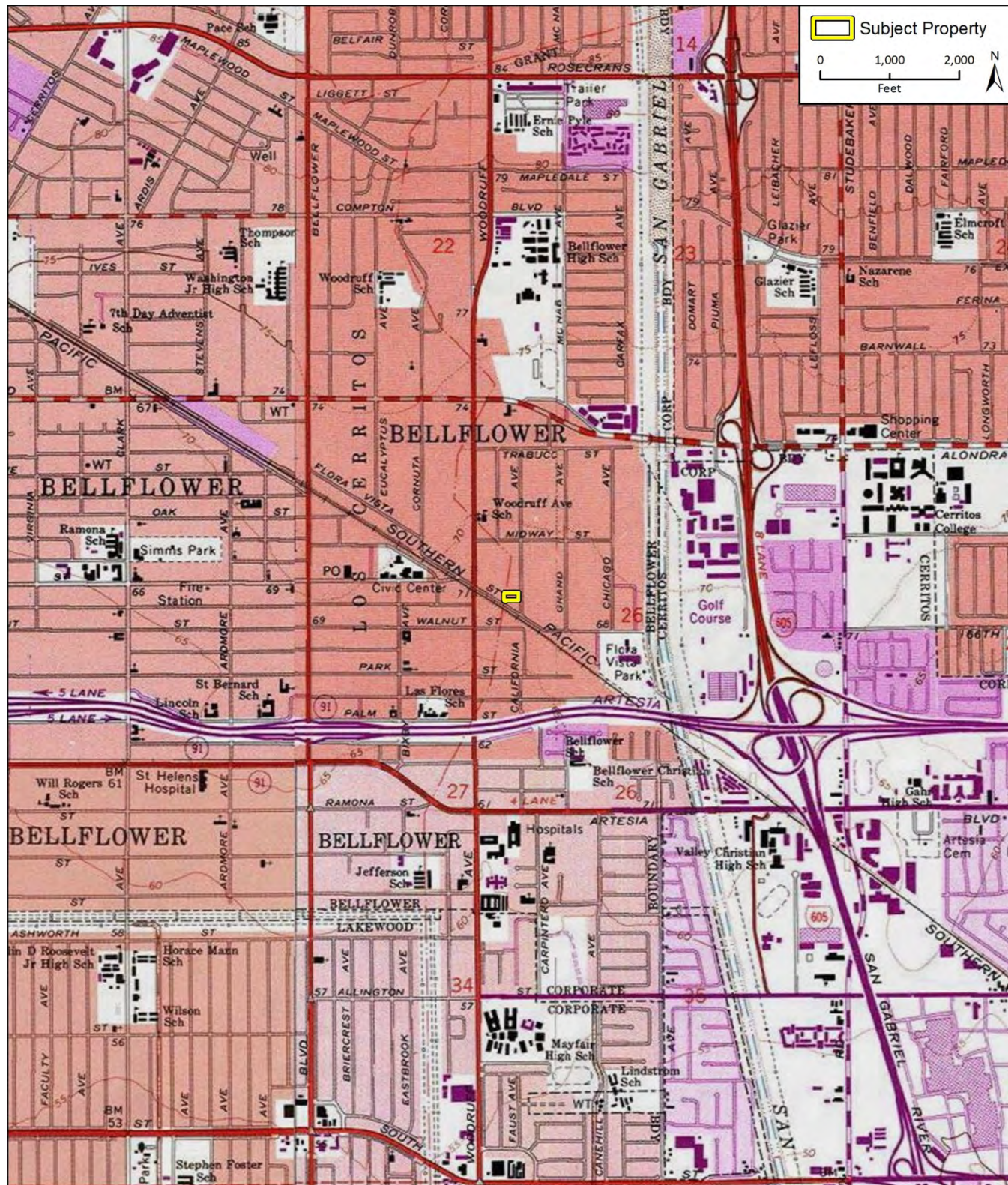
Page 2 of 3

*Resource Name or # 16821 California Avenue (Map Reference No. 29-006)

*Map Name: Whittier

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 16821 California Avenue (Map Reference No. 29-006)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Residential
*B5. Architectural Style: Ranch-style elements
*B6. Construction History:

According to parcel data, the secondary residence was constructed in 1940 and the primary residence in 1943. An addition was built onto the secondary residence sometime between 1953 and 1972 (Netronline 2019).

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family residential property with buildings constructed in 1940 and 1943. A search of city directories and a historic newspaper database revealed that R.A. Whitby lived at this address by 1946 and until at least as recently as 1962 (Ancestry.com 2011; Newspapers.com 2019). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not eligible for listing in the National or California Registers under any significance criteria. It is not associated with any important events or persons significant in our past (Criteria A/1 and B/2). The property is a modest example of the Ranch style; of which the City of Bellflower has numerous examples. Neither residence on the property embodies 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). There is no reason to believe that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

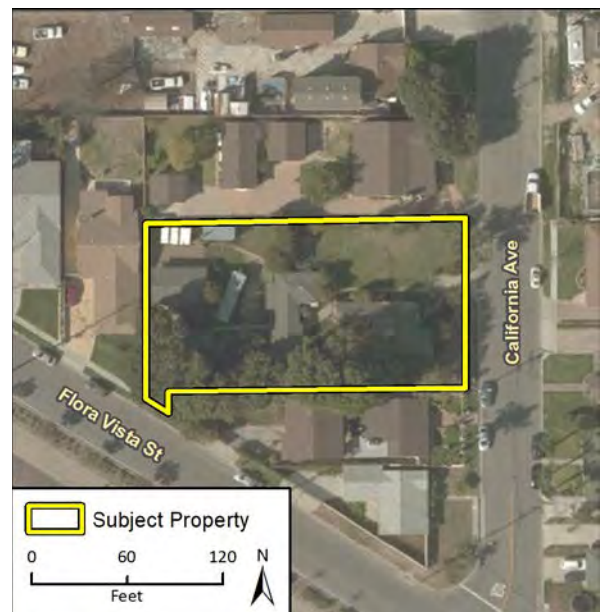
- Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Bellflower, California, City Directory. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.
- Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.
- McAlester, Virginia Savage. 2013. A Field Guide to American Houses, revised and expanded edition. New York: Alfred A. Knopf.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed January 2019.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed January 2019.

B13. Remarks: N/A

*B14. Evaluator: J. Williams & A. Madsen, Rincon Consultants

*Date of Evaluation: January 30, 2019

(This space reserved for official comments.)



Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 16831 California Avenue (Map Reference No. 29-007)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S Range 12W Section 27

S.B.B.M.

c. Address: 16831 California Avenue City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7017-020-024

***P3a. Description:**

Located at the corner of Flora Vista Street and California Avenue in Bellflower, the subject property is a single-story, L-shaped residence, set back from California Street and fronted by a lawn and mature vegetation. The residence is sheathed in smooth stucco and exhibits a simple, vernacular form, with some elements of the Minimal Traditional/Ranch House styles. An attached, non-original garage is located adjacent to the residence. Fenestration generally consists of vinyl-frame windows, with simple wood surrounds, in a variety of configurations. The residence is capped with a cross-gabled roof sheathed in composition shingles. The primary entrance, a single door, is centered on the east elevation; it is sheltered beneath an overhang supported on simple metal posts. The residence is in good repair. Visible alterations include the replacement of original windows and doors and the addition of an attached single-car garage.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:

East (primary) elevation; west-facing.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1947 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Rachel Perzel
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

*P9. Date Recorded:

October 24, 2018

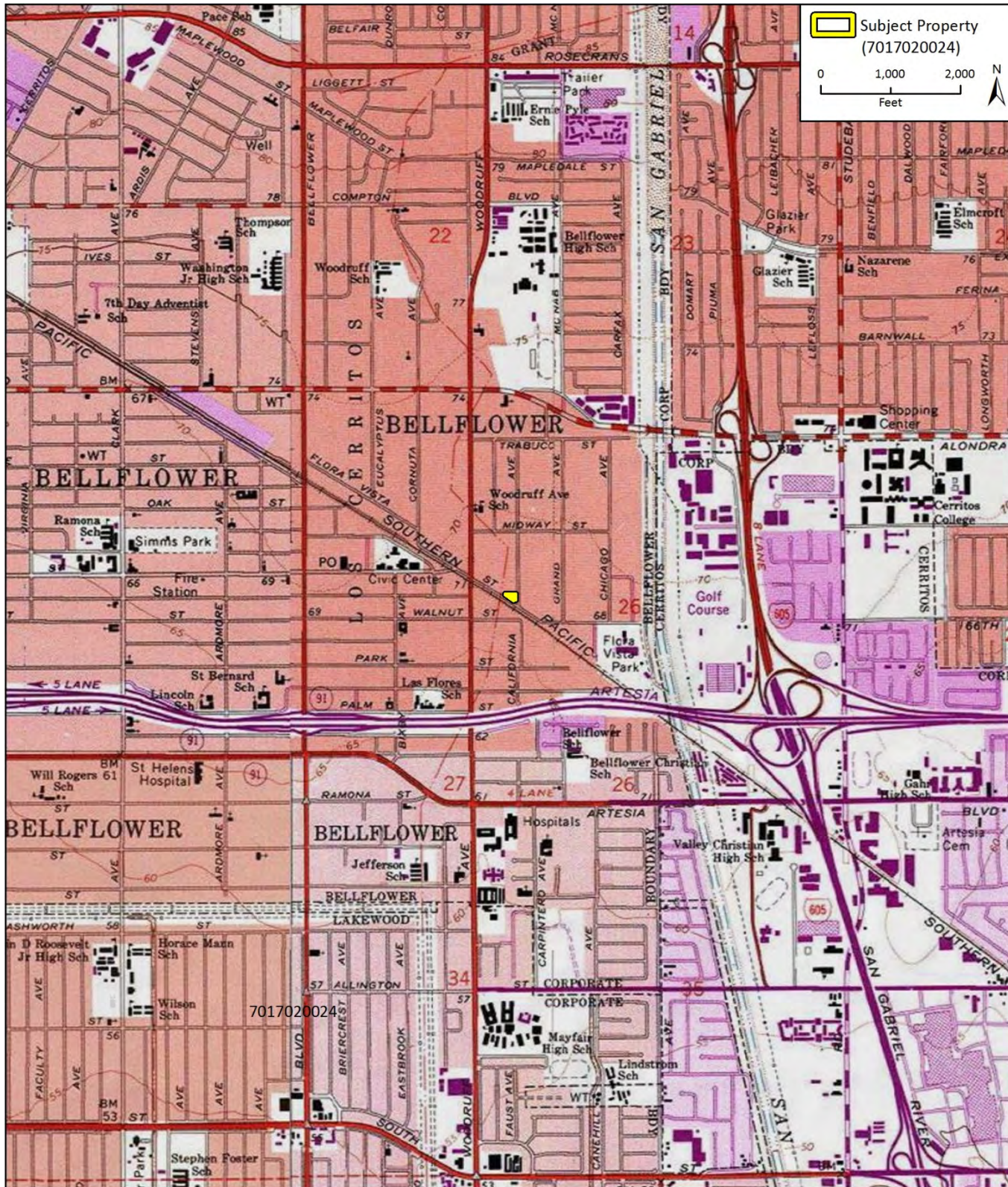
*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):



7017020024

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 16831 California Avenue (Map Reference No. 29-007)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single-family residence B4. Present Use: Single-family residence
*B5. Architectural Style: Minimal Traditional/Ranch House influenced

***B6. Construction History:**

The building on the subject property was constructed in 1947 (Los Angeles County Office of the Assessor). The attached single-car garage was added to the property after 1960 (UCSB 1960). Visual observation indicates that original windows and doors have been replaced at an unknown date.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Single-Family Residential Development Area Bellflower

Period of Significance N/A Property Type N/A Applicable Criteria N/A

Following World War II, Bellflower experienced rapid population growth and residential settlement consistent with the trends that impacted postwar Southern California as a whole. The community incorporated in 1957. The subject property reflects this extensive postwar residential expansion. However, the property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state or nation. While the property's development reflects the rapid postwar growth of Bellflower, it does not appear significant within this context (Criteria A/1 and B/2). The residence exhibits a ubiquitous vernacular form, with some elements of the Minimal Traditional/Ranch House styles. However, the residence is not a distinguished or excellent example of either style. The property does not represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.
- Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed July 2018.
- UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed December, 2018.

B13. Remarks: N/A

*B14. Evaluator: Rachel Perzel, Rincon Consultants

*Date of Evaluation: December 5, 2018

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI#

*Resource Name or # 16831 California Avenue (Map Reference No. 29-007)
Page 3 of 3

*NRHP Status Code 6Z

(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 4

*Resource Name or #: 16826 California Avenue (Map Reference No. 29-008)

P1. Other Identifier: 10325-10333 Flora Vista Street

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S, Range 12W, Section 27

S.B.B.M.

c. Address: 16826 California Avenue/10325-10333 Flora Vista Street City: Bellflower

Zip: 90706

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

e. Other Locational Data: APN: 7017-019-021

***P3a. Description:**

The subject property consists of an irregularly shaped parcel occupied by a single-family residence fronting California Avenue, two smaller ancillary buildings situated behind the residence, and a complex of four residential cottages fronting Flora Vista Street. The single-family residence is a one-story Craftsman Bungalow. The rectangular-plan building sits on a concrete block foundation and is capped by a cross-gabled, medium-pitch roof sheathed in asphalt shingles. The roof terminates in open eaves, trimmed with simple wood bargeboards. Gable apexes are pierced with vertical vents on the house, while the gable sheltering the entrance is accented with a simple wood truss. The residence has wood-shingle sheathing and wood-framed windows in a variety of sizes and configurations. These include paired multi-light windows as well as ribbon windows flanking the main entrance. A wood-framed, one-over-one-, fixed sash-window partially encloses the southwest corner of the full-width porch. The main entrance is located on the west elevation, its door type obscured by a metal security door. The building's Craftsman style is further expressed in details such as the vertical wood slats accenting the gable apexes, the wood truss of the porch roof, and decorative beams. The building exhibits few apparent alterations. At the rear of the residence are two gabled ancillary buildings, which were not recorded in detail due to the lack of visibility from the public right-of-way. Landscaping in the section of the property fronting California Avenue includes a front lawn and mature palms. A concrete driveway traces the southern boundary. Largely identical in design, the buildings fronting Flora Vista Street are one-story Minimal Traditional residences. The L-shaped, stucco-clad buildings sit on concrete foundations and are capped by hipped roofs sheathed in asphalt shingles. Windows are a combination of wood-framed, one-over-one double-hung and vinyl-frame replacement sashes. Entrances to the buildings are front doors whose types are obscured by metal security doors and non-original metal roll-up garage doors. Alterations include the aforementioned windows and garage doors. Landscaping on this portion of the property consists of a lawn, mature trees of several types, and small shrubs. Two concrete driveways serve the complex. The buildings are in fair to good condition.

*P3b. Resource Attributes: HP3. Multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

Craftsman-style residence, west and south elevations; camera facing northeast.

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

Historic Prehistoric Both

1908, 1953, 1956 (County of Los Angeles Office of the Assessor 2018)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**

January 28, 2019

***P10. Survey Type:** Intensive

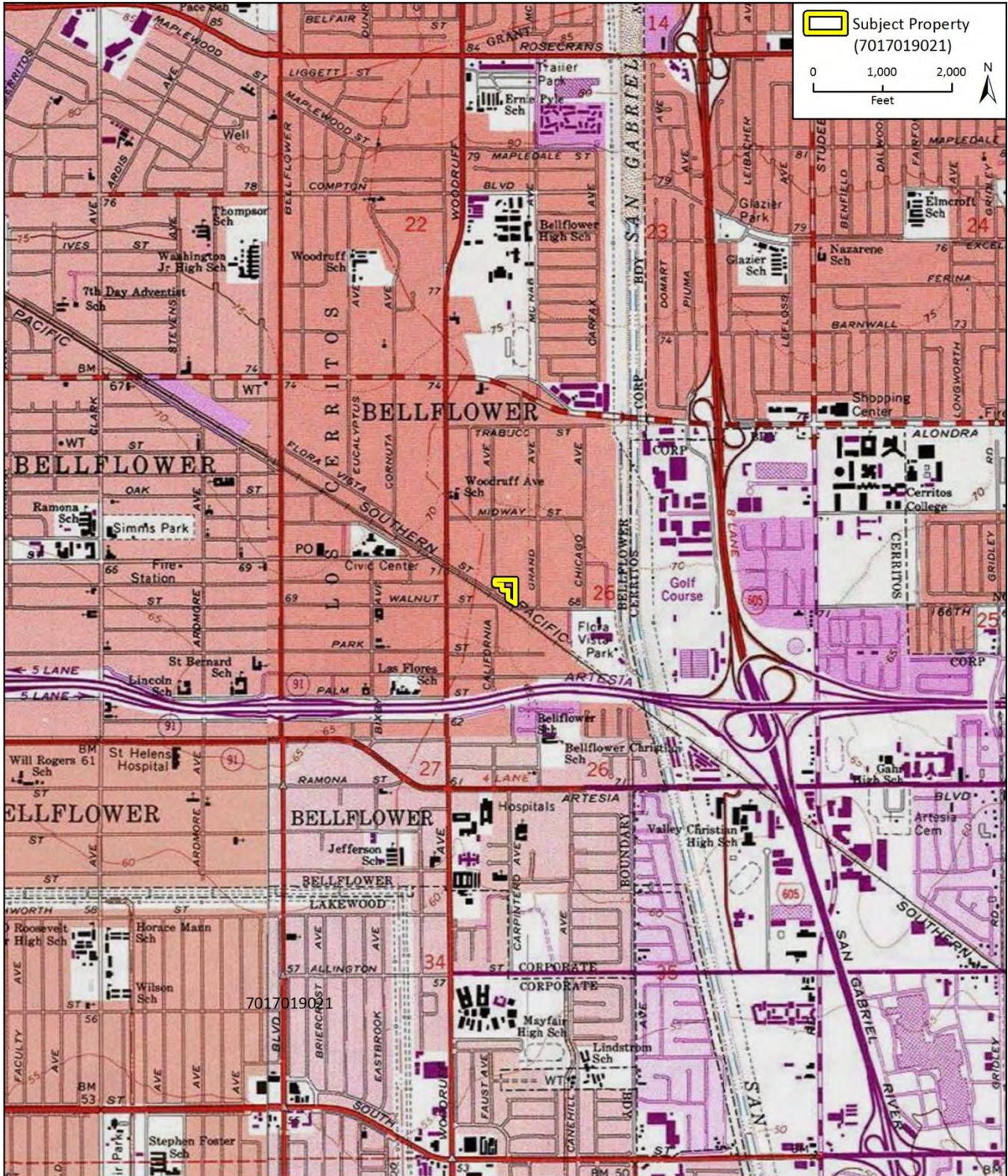
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 HRI# Primary #
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 16826 California Avenue (Map Reference No. 29-008)

*NRHP Status Code 6Z

Page 3 of 4

- B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Residential B4. Present Use: Residential
 *B5. Architectural Style: Craftsman Bungalow, Minimal Traditional
 *B6. Construction History:

According to parcel data, the Craftsman-style residence was constructed in 1908, while the remaining buildings were completed in 1953 and 1956. Available sources did not specify which buildings were constructed in either year. Aerial photographs suggest that the Craftsman Bungalow was moved onto the property sometime between 1953 and 1956 (UCSB Map & Imagery Lab 1930, 1947, 1956; NETROnline 2019). However, a lack of clarity in the 1953 image consulted for this study makes it difficult to determine definitively.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject parcel includes buildings constructed in 1908, 1953, and 1956. Aerial photographs reveal the area surrounding the subject property remained largely agricultural as late as 1930. Increased residential construction took place following World War II, and by the early 1950s, the area had taken on roughly its current pattern of development. Aerial photographs raise doubts over whether the 1908 Craftsman-style residence was originally located at its present site. A building is visible at this location in a 1930 aerial photograph, but a 1953 photo appears to depict the location as undeveloped. All seven extant buildings are visible in a 1956 aerial image (UCSB Map & Imagery Lab 1930, 1947, 1956; NETROnline 2019). According to city directories for years between 1940 and 1961, past residents of the property included R.A. Stewart, H.L. Bowyer, H.O. Troutman, W.H. Patrick, C.E. Griffiths, T.A. Lanaster, D. Kasenberg, P.E. Johndrow, and H.S. Clark (Ancestry.com 2011). Archival research failed to identify any additional consequential information about its former owners or occupants.

(See continuation sheet.)

B11. Additional Resource Attributes: N/A

*B12. References:

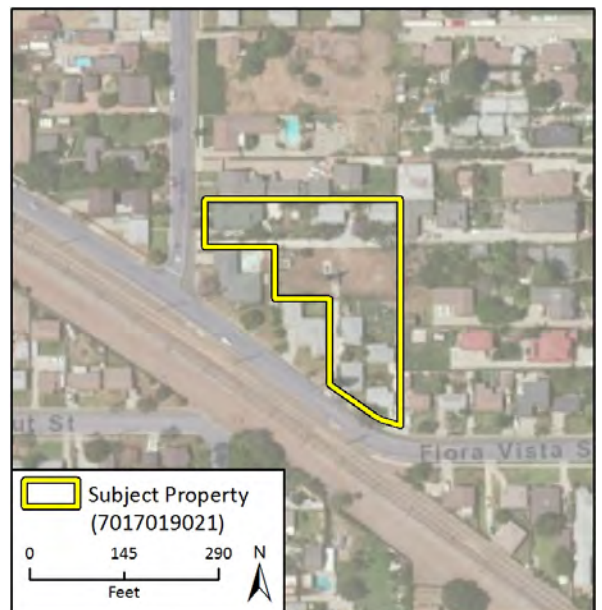
- Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Bellflower, California, City Directory. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.
- Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed January 2019.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed January 2019.
- UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Jan. 2019.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: January 31, 2019

(This space reserved for official comments.)



*Recorded by: James Williams, Rincon Consultants

*Date: January 28, 2019 Continuation Update

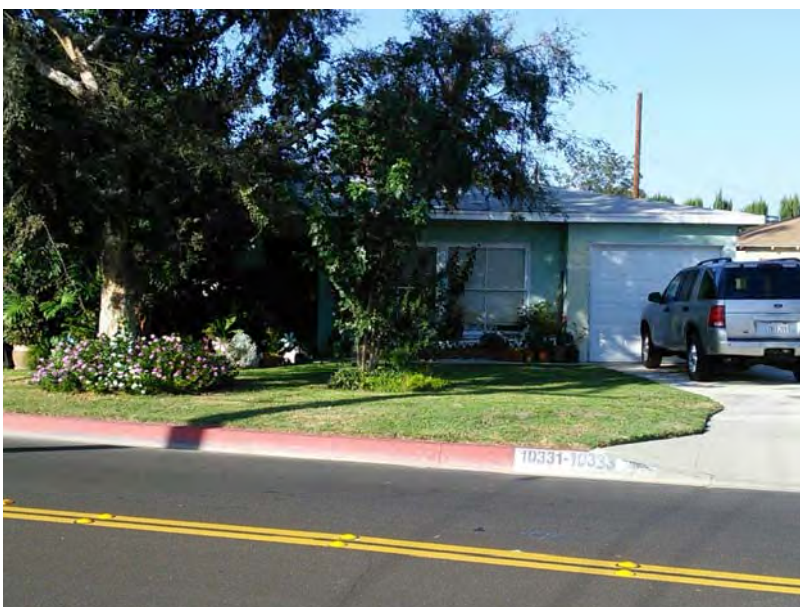
B10. Significance (continued):

None of the properties on the site are recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the properties are associated with any important events or persons significant in the history of the city, region, state or nation (Criteria A/1 and B/2). While the Craftsman-style residence is a fair example of its type, similar and more intact residences of this style are ubiquitous in Southern California. The cottages represent highly common examples of the Minimal Traditional style. None of the subject properties 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). In addition, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

Pb5. Photographs (continued):



Photograph 2. Overview of cottages on Flora Vista Street. Camera facing north.



Photograph 3. Closeup of 10331-10333 Flora Vista Street. Camera facing north.

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Page 1 of 3

*Resource Name or #: 10307 Flora Vista Street (Map Reference No. 29-009)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S Range 12W Section 27 S.B.B.M.

c. Address: 10307 Flora Vista Street City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7017-019-022

***P3a. Description:**

Located on the corner of Flora Vista Street and California Avenue in Bellflower, the subject parcel includes one residence set back from both streets and surrounded with landscaping. A kidney bean-shaped pool is located to the northeast of the residence and surrounded with a paved patio. The single-story building was designed in the Ranch House style. It features an irregular footprint and includes an attached two-car garage. The building displays smooth-finished stucco and vinyl-frame windows in a variety of configurations. Primary entry to the building is sheltered in an alcove on the south elevation. The building is topped with an intersecting hipped roof with open eaves and sheathed in composition shingles. A brick chimney is visible over the roofline. The property is in good condition. Visible alterations include the replacement of original doors and windows.

*P3b. Resource Attributes: HP2. Single Family Property

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

P5a. Photo or Drawing



P5b. Description of Photo:

Southwest elevation; northeast-facing.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1957 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Rachel Perzel
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

*P9. Date Recorded:

October 24, 2018

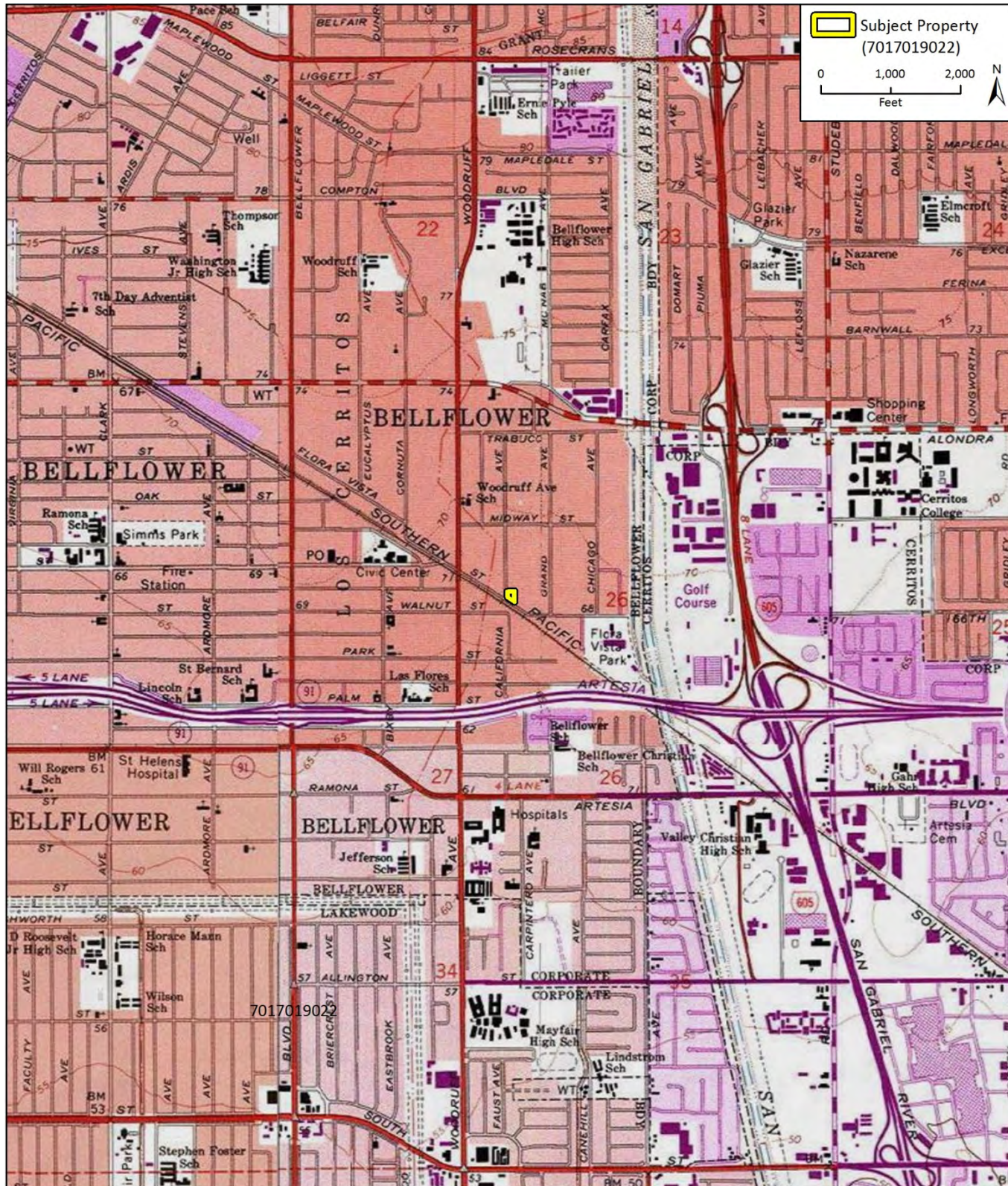
*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):



7017019022

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 10307 Flora Vista Street (Map Reference No. 29-009)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single-family residence
B4. Present Use: Single-family residence
*B5. Architectural Style: Ranch House style

***B6. Construction History:**

The building on the subject property was constructed in 1957 (Los Angeles County Office of the Assessor). Visual observation suggests that alterations include the replacement of original windows and doors.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Single-Family Residential Development Area Bellflower

Period of Significance N/A Property Type N/A Applicable Criteria N/A

Following World War II, Bellflower experienced rapid population growth and residential settlement consistent with the trends that impacted postwar Southern California as a whole. The community incorporated in 1957. The subject property reflects this extensive postwar residential expansion. However, the property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state or nation (Criteria A/1 and B/2). While the property's development reflects the continuing postwar growth of Bellflower, it does not appear significant within this context. The property exhibits a Ranch House-style that is highly common for homes of this era. The residence is not a distinguished or excellent example of an architectural style or type of construction, nor does the property represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also recommended not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

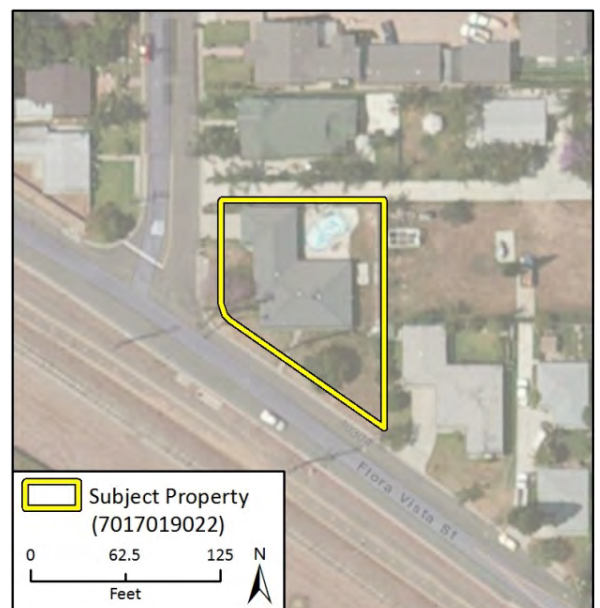
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.
- Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area. <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed July 2018.
- UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Dec. 2018.

B13. Remarks: N/A

*B14. Evaluator: Rachel Perzel, Rincon Consultants

*Date of Evaluation: December 5, 2018

(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 3 *Resource Name or #: 16910 Woodruff Avenue (Map Reference No. 29-010)

P1. Other Identifier: Bellflower Medical Investors

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S, Range 12W, Section 27 S.B.B.M.

c. Address: 16910 Woodruff Avenue City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7017-021-008

***P3a. Description:**

The subject property is a one-story medical office building designed with elements of the Neo-Formalist style of architecture. The building is rectangular in plan, with two interior courtyard spaces. Facing the primary elevation on Woodruff Avenue, the principal wings of the building are capped with a prominent, low-pitched side-gabled roof, sheathed in asphalt shingles and terminating in wide overhangs. Centered on the principal elevation is a projecting, full-height shed roof, which shelters the primary entrance. The shed roof rests on simple post supports with molded capital and base detailing. A decorative broken pediment detail marks the entrance. Exterior walls are sheathed in brick veneer and smooth stucco. A series of aluminum-framed windows, accented with shutters, line each wing of the building. The property is located on a level corner lot and is landscaped with lawns, shrubs, and trees. The property is in good repair. No substantial alterations were observed during the field survey.

*P3b. Resource Attributes: 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 of main entrance, west elevation; camera facing northeast.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles CA 90012

*P9. Date Recorded:

November 16, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
 HRI#
 Trinomial

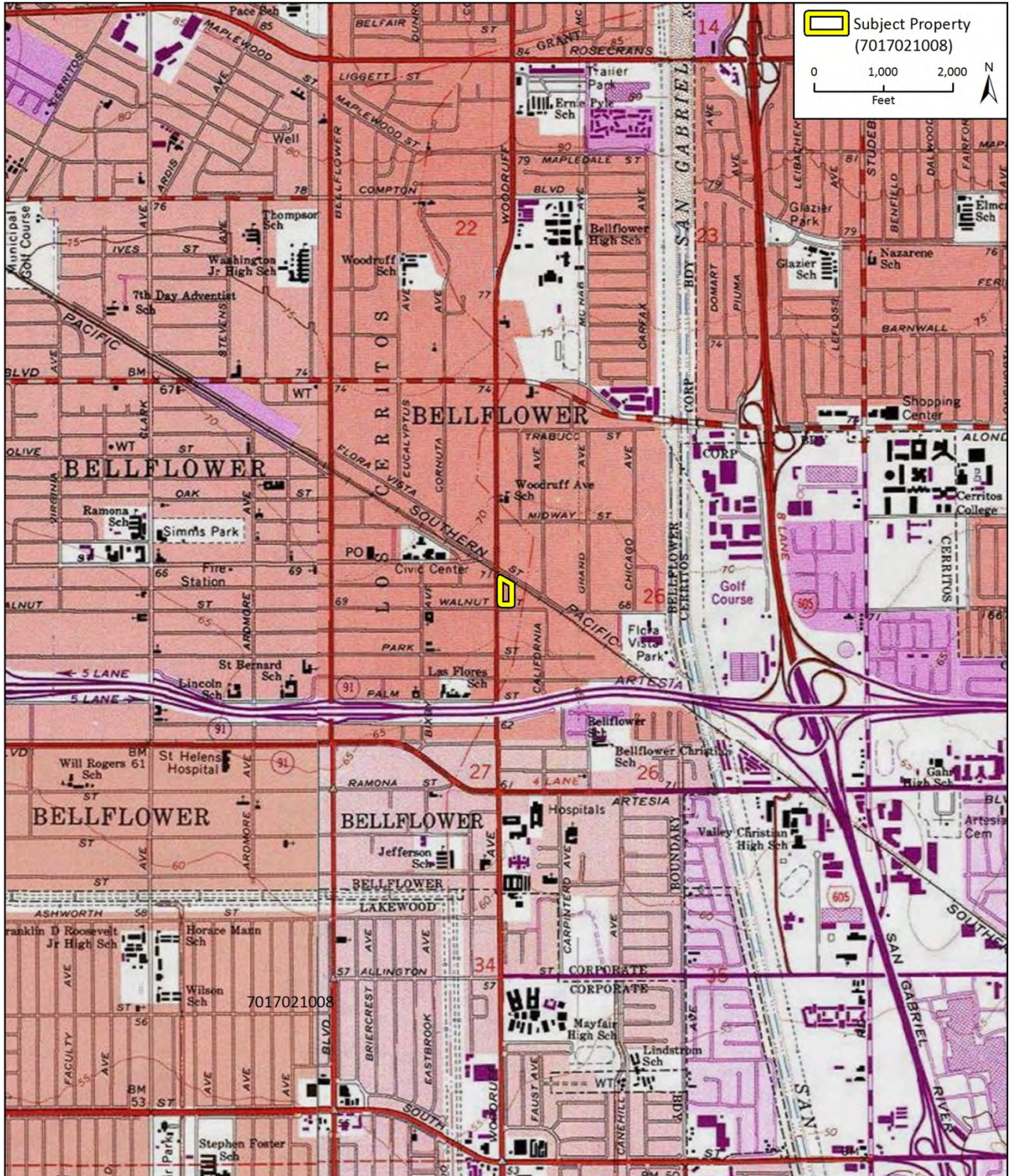
Page 2 of 3

*Map Name: Whittier

*Resource Name or # 16910 Woodruff Avenue (Map Reference No. 29-010)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 16910 Woodruff Avenue (Map Reference No. 29-010)

*NRHP Status Code 6Z

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B1. Historic Name: Bird Haven Convalescent Hospital
B2. Common Name: Bellflower Medical Investors
B3. Original Use: Medical office
B4. Present Use: Medical office
*B5. Architectural Style: Neo-Formalist-style influenced

*B6. Construction History:
According to parcel data, the subject resource was constructed in 1968.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a medical office building constructed in 1968. Contemporary newspaper items indicate it was originally developed as Bird Haven Convalescent Hospital, a firm with multiple Southern California locations. The property's current occupant is Bellflower Medical Investors. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in our past (Criteria A/1 and B/2). The building is not a distinguished example of the Neo-Formalist style of architecture and 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1969-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed INPUT December 2018.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.

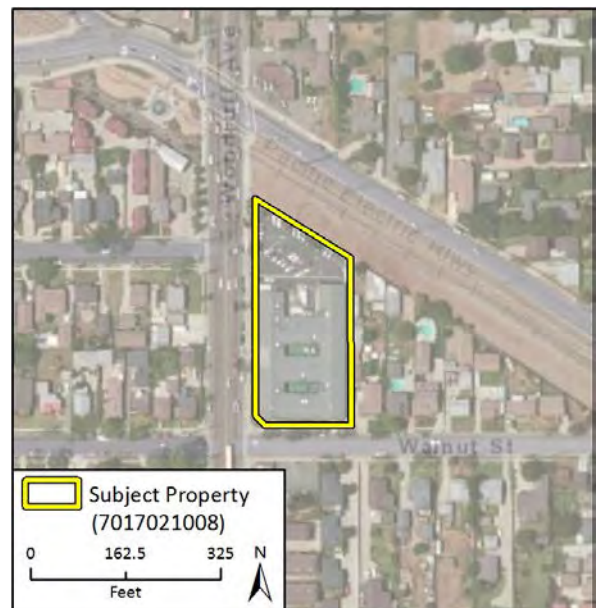
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 5, 2018

(This space reserved for official comments.)



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

Primary #
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 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 10229 Walnut Street (Map Reference No. 29-011)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S, Range 12W, Section 27 S.B.B.M.

c. Address: 10229 Walnut Street City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7017021004

***P3a. Description:**

The subject property is a two-story residential building with no discernible style. Rectangular in plan, the building sits on a concrete foundation and is capped by a side- and front-gabled roof sheathed in asphalt shingles. Textured stucco sheathes the lower story. The upper story is sheathed in board-and-batten siding. Fenestration consists of vinyl-framed windows, both sliding and fixed lights, in a variety of configurations. Plain wood surrounds enclose the windows. The entrance to the building is located on the south elevation and consists of a glazed wood-panel door. The building is in good repair. Alterations include the replacement of windows. Aerial imagery reveals two additional buildings at the rear of the parcel. These buildings are not fully visible from the public right-of-way and were not recorded during the field survey. The property is located mid-block on a level parcel and is landscaped with a lawn and shrubs.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
 Southern elevation, facing northeast

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1978 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles CA 90012

*P9. Date Recorded:

November 15, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

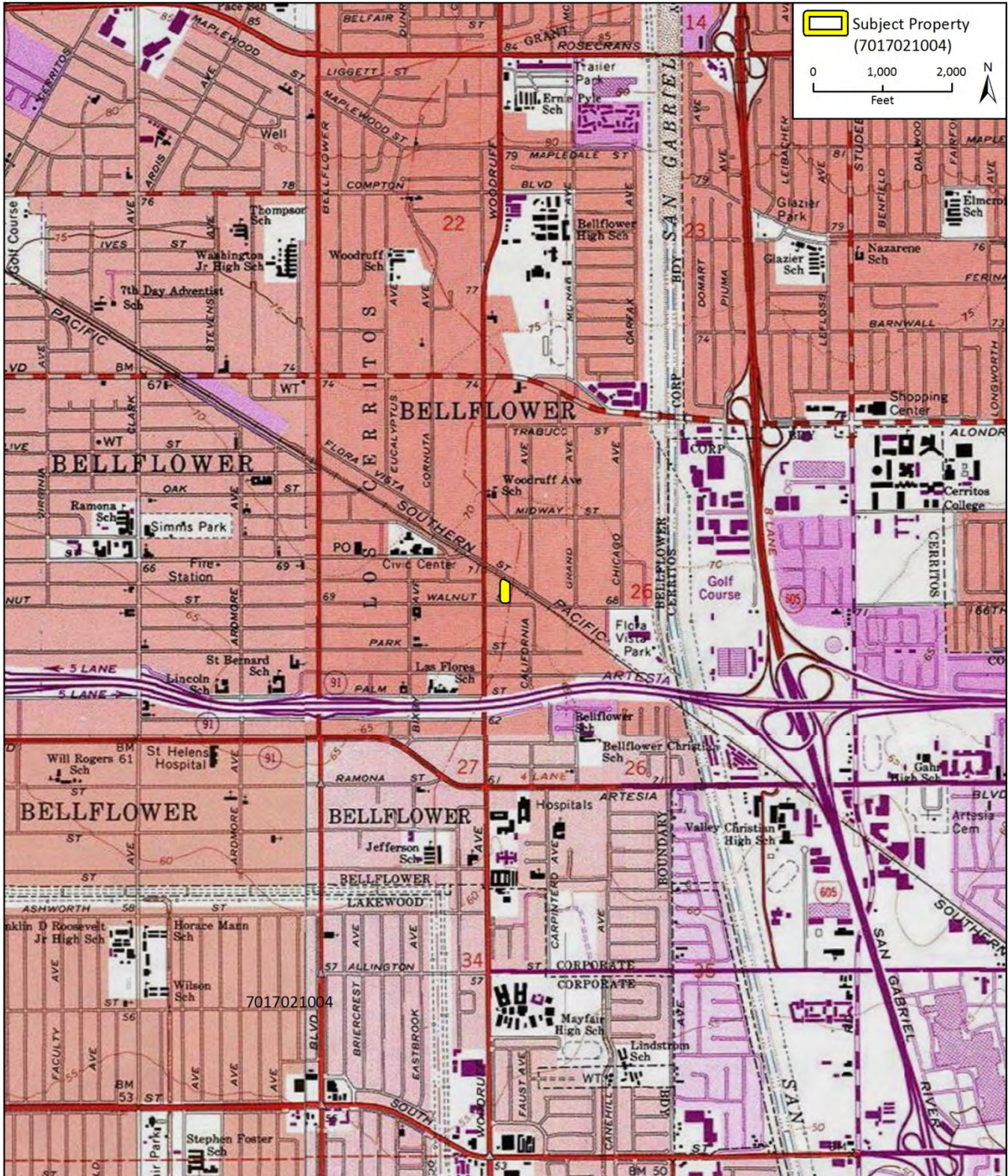
Page 2 of 3

*Map Name: Whittier

*Scale: 1:24,000

*Resource Name or # 10229 Walnut Street (Map Reference No. 29-011)

*Date of map: 1981



State of California — The Resources Agency Primary #
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BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 10229 Walnut Street (Map Reference No. 29-011)

*NRHP Status Code 6Z

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B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Single family residence B4. Present Use: Single family residence
 *B5. Architectural Style: No discernible style

***B6. Construction History:**

The residence at the front of the property was constructed in 1978, according to parcel data. The dates of construction for the buildings at the rear of the lot could not be determined.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residential building constructed in 1978. Archival research failed to identify any additional consequential information about the property or its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a purpose-built, vernacular residence, with no discernible style. 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.

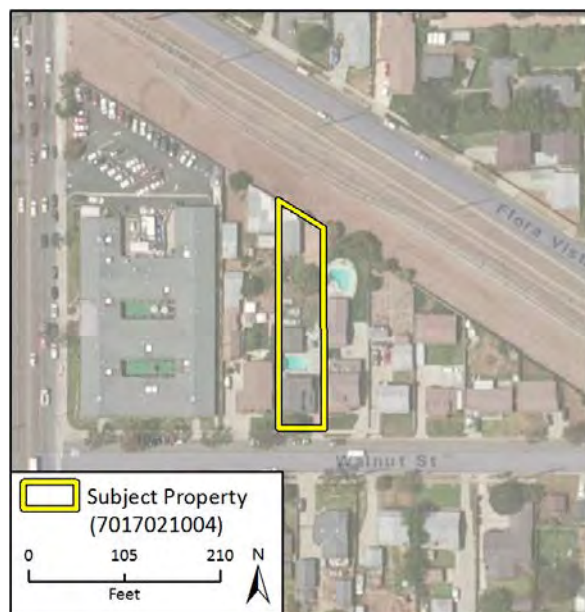
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 6, 2018

(This space reserved for official comments.)



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NRHP Status Code 6Z

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*Resource Name or #: 10315 Flora Vista Street (Map Reference No. 29-012)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3W Range 12W Section 26 S.B.B.M.

c. Address: 10315 Flora Vista Street City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7017-019-004

***P3a. Description:**

The subject parcel is occupied by a one-story residence with an attached, two-car garage, designed in the Modern Ranch House-style. Irregular in plan, the residence is set back from Flora Vista Street and fronted by a lawn and mature landscaping. The residence displays stucco cladding and vinyl-frame windows in a variety of configurations. The building is capped with a low-pitched, hipped and gabled roof with open overhanging eaves. The primary entrance porch of the home is sheltered beneath the roof eaves and accessed via three concrete steps. The south elevation also features a large masonry chimney. The residence is in good repair. Visible alterations include the replacement of original windows and the addition of an attached garage.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
South elevation; north-facing.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1962 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Rachel Perzel
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

*P9. Date Recorded:

October 24, 2018

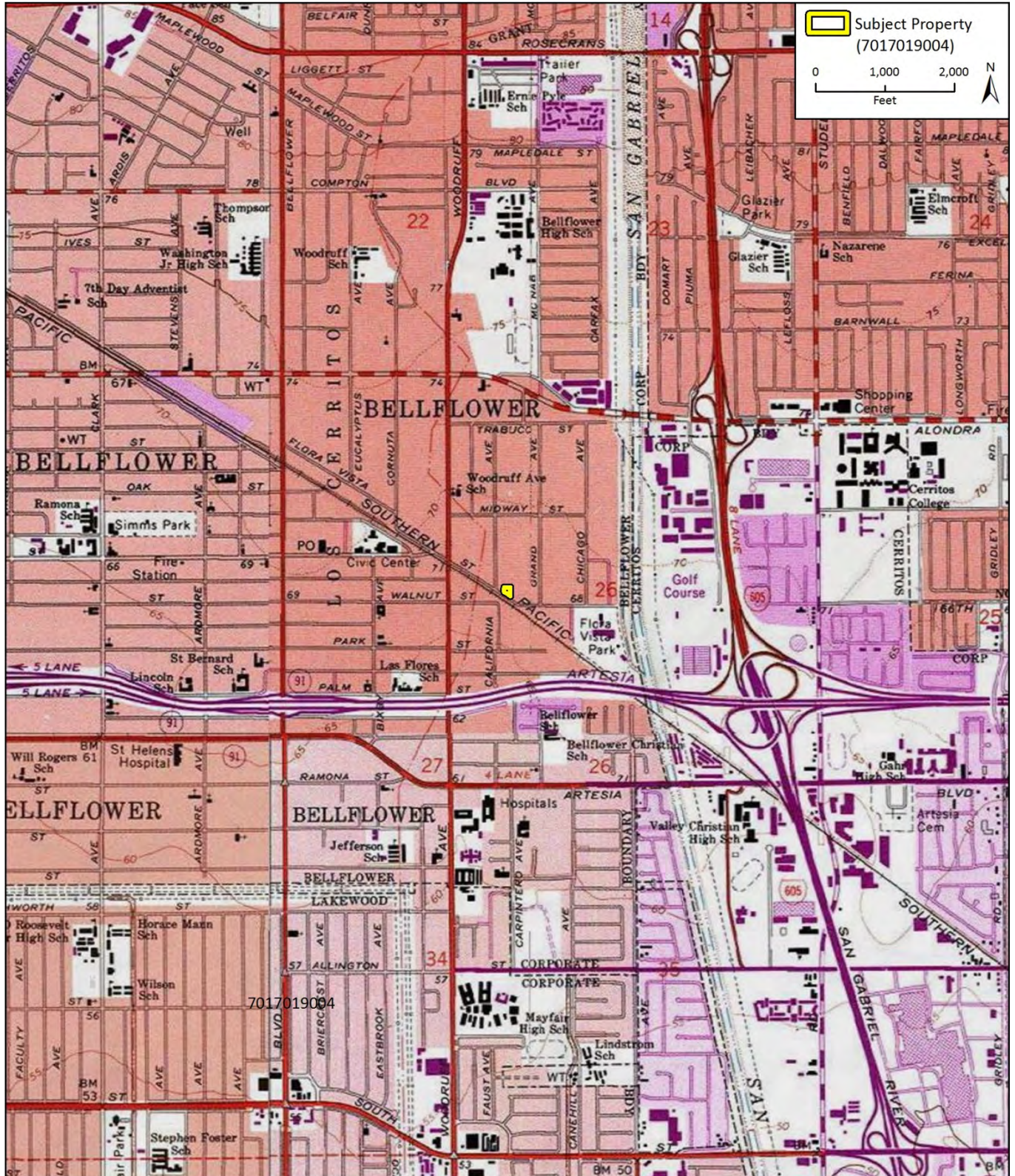
*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):



7017019004

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 10315 Flora Vista Street (Map Reference No. 29-012)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single-family residential
B4. Present Use: Single-family residential
*B5. Architectural Style: Modern Ranch House style

***B6. Construction History:**

The subject building constructed in 1962 (Los Angeles County Office of the Assessor). Visual observation indicates that the building's original windows have been replaced.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Single-Family Residential Development Area Bellflower

Period of Significance N/A Property Type N/A Applicable Criteria N/A

Following World War II, Bellflower experienced rapid population growth and residential settlement consistent with the trends that impacted postwar Southern California as a whole. The community incorporated in 1957. Constructed in 1962 in the Modern Ranch House style, the subject property reflects this ongoing postwar residential expansion.

However, the property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state or nation; while the property's development reflects the continuing postwar growth of Bellflower, it does not appear significant within this context (Criteria A/1 and B/2). The property exhibits a Ranch House-style that is highly common for homes of this era. The residence is not a distinguished or excellent example of an architectural style or type of construction, nor does the property represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

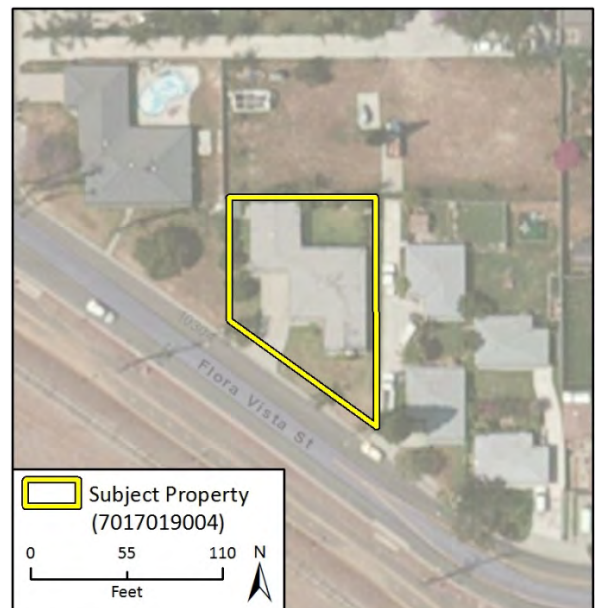
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.
- Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed July 2018.
- UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Dec. 2018.

B13. Remarks: N/A

*B14. Evaluator: Rachel Perzel, Rincon Consultants

*Date of Evaluation: December 5, 2018

(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 3

*Resource Name or #: 10231 Walnut Street (Map Reference No. 29-013)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S, Range 12W, Section 27

S.B.B.M.

c. Address: 10231 Walnut Street

City: Bellflower

Zip: 90706

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

e. Other Locational Data: APN: 7017021005

***P3a. Description:**

The subject property is a two-story residential building with no discernible style. Rectangular in plan, the building sits on a concrete foundation and is capped by a cross gabled roof sheathed in faux wood shingles. Walls are sheathed in textured stucco. Fenestration generally consists of vinyl-framed windows in a variety of configurations. The primary entrance to the building is located on the south elevation and consists of a solid wood double door. The building is in good repair and appears to have no substantial alterations. Aerial imagery reveals there is an additional building at the rear of the building. Due to site constraints, it could not be recorded during the field survey. The property is located mid-block on a level parcel and is landscaped with a small lawn and small shrubs.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
South elevation, facing north

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1978 (Los Angeles County Tax Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

*P9. Date Recorded:

November 15, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural and Paleontological Resource Impacts Analysis Report.*
Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
 HRI#
 Trinomial

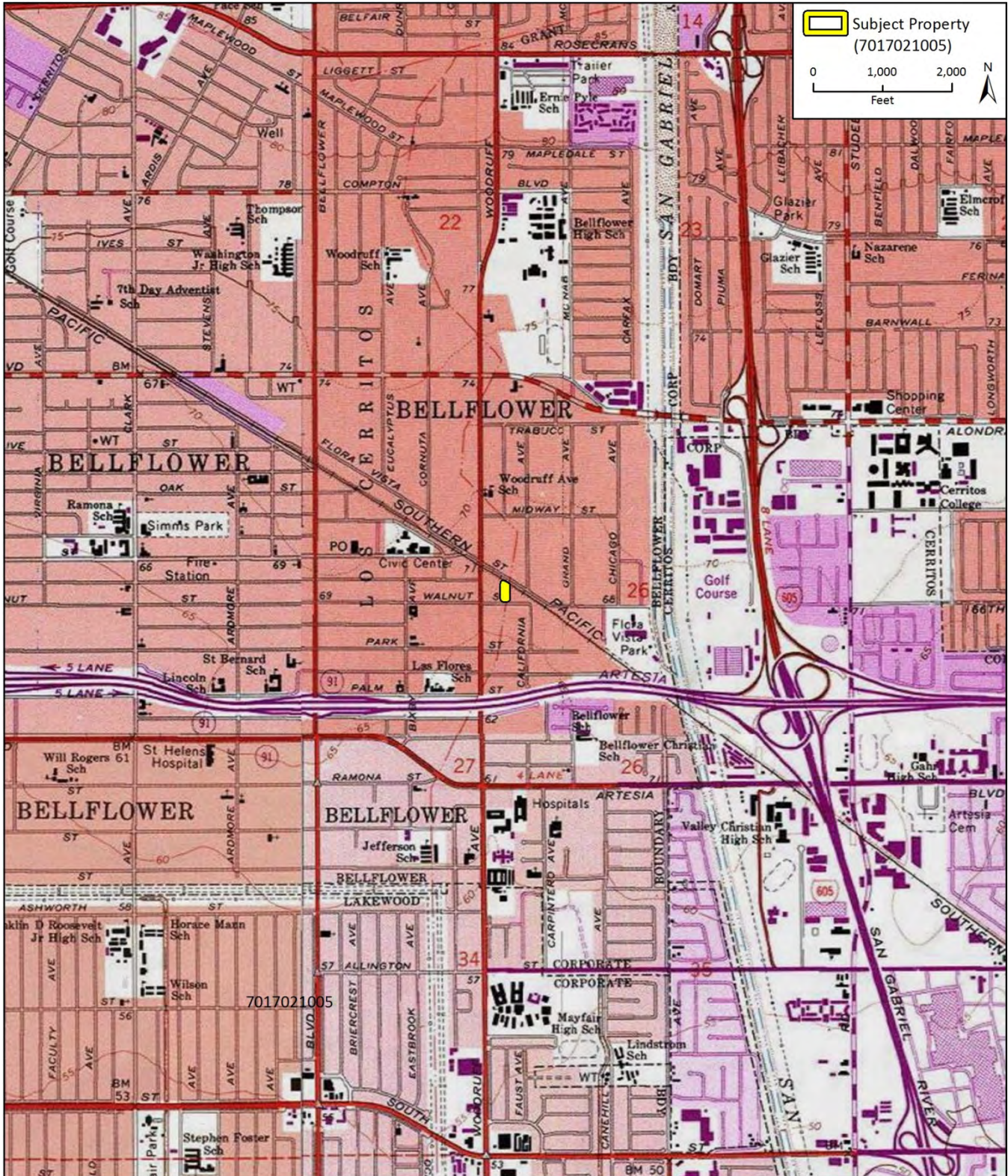
Page 2 of 3

*Resource Name or # 10231 Walnut Street (Map Reference No. 29-013)

*Map Name: Whittier

*Scale: 1:24,000

*Date of map: 1981



State of California X The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 10231 Walnut Street (Map Reference No. 29-013)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Single-family residence B4. Present Use: Single-family residence
 *B5. Architectural Style: No discernible style

***B6. Construction History:**

According to Los Angeles County Tax Assessor parcel data, the residence at the front of the property was constructed in 1978. The date of construction for the building at the rear of the lot could not be determined.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residential building constructed in 1978. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building has no discernible style and 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 6, 2018

(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 3

*Resource Name or #: 10237 Walnut Street (Map Reference No. 29-014)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S, Range 12W, Section 27 S.B.B.M.

c. Address: 10237 Walnut Street City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7017-021-006

***P3a. Description:**

The subject property is a one-story single-family residence with no discernible style. The rectangular plan building sits on a concrete foundation and is capped by a side-gabled roof with a gable-on-hip projection, all of which is sheathed in asphalt composition shingles. Smooth stucco sheathes a majority of the building, with board-and-batten siding on a portion of the façade. Windows include non-original vinyl, 1/1 sashes and a tripartite vinyl-sash picture window on the façade. The primary entrance is located beneath a partial-width porch supported by square wooden posts. Accessed via a set of concrete steps, the entry consists of a solid wood door. Alterations include the replacement of the original windows. Aerial imagery reveals a second building located at the rear of the residence. It is rectangular in plan and capped with a cross-gabled roof. Due to site constraints, further details could not be recorded. The property is located mid-block on a level parcel and is landscaped with a lawn and ornamental plants. The residence is in good condition.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
 South elevation of building, camera facing northeast

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

Historic Prehistoric Both

1953 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles CA 90012

***P9. Date Recorded:**

November 15, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

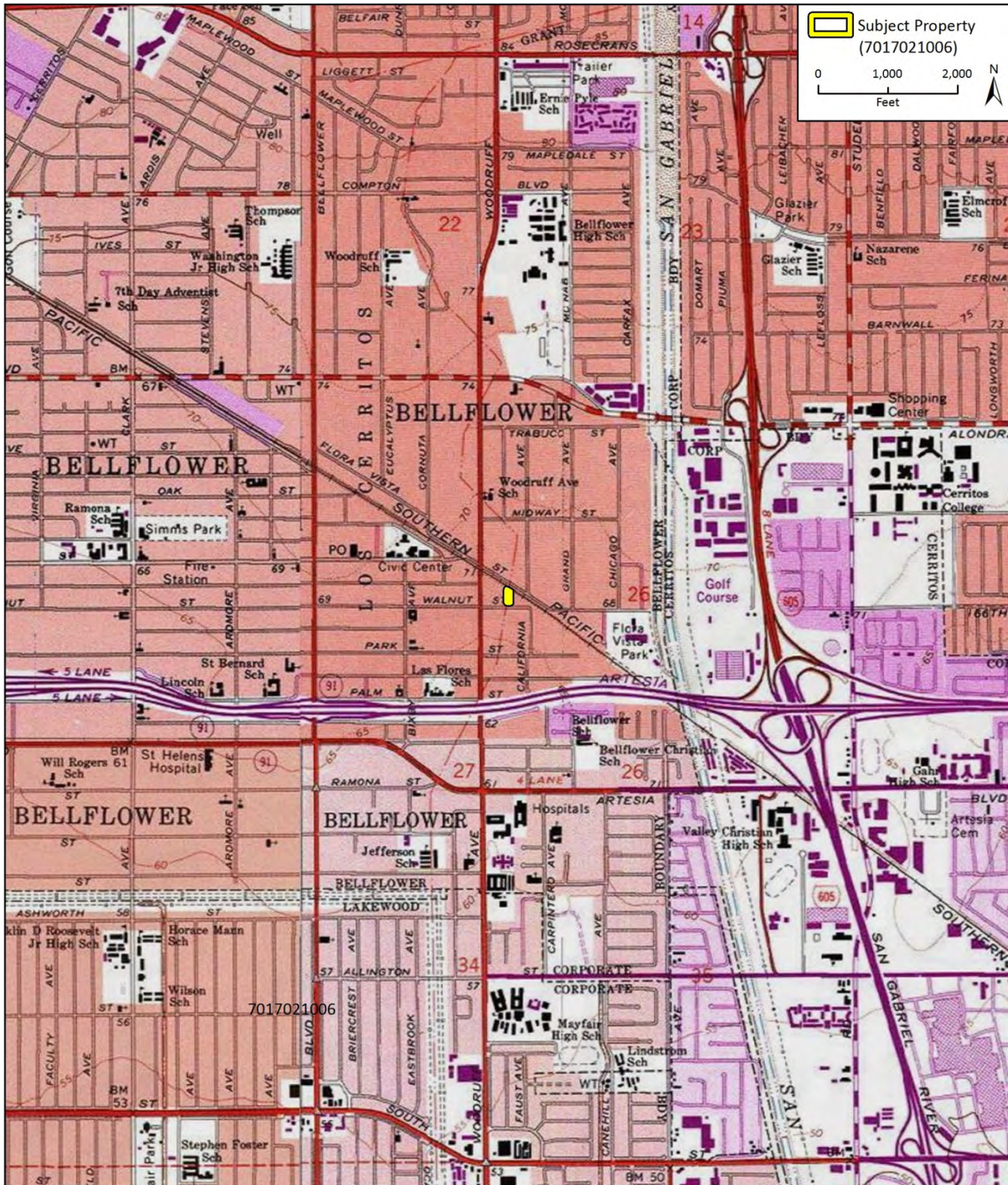
Page 2 of 3

*Resource Name or # 10237 Walnut Street (Map Reference No. 29-014)

*Map Name: Whittier

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 10237 Walnut Street (Map Reference No. 29-014)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single-family residence
B4. Present Use: Single-family residence

*B5. Architectural Style: No discernible style

***B6. Construction History:**

According to assessor data, the building was constructed in 1953.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residential building constructed in 1953. City directories list William Zeilenga as a resident of the property in 1960 and 1961. Archival research failed to identify any additional consequential information about the former owners or occupants of the property.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not identify any associations with important events or persons significant in our past (Criteria A/1 and B/2). The building is a modest and undistinguished example of a single-family residence and 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). Available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

Ancestry. "U.S. City Directories." [digitized archive]. Bellflower, CA, 1947, 1955, 1956, 1960, 1961. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <https://www.ancestry.com>. Accessed December 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.

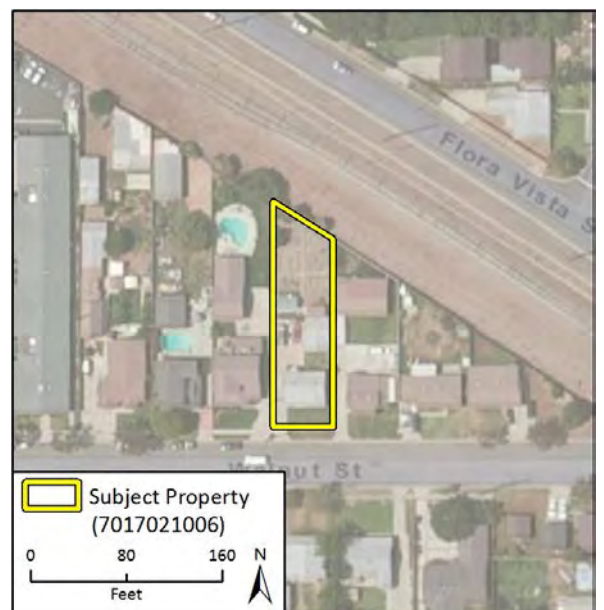
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 6, 2018

(This space reserved for official comments.)



PRIMARY RECORD

NRHP Status Code
Other Listings
Review Code

Primary #
HRI #

Trinomial
6Z

Page 1 of 3

*Resource Name or #: 10241 Walnut Street (Map Reference No. 29-015)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S, Range 12W, Section 27

c. Address: 10241 - 10251 Walnut Street

City: Bellflower

S.B.B.M.

Zip: 90706

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

e. Other Locational Data: APN: 7017-021-007

***P3a. Description:**

The subject property is a multi-family development containing four separate single-unit buildings. Located at the southwest corner of the parcel, building #1 is one-story and designed with some Ranch House-style elements. The generally rectangular plan building sits on concrete foundation and is capped by a moderate-pitched gabled roof with a low-pitched lower tier at the rear of the building. The roof is sheathed in composition shingles. Smooth stucco sheathes the exterior walls of the building. Fenestration on all four buildings generally consists of vinyl-framed windows in a variety of configurations. The entrance is located on the south elevation and is obscured by a screen door. Alterations include the replacement of the original windows.

Buildings #2 and #3 are located along the property's Walnut Street frontage, while building #4 is situated directly behind building #1. Each building is one-story and designed with a similar utilitarian design, with some Ranch House-style elements. The generally rectangular plan buildings sit on concrete foundations and are capped by low-pitched gabled roofs sheathed in composition shingles. Smooth stucco sheathes each building. The entrance to each building is located on the south elevations. Alterations include the replacement of original windows.

The property is located on a triangular corner lot on a level parcel and is landscaped with lawns and small shrubs. All properties are in fair to good repair.

*P3b. Resource Attributes: HP3. Multiple family property

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



P5b. Description of Photo:

10241 Walnut south elevation, camera facing northeast

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1947/1955/1956

Los Angeles County Assessor's Office

*P7. Owner and Address:

N/A

*P8. Recorded by:

Rincon Consultants

250 E. First Street, Suite 1400

Los Angeles CA 90012

*P9. Date Recorded:

November 15, 2018

*P10. Survey Type:

Intensive

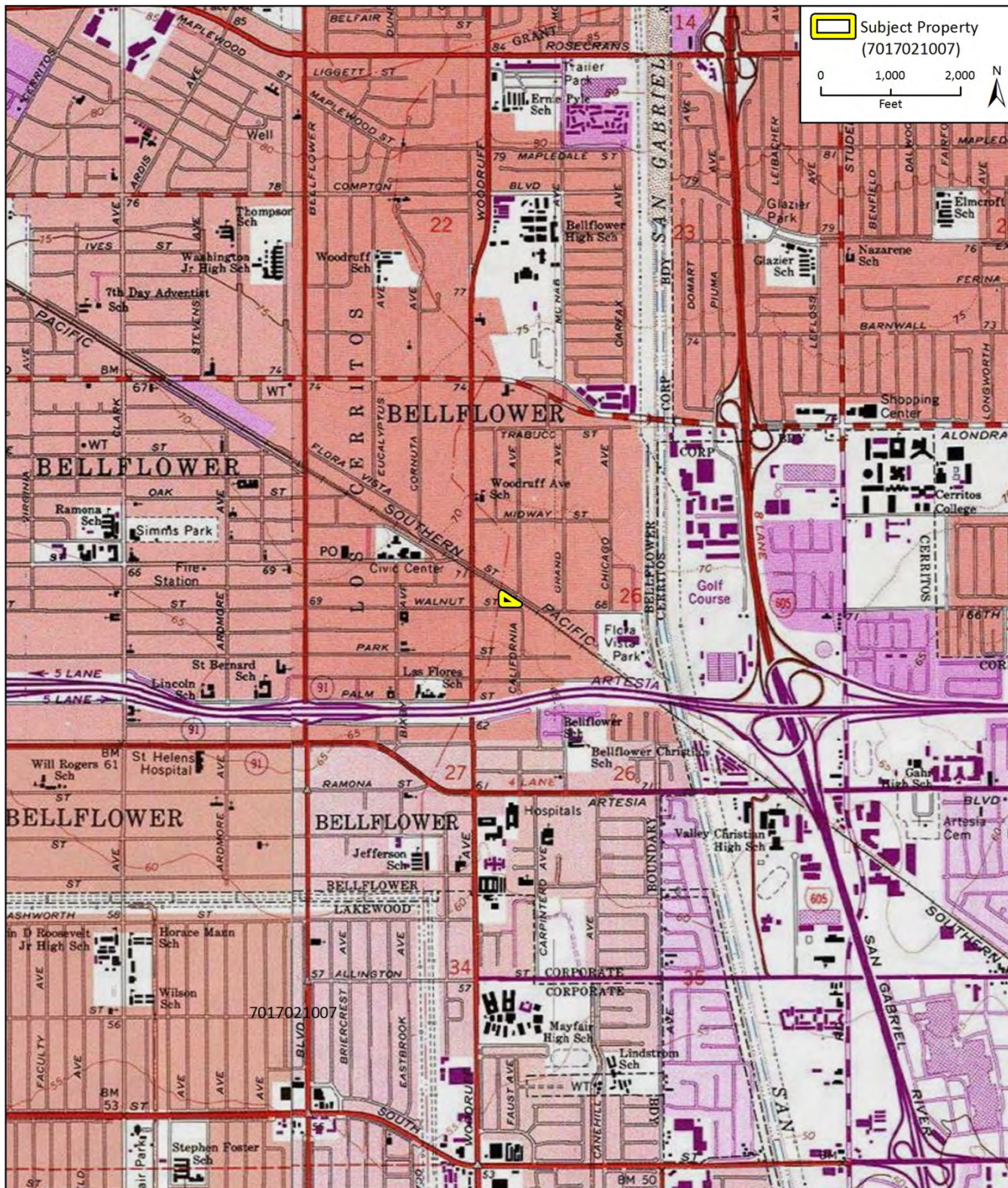
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 10241 Walnut Street (Map Reference No. 29-015)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential
*B5. Architectural Style: Vernacular/Utilitarian, Ranch House style-influenced

***B6. Construction History:**

According to parcel data and historic aerial photographs, building 1 was constructed in 1947, and building #2, #3, and #4 were built in 1955 and 1956.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family residential property with buildings constructed in 1947, 1955, and 1956. City directories list the following occupants between 1948 and 1961: M.L. Snyman, W.E. Ham, Mrs. A.F. Dishman, Johana Mans, C.S. Snyman, John Ham, I.I. Snyman, R.E. Harvey, and C. Jones. Archival research failed to identify any additional consequential information about the former owners or occupants. The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state or nation (Criteria A/1 and B/2). The buildings are highly common examples of vernacular/utilitarian homes, with some Ranch House-style features; they do 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

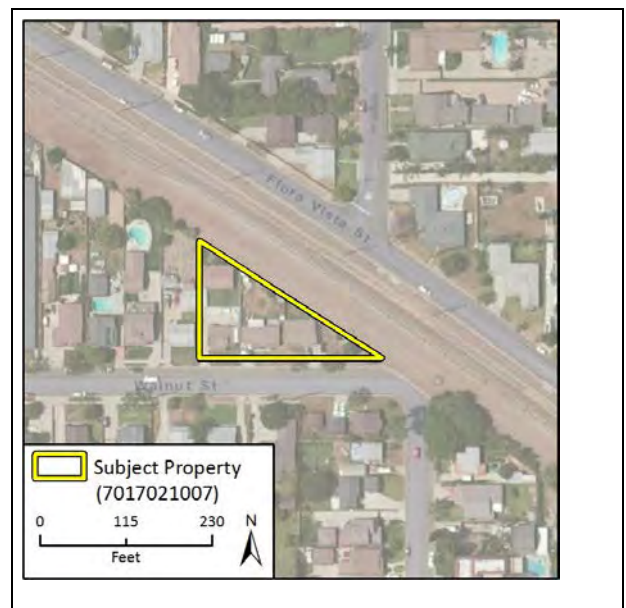
- Ancestry. "U.S. City Directories." [digitized archive]. Bellflower, CA, 1947, 1955, 1956. <https://www.ancestry.com/>. Accessed December 2018.
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 6, 2018

(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 3

*Resource Name or #: 17006 California Avenue (Map Reference No. 29-016)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S, Range 12W, Section 26

S.B.B.M.

c. Address: 17006 California Avenue City: Bellflower

Zip: 90706

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

e. Other Locational Data: APN: 7017-024-009

***P3a. Description:**

The subject property is a one-story residential building designed in the Spanish Colonial Revival style. The irregular-plan building sits on a concrete foundation and is capped by a generally flat roof with an ornamental parapet on the northern two-thirds of the façade and a shed roof clad in clay barrel tiles on the southern third. Smooth stucco sheathes its wood frame structural system. Fenestration generally consists of vinyl-frame windows in a variety of configurations, including horizontal sliding windows. Entrance to the building is located on the west elevation below the shed roof and opens onto a curved platform stairway. The property occupies a triangular corner-lot on a level parcel and is landscaped with a grass, shrubs, and small trees. The property is in good repair. Alterations include the replacement of original window materials.

Aerial imagery reveals there is a generally rectangular plan building with a flat roof located at the rear of the property. This property was not fully visible from the public right-of-way and therefore not recorded in detail.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
West elevation; camera facing east.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1929 (Los Angeles County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

*P9. Date Recorded:

November 15, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

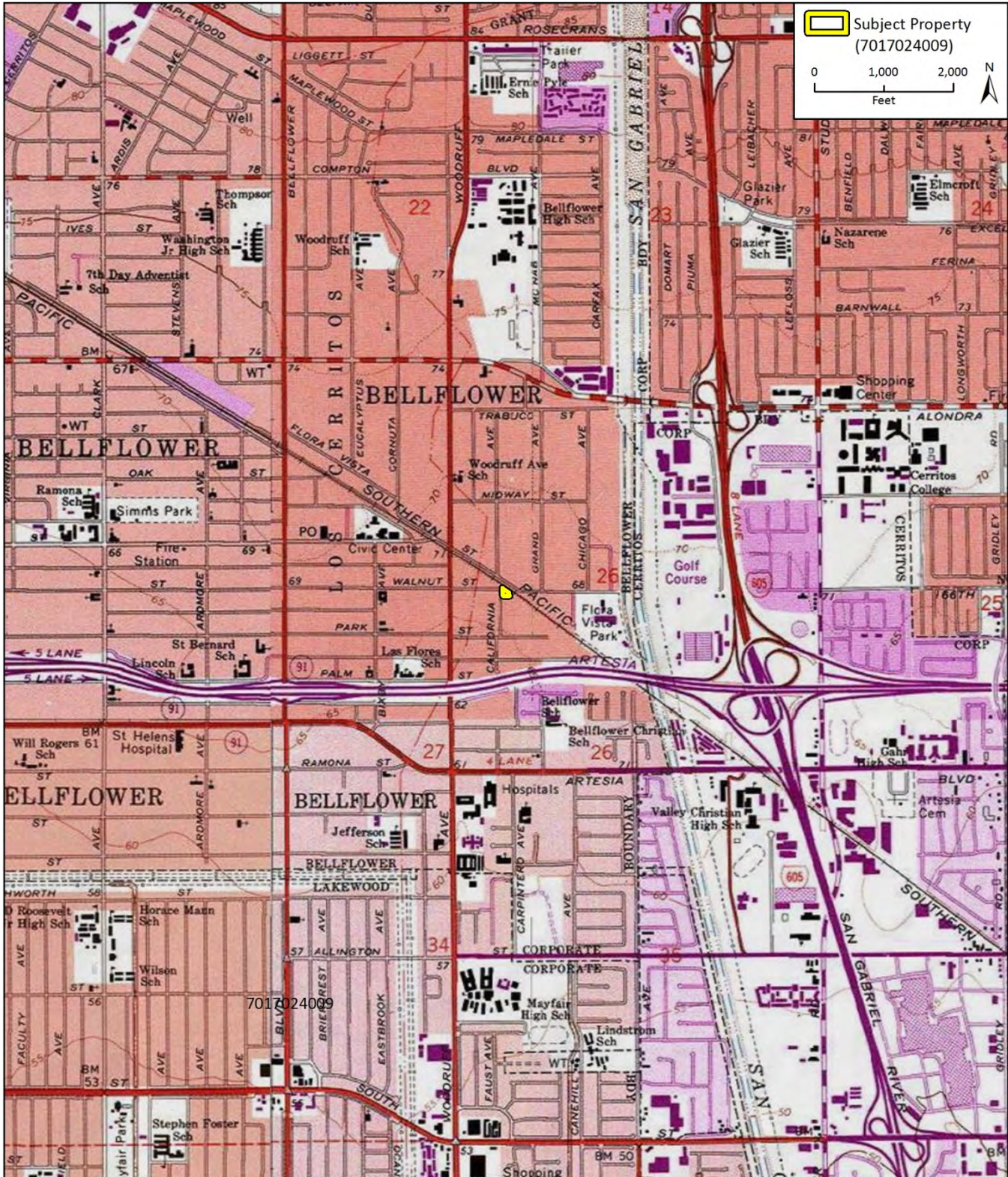
Page 2 of 3

*Map Name: Whittier

*Resource Name or # 17006 California Avenue (Map Reference No. 29-016)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 17006 California Avenue (Map Reference No. 29-016)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single-family residence B4. Present Use: Single-family residence
*B5. Architectural Style: Spanish Colonial Revival style
*B6. Construction History:

According to parcel data, the residence was constructed in 1929, with unspecified improvements made in 1950.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residential building constructed in 1929. City directories and newspaper items dating from between 1940 and 1975 indicate that past residents of the property include C.I. Capron, H.M. Chaffin, and Paul Krynen. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any events, people, or patterns of development significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a Spanish Colonial Revival style single-family residential building and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Ancestry. "U.S. City Directories." [digitized database]. Bellflower, 1940, 1946, 1948, 1950, 1952, 1960, 1961.

<https://search.ancestry.com/search/db.aspx?dbid=2469&path=>. Accessed December 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

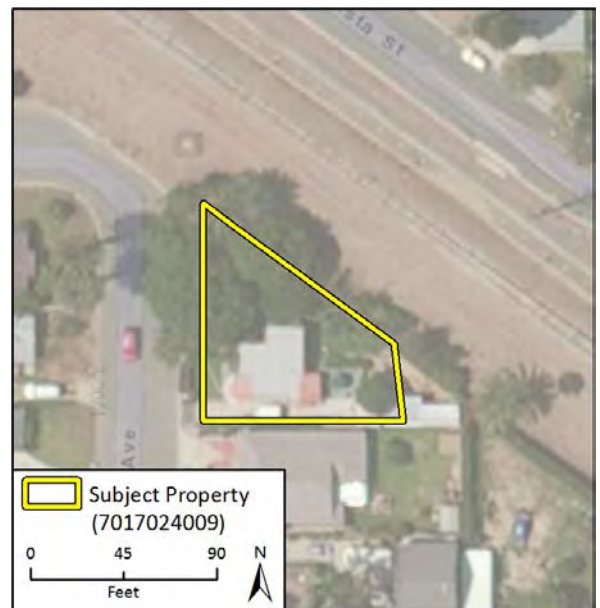
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 6, 2018

(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 3

*Resource Name or #: 10340 Flora Vista Street (Map Reference No. 29-017)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: *Whittier* Date: 1981 Township 3S, Range 12W, Section 26 S.B.B.M.

c. Address: 10340 Flora Vista Street City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7017-025-001

***P3a. Description:**

The subject property is a one-story residence with attached garage designed in no discernable style. The residence has an L-shaped plan which rests on a brick foundation and is capped by a cross-gabled roof sheathed in composition shingles. The roof terminates in open eaves with simple wood bargeboards. The façade features a faux dovecote beneath the front gable. The residence is clad in textured stucco on the top two-thirds and a brick band on the bottom third. Fenestration generally consists of non-original vinyl-frame sashes in various sizes and configurations. The front door is located on the west elevation, its type obscured by a metal security door. The property is located on a corner lot on a level parcel and is landscaped with grass and multiple varieties of palm tree. Alterations include the replacement of original windows and the installation of a glazed, metal roll-up garage door. The residence is situated on a level lot with lawn and small palm trees.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:

North and west elevations, camera facing south

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1957 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Barbara Burkhart & James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

*P9. Date Recorded:

November 14, 2018

*P10. Survey Type:

Intensive

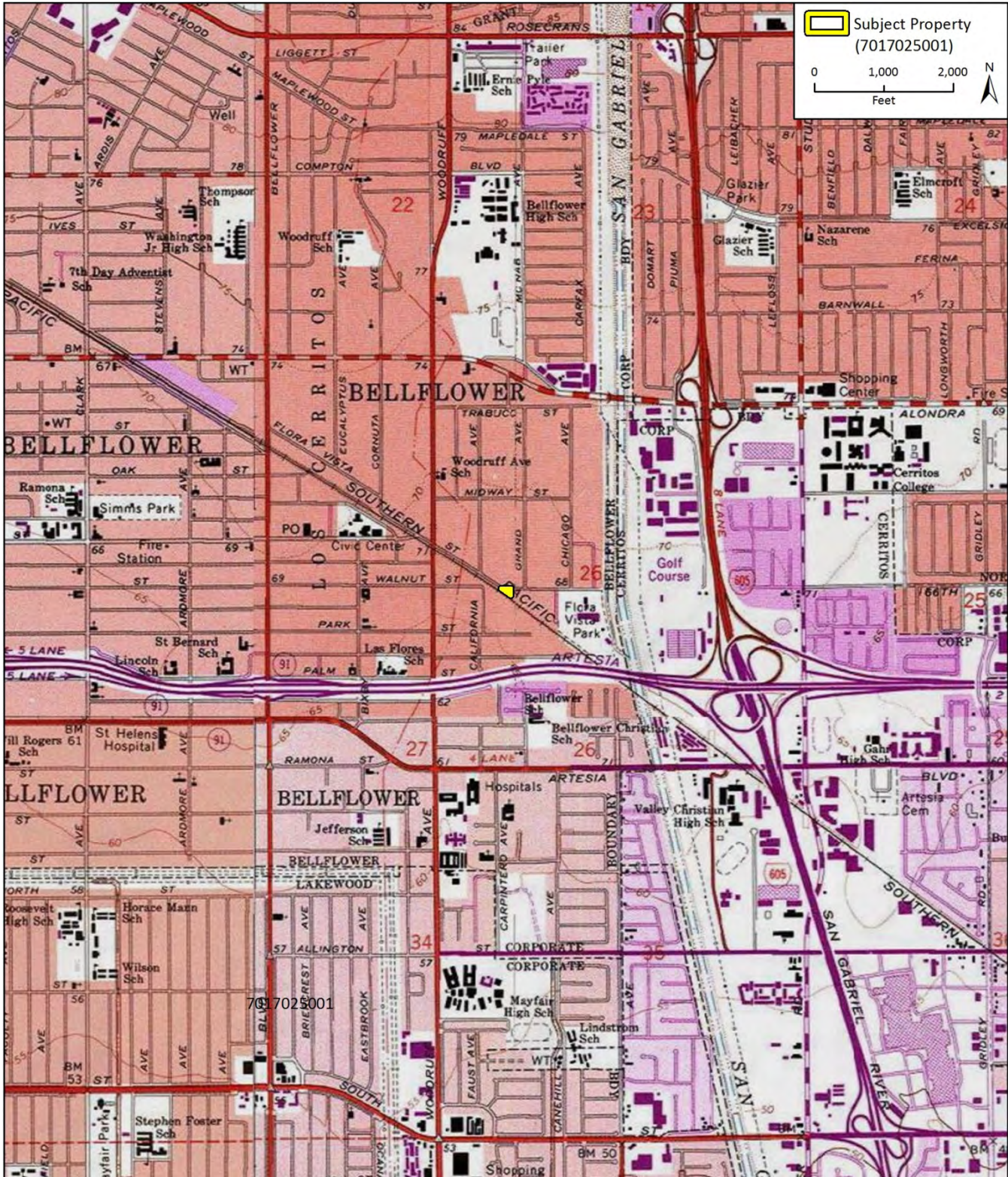
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 10340 Flora Vista Street (Map Reference No. 29-017)

*NRHP Status Code 6Z

Page 3 of 3

- B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Single family residence B4. Present Use: Single family residence
 *B5. Architectural Style: No discernable style
 *B6. Construction History:

According to parcel data, the subject building was constructed in 1957. Its windows and garage door were subsequently replaced.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property contains a single-family residence constructed in 1957. The Los Angeles County Assessor lists Yadira Reynoso and Gabriel Bueno as former owners. Archival research failed to identify the architect or builder, or any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a single-family residential building of no discernable style and 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

1959-1960 Bellflower City Directory "Blue Book". Ancestry.com. Accessed December 4, 2018.

Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed December 4, 2018.

Luskey's Bellflower Criss Cross City Directory and Blue Book. July 1961. Ancestry.com. Accessed December 4, 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed December 4, 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed December 4, 2018.

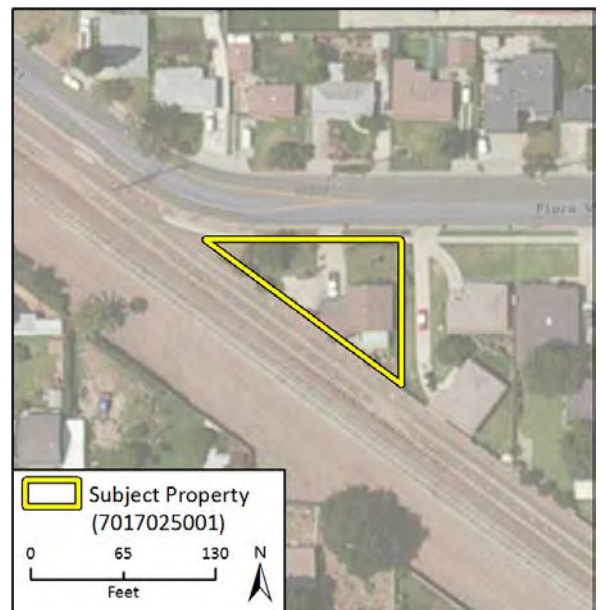
NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed December 4, 2018.

B13. Remarks:

*B14. Evaluator: B. Burkhart & J. Williams

*Date of Evaluation: December 19, 2018

(This space reserved for official comments.)



Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 10333 Park Street (Map Reference No. 29-018)

P1. Other Identifier: N/A

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

***b. USGS 7.5' Quad:** Whittier **Date:** 1981 Township 3S, Range 12W, Section 26 S.B.B.M.

c. Address: 10333 Park Street City: Bellflower Zip: 90706

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

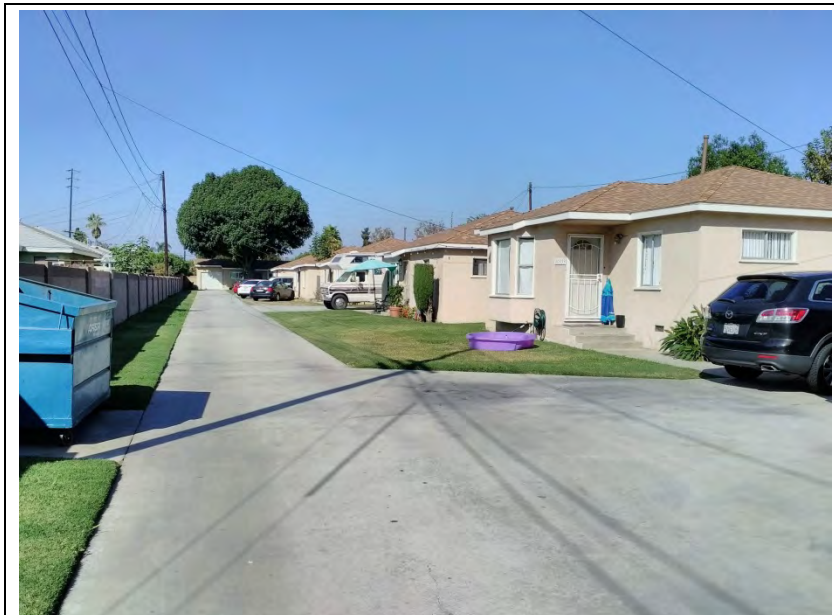
e. Other Locational Data: **APN:** 7017-025-017

***P3a. Description:**

The subject property is a narrow, rectangular parcel that contains a complex of multi-family residences. The parcel contains nine, one-story buildings, consisting of six small residences and three garages. Each of the nearly identical residences is rectangular in plan, clad in stucco and capped with a hipped or gabled roof clad with composition shingles. Windows include a combination of aluminum sliders, double-hung, and fixed. Each building is accessed from a shared driveway along the western edge of the property. Doors appear to be wooden. The property is located mid-block on a level parcel and is landscaped with small lawns and several trees.

***P3b. Resource Attributes:** HP3. Multiple family property

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



P5b. Description of Photo:
Overview of property from southern edge. View to the northeast.

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

Historic Prehistoric Both

1952, 1955, 1956 (Los Angeles County Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**

November 15, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 X Natural Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
 HRI#
 Trinomial

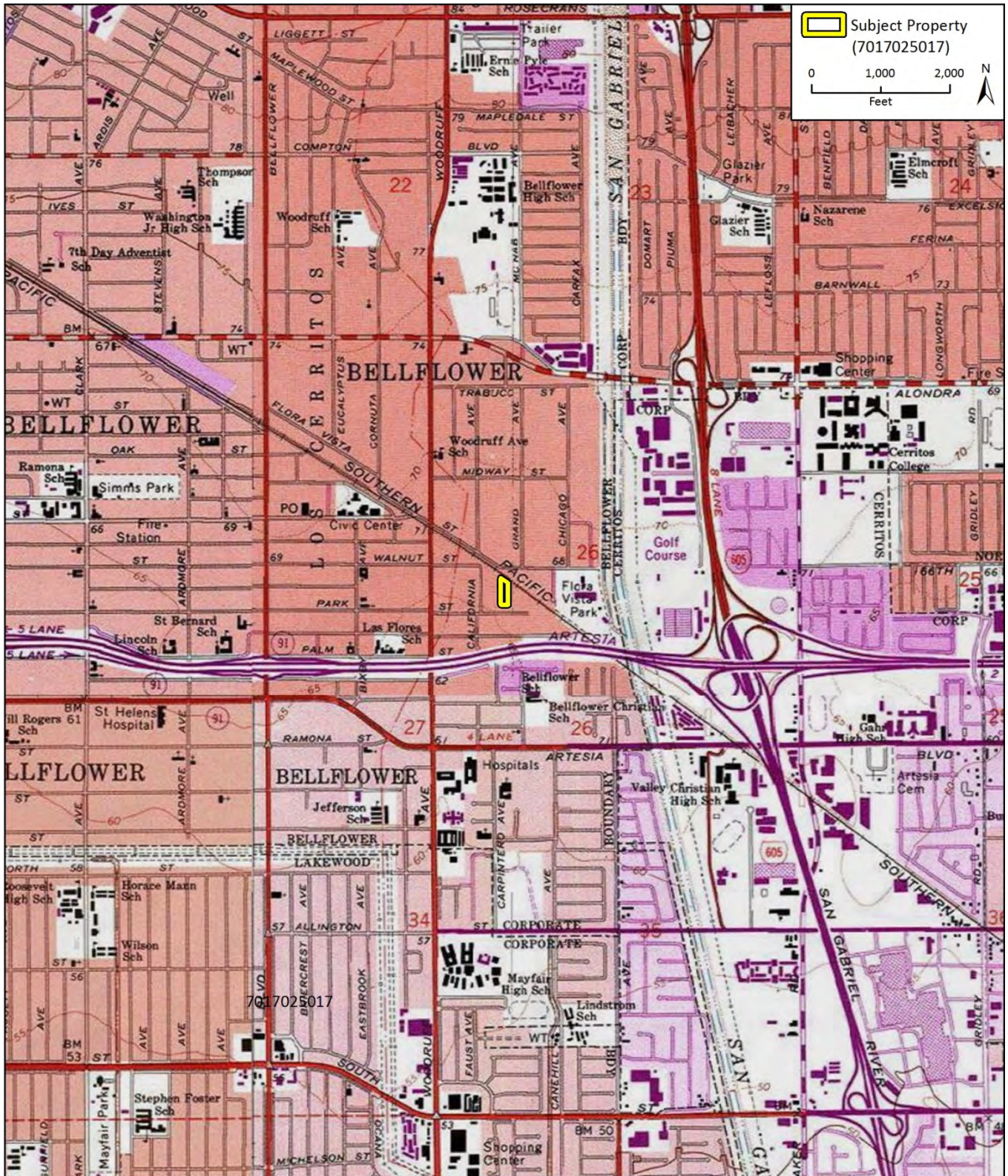
Page 2 of 3

*Map Name: Whittier

*Resource Name or # 10333 Park Street (Map Reference No. 29-018)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 10333 Park Street (Map Reference No. 29-018)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-family residential
B4. Present Use: Multi-family residential
*B5. Architectural Style: No discernible style

***B6. Construction History:**

Buildings were constructed in 1952, 1955 and 1956 (Los Angeles County Assessor). Stucco cladding is likely non-original; garage doors are non-original; security doors have been installed over entry doors. Some original windows have been replaced with aluminum sliders (dates unknown).

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family property with six residences and three garages which were constructed between 1952 and 1956. Archival research failed to ascertain the original owner, architect or contractor. Other known owners/occupants, based on available city directories, include D. V. Wiersma, G. G. Van Leeuwen, and D. S. Carpenter. No consequential information was uncovered regarding former owners or occupants.

The property is not eligible for listing in the National or California Registers under any significance criteria. It is not associated with any important events or persons significant in our past (Criteria A/1 and B/2). The property contains multi-family residences with no discernible style; they do 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). There is no reason to believe that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

- Bellflower "Blue Book" City Directories. Ancestry.com. Accessed December 4, 2018.
- Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed December 4, 2018.
- Luskey's Bellflower Criss Cross City Directory and Blue Book, July 1961. Ancestry.com. Accessed December 4, 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 4, 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 4, 2018.
- NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. <https://newspaperarchive.com/>. Accessed December 4, 2018.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: December 10, 2018

(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 3

*Resource Name or #: 17204 Balfern Avenue (Map Reference No. 29-019)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S, Range 12W, Section 26

S.B.B.M.

c. Address: 17204 Balfern Avenue City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7163-002-035

***P3a. Description:**

The subject property is a two-story residential building with no discernible style. The irregular-plan building sits on a concrete foundation and is capped by a gabled roof sheathed in asphalt shingles. Smooth stucco and horizontal wood plank siding sheathe its wood-frame structural system. Windows are vinyl, horizontal sliding. Entrance to the building is located on the southwest elevation and exhibits a solid wood door. The property is located on a cul-de-sac on a sloped parcel and is landscaped with a lawn and small shrubs. The building is in good overall condition with alterations which include the replacement of original window and roofing materials.

*P3b. Resource Attributes: HP2. Single family residence

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



P5b. Description of Photo:

Southwest elevation of building, camera facing north

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1969 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

*P9. Date Recorded:

November 16, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

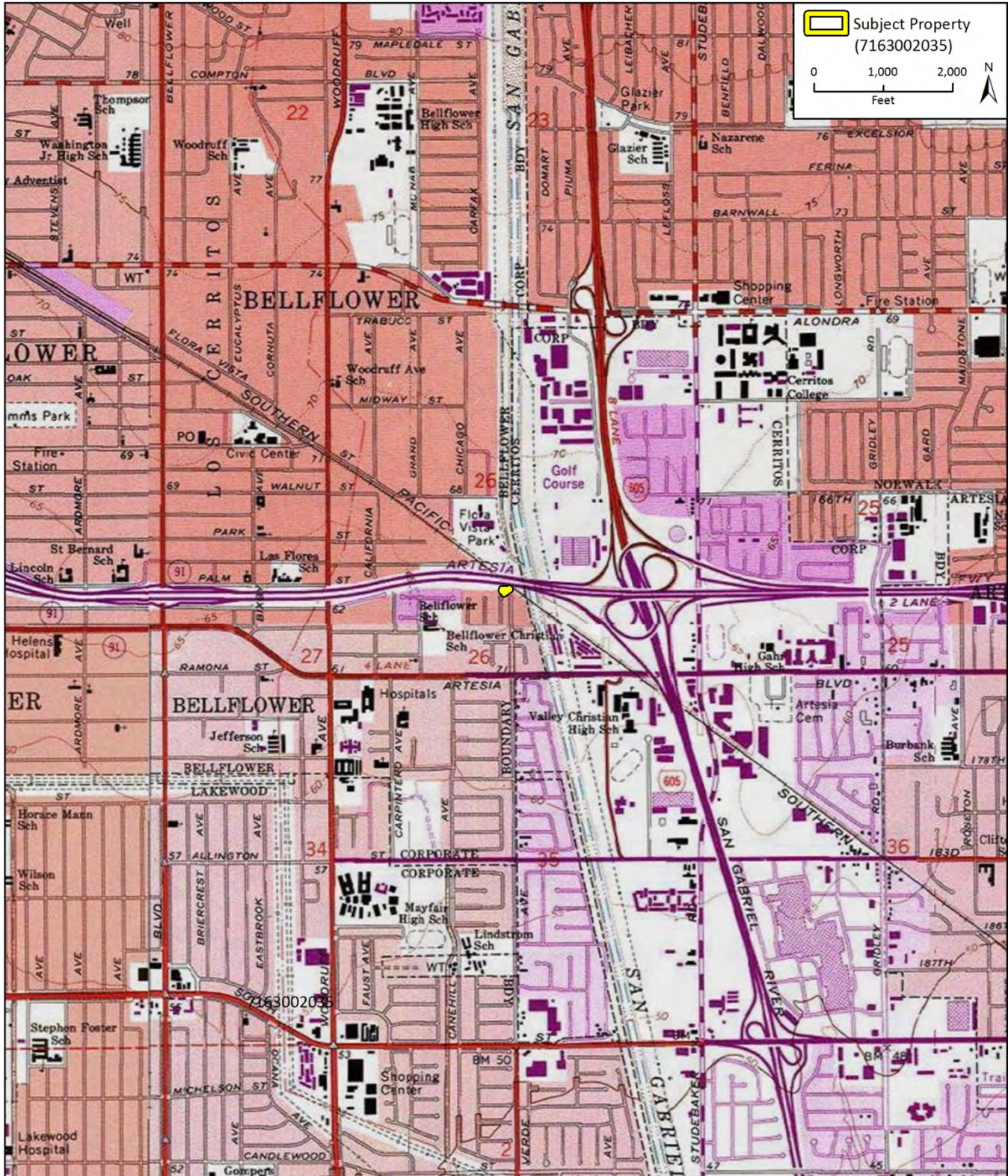
Page 2 of 3

*Map Name: Whittier

*Resource Name or # 17204 Balfem Avenue (Map Reference No. 29-019)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 17204 Balfern Ave (Map Reference No. 29-019)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single-family residence
B4. Present Use: Single-family residence

*B5. Architectural Style: No discernible style

***B6. Construction History:**

According to county parcel data, the residence was built in 1969. Historic aerial images suggest a two-story addition was built sometime between 2002 and 2005 (Netronline 2018). The replacement windows facing the public right-of-way were likely installed in recent years.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residence constructed in 1969. The Los Angeles County Office of the Assessor lists John E. and Barbara J. Deneen as previous owners. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

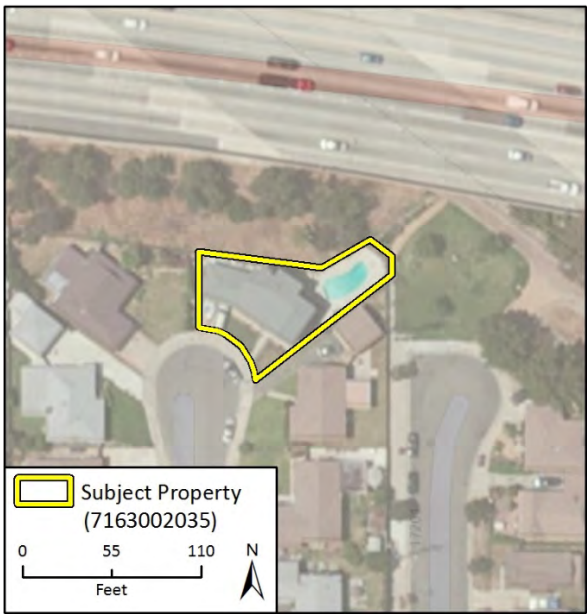
- Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed December 4, 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed December 4, 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed December 4, 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed December 4, 2018.
- NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed December 4, 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: November 24, 2018

(This space reserved for official comments.)



Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 17210 Palo Verde Avenue (Map Reference No. 29-020)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: *Whittier* Date: 1981 Township 3S, Range 12W, Section 26

S.B.B.M.

c. Address: 17210 Palo Verde Avenue City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7163-001-033

***P3a. Description:**

The subject property is a one-story residential building with no discernable style. The building is largely rectangular in plan and features a hipped roof sheathed in composition shingles. The building has been substantially altered with what appears to be non-original rough stucco which envelopes its wood frame structural system. Windows are aluminum sliding. Entrances are located on the west elevation and feature a swing-up garage door made of vertical wood planks and a front door that is obscured by a metal screen door. The property is located on a cul-de-sac on a level parcel and is landscaped with shrubs and trees. The property is in moderate condition and no substantial alterations were apparent at the time of the field survey with the possible application of non-original stucco to exterior wall surfaces.

*P3b. Resource Attributes: HP2. Single family residence

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



P5b. Description of Photo:

West (front) elevation. View east.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1963 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

B. Burkhart & J. Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

*P9. Date Recorded:

November 16, 2018

*P10. Survey Type:

Intensive

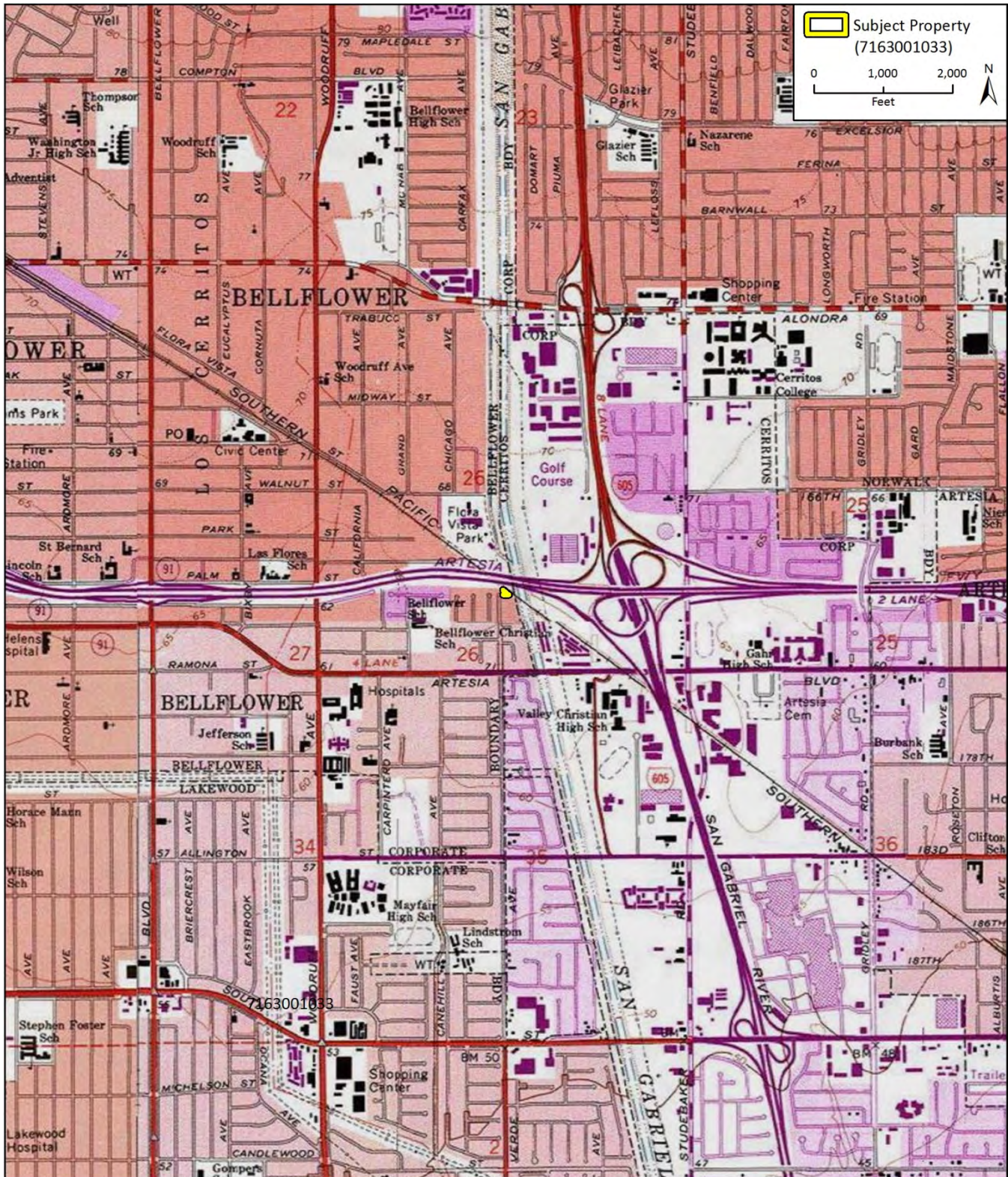
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 17210 Palo Verde Avenue (Map Reference No. 29-020)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Single-family residence B4. Present Use: Single-family residence
 *B5. Architectural Style: No discernable style
 *B6. Construction History: Constructed in 1963.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residential building constructed in 1963. The Los Angeles County Office of the Assessor lists Cynthia Montes as an owner. Archival research failed to identify the architect or builder, or any additional consequential information about its former owners or occupants.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a single-family residential building that 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

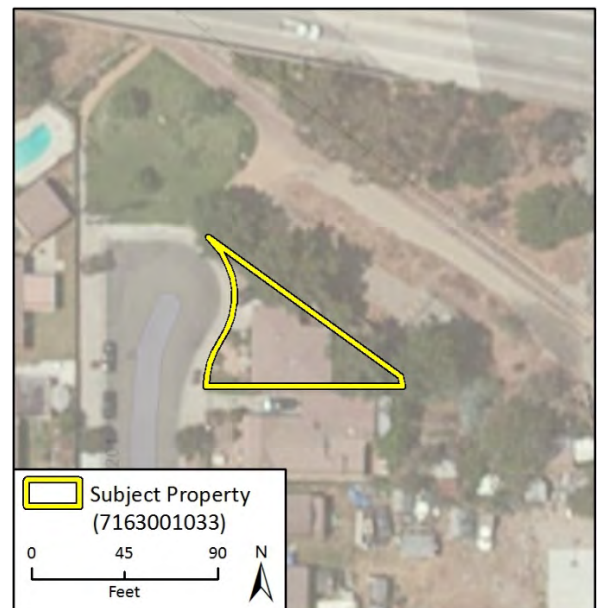
- Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed December 4, 2018.
- Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed December 4, 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed December 4, 2018.
- NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed December 4, 2018.

B13. Remarks:

*B14. Evaluator: B. Burkhart & J. Williams, Rincon Consultants

*Date of Evaluation: December 19, 2018

(This space reserved for official comments.)



Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 17214 Palo Verde Avenue (Map Reference No. 29-021)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S, Range 12W, Section 26

c. Address: 17214 Palo Verde Avenue City: Bellflower

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

e. Other Locational Data: APN: 7163-001-054

S.B.B.M.

Zip: 90706

***P3a. Description:**

The subject property is a one-story residential building designed in the Minimal Traditional style. Built on a roughly rectangular plan, the residence features a cross-gabled roof clad in composition shingles. Its wood frame structural system is finished in potentially non-original rough stucco and brick veneer. Windows throughout the building are aluminum sliders, also possibly non-original. The entrance to the building is located on the west elevation, where the door was obscured by a metal screen door. The property is located mid-block on a level parcel and is landscaped with a lawn and shrubs. The building is in moderate condition with alterations including rear additions and the possible replacement of exterior cladding and windows.

*P3b. Resource Attributes: HP2. Single family residence

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



P5b. Description of Photo:
West (front) elevation. View east.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1941 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Barbara Burkhart & James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

*P9. Date Recorded:

November 16, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
 HRI#
 Trinomial

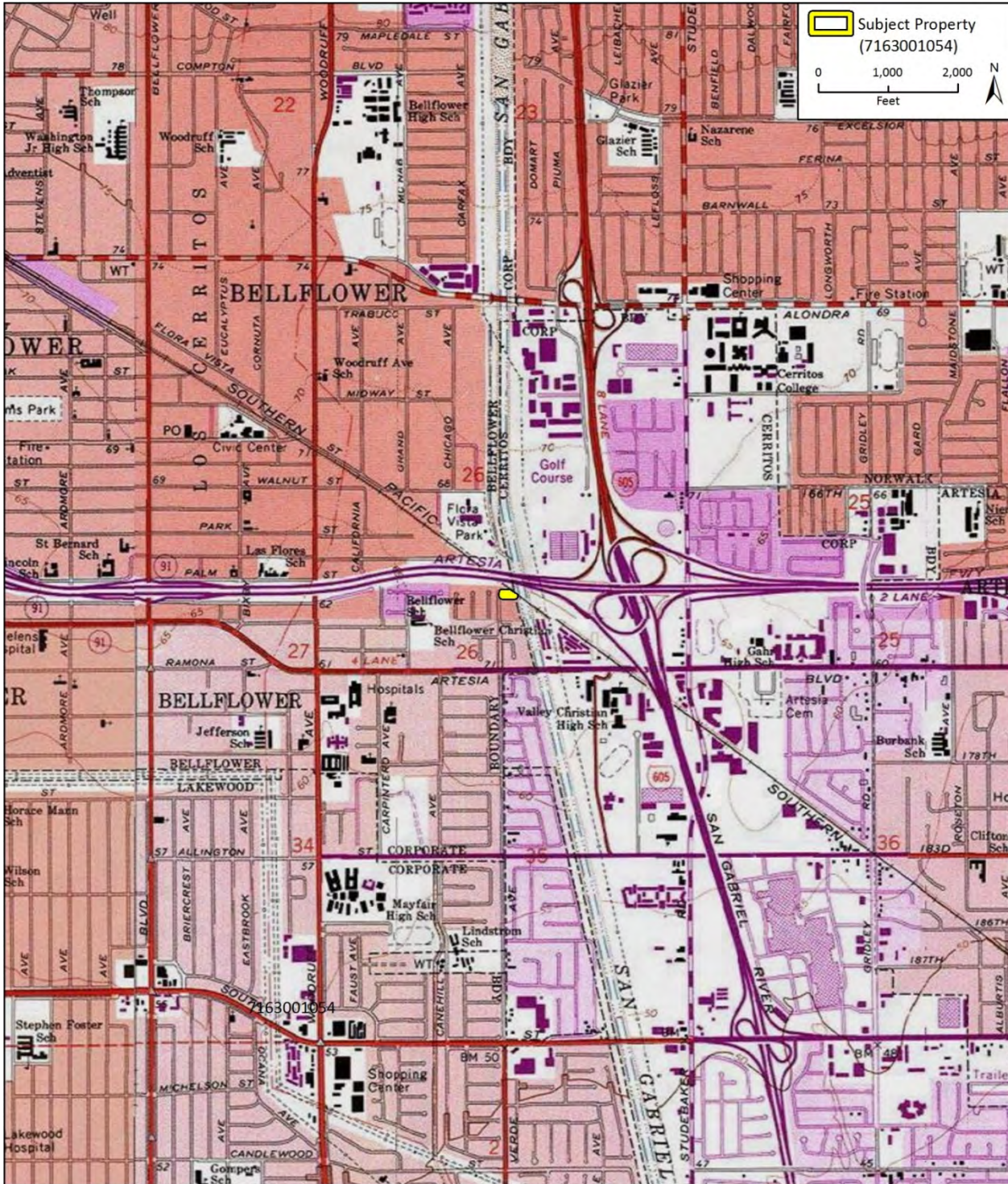
Page 2 of 3

*Map Name: Whittier

*Resource Name or # 17214 Palo Verde Avenue (Map Reference No. 29-021)

*Scale: 1:24,000

*Date of map: 1981



State of California X The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 17214 Palo Verde Avenue (Map Reference No. 29-021)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Single-family residence B4. Present Use: Single-family residence
 *B5. Architectural Style: Minimal Traditional

***B6. Construction History:**

According to parcel data the building was constructed in 1941. Historic aerial photographs suggest the rear additions were built between 1963 and 1972.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residential building constructed in 1941. Parcel data and city directories list the following individuals as past owners and occupants of the property: C. L. Scheible, L. O. Schnerbauch, Joe Kello, W.H. Pote, S.M. Owens, D.D. Hackwell, E.B. Rascon, Elva Lee, and Ricardo M. Quesada. Archival research failed to identify the architect or builder, or any additional consequential information about its former owners or occupants.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation Criteria A/1 and B/2). The building is a relatively ordinary example of a Minimal Traditional-style single-family residential building and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**

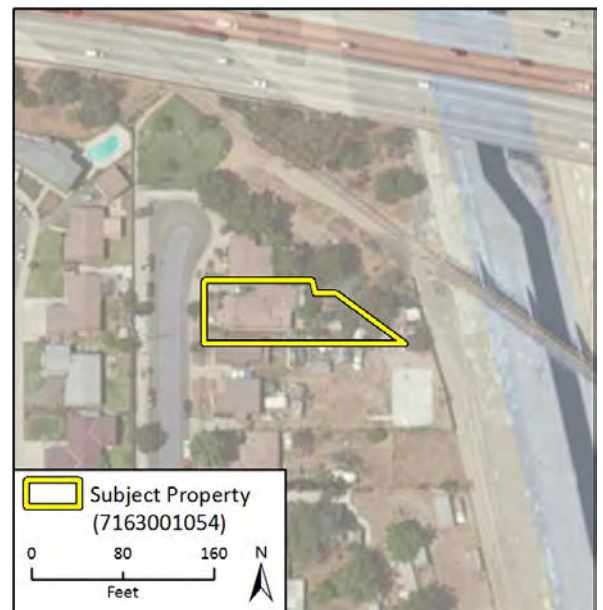
- 1959-1960 Bellflower City Directory "Blue Book". Ancestry.com. Accessed December 4, 2018.
- Fred F. Polley's Bellflower Community Directory. 1952. Ancestry.com. Accessed December 4, 2018.
- Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed November 30, 2018.
- Luskey's Bellflower Criss Cross City Directory and Blue Book, July 1961. Ancestry.com. Accessed December 4, 2018.
- Pacific Directory Company's Bellflower City Directory 1948, 1950. Ancestry.com. Accessed December 4, 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed December 4, 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed December 4, 2018.
- NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed December 4, 2018.

B13. Remarks:

*B14. Evaluator: B. Burkhart & J. Williams, Rincon Consultants

*Date of Evaluation: December 19, 2018

(This space reserved for official comments.)



Other Listings
Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: San Gabriel River Bridge (Map Reference No. 29-022)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S, Range 12W, Section 26 S.B.B.M.

c. Address: None City: Cerritos Zip: 90703

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

e. Other Locational Data: The subject bridge crosses the San Gabriel River immediately south of California State Route 91.

***P3a. Description:**

The San Gabriel River Bridge is a steel girder rail bridge constructed in 1963. Following a northwest-southeast alignment over the San Gabriel River, it features a single span and measures approximately 275 feet with a deck width of 10 feet. Five steel beams run the length of the bridge and support wooden floor beams, which, in turn, carry a bridge deck composed of wooden ties, metal rails, and a metal grate perforated walkway. Railings composed of vertical wooden posts strung through with metal cable flank run along the outside of the bridge. The entire structure is supported from beneath by concrete abutments at each terminal embankment and four center piers.

*P3b. Resource Attributes: HP19. Bridge

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

P5a. Photo or Drawing



P5b. Description of Photo:

San Gabriel River Bridge; camera facing northeast.

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

Historic Prehistoric Both

1963 (Bridgehunter.com 2018)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**

October 22, 2018

***P10. Survey Type:**

Intensive

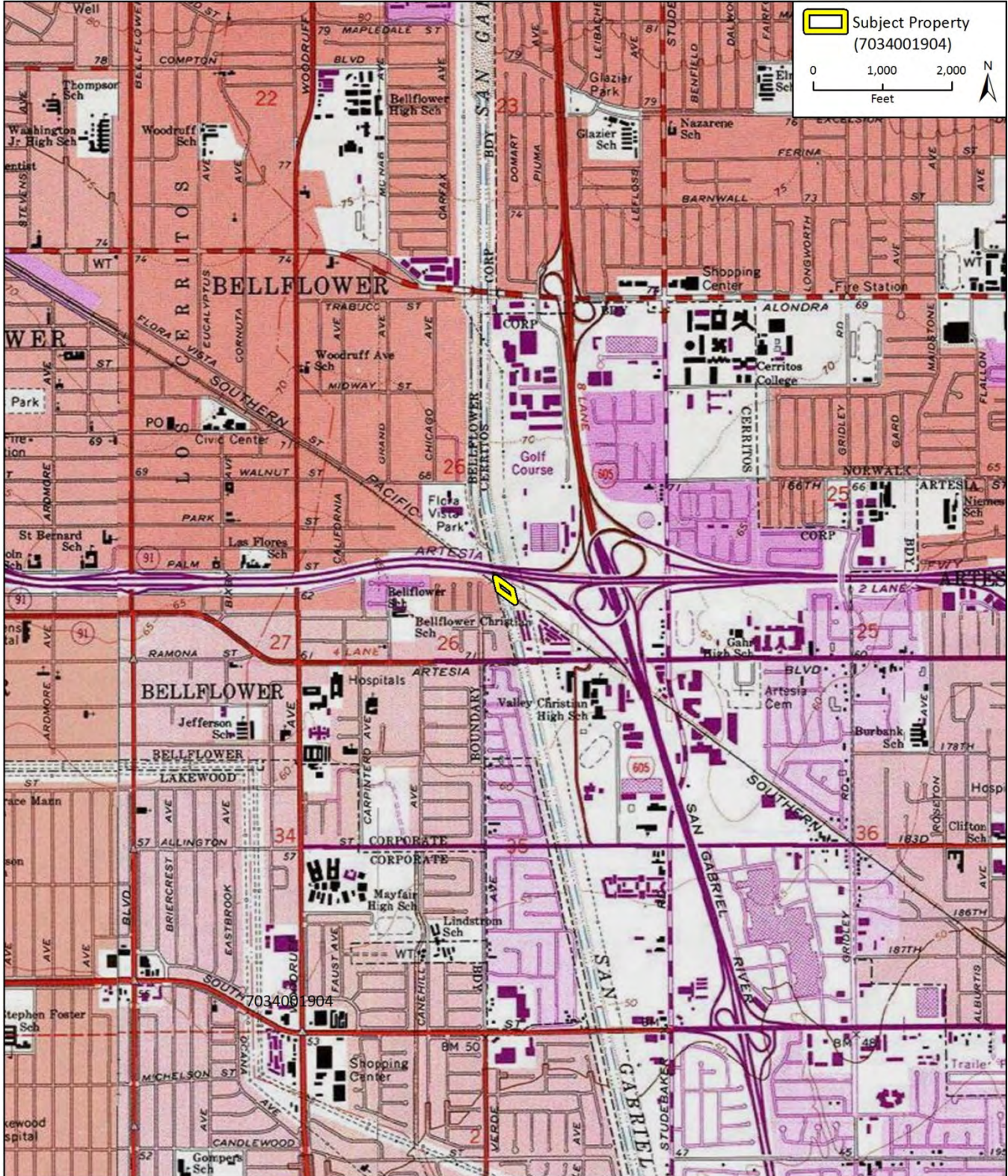
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # San Gabriel River Bridge (Map Reference No. 29-022)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Rail bridge
 B4. Present Use: Abandoned
 *B5. Architectural Style: None

*B6. Construction History:
 The bridge was constructed in 1963 (Bridgehunter.com 2018).

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

*B8. Related Features: Pacific Electric Santa Ana Line

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Transportation Area Engineering

Period of Significance N/A Property Type Railroad bridge Applicable Criteria N/A

The subject bridge was constructed in 1963, replacing a single-span truss bridge located at the same site at least as late as 1953 (Bridgehunter.com 2018; NETROnline 2018). The Pacific Electric (PE) Railway Company established alignment associated with the bridge—the Santa Ana Line—in 1903 as a combined freight and interurban passenger route (Caltrans 1982). After 1913, PE leased the line from the Southern Pacific (SP) Company. PE gradually cut back Santa Ana Line service, terminating it entirely in 1958. SP then assumed sole operation of the line, renaming it the West Santa Ana Branch (EHRA 2017). The subject bridge was built about five years after SP took over the line. According to Bridgehunter.com, the bridge is also associated with the Union Pacific Railroad and is currently abandoned.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Although the bridge is located within the former right-of-way of the PE Santa Ana Line, it was constructed in 1963, five years after the PE terminated the line in 1958 and has no associations with the PE Research did not indicate that the property is associated with any other important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). It is an ordinary example of a steel girder rail bridge on concrete abutments and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Caltrans. 1982. *1981 Inventory of Pacific Electric Routes*. Prepared by California Department of Transportation, District 07, Public Transportation Branch. February 1982.

Bridgehunter.com. 2018. "UP San Gabriel River Bridge (Bellflower)." <http://bridgehunter.com/ca/los-angeles/bh72350/>. Accessed November 2018.

Electric Railway Historical Association (EHRA) of Southern California. "Santa Ana Line." <http://www.erha.org/pessa.htm>. Accessed November 2018.

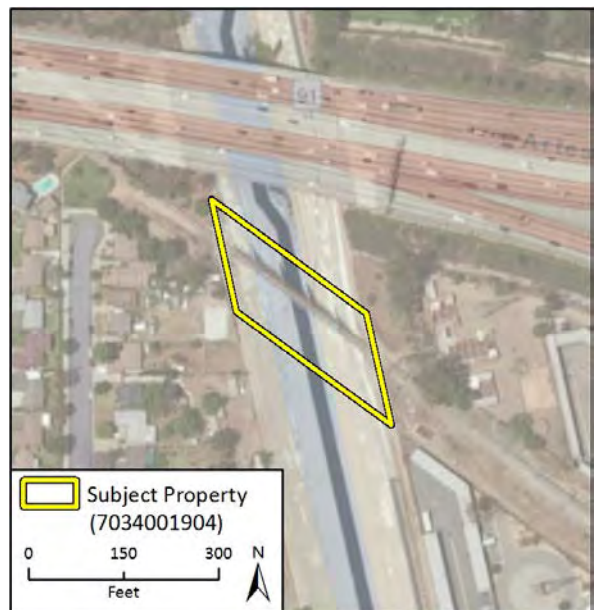
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

B13. Remarks: N/A

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: November 8, 2018

(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 3

*Resource Name or #: APN 7034-001-802 (Map Reference No. 29-023)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township: 3S Range: 12W Section: 26

c. Address: None

City: Cerritos

S.B.B.M.
Zip: 90703

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

e. Other Locational Data: APN: 7034-001-802

***P3a. Description:**

The subject property is an irregularly shaped, approximately 0.9-acre parcel containing two transmission towers owned by Southern California Edison (SCE) and horse stables. Landlocked and not accessible to the public, the property is bounded by the 91 Freeway to the north, a smaller parcel housing horse stables to the west, a storage facility property to the east, and the railroad right-of-way to the south. As the subject property was not accessible it could not be property surveyed. Based on aerial photographs, the property contains at least three groupings of open-air stalls/sheds, some with attached pens. The structures appear to be constructed of corrugated metal panels and metal railings. The stalls are located on approximately the western half of the property and riding rings or corrals are located at the southeastern end of the property. Access to the stables is via a dirt road that enters at the northeastern corner of the property after passing through the adjacent storage facility's property.

*P3b. Resource Attributes: HP33. Farm/Ranch; HP31. Urban Open Space; HP11. Engineering Structure

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

P5a. Photo or Drawing



P5b. Description of Photo:

Aerial view of property via Google Earth.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1970s – 2000s (NETROnline, various)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

*P9. Date Recorded:

December 11, 2018

*P10. Survey Type: Intensive

Intensive

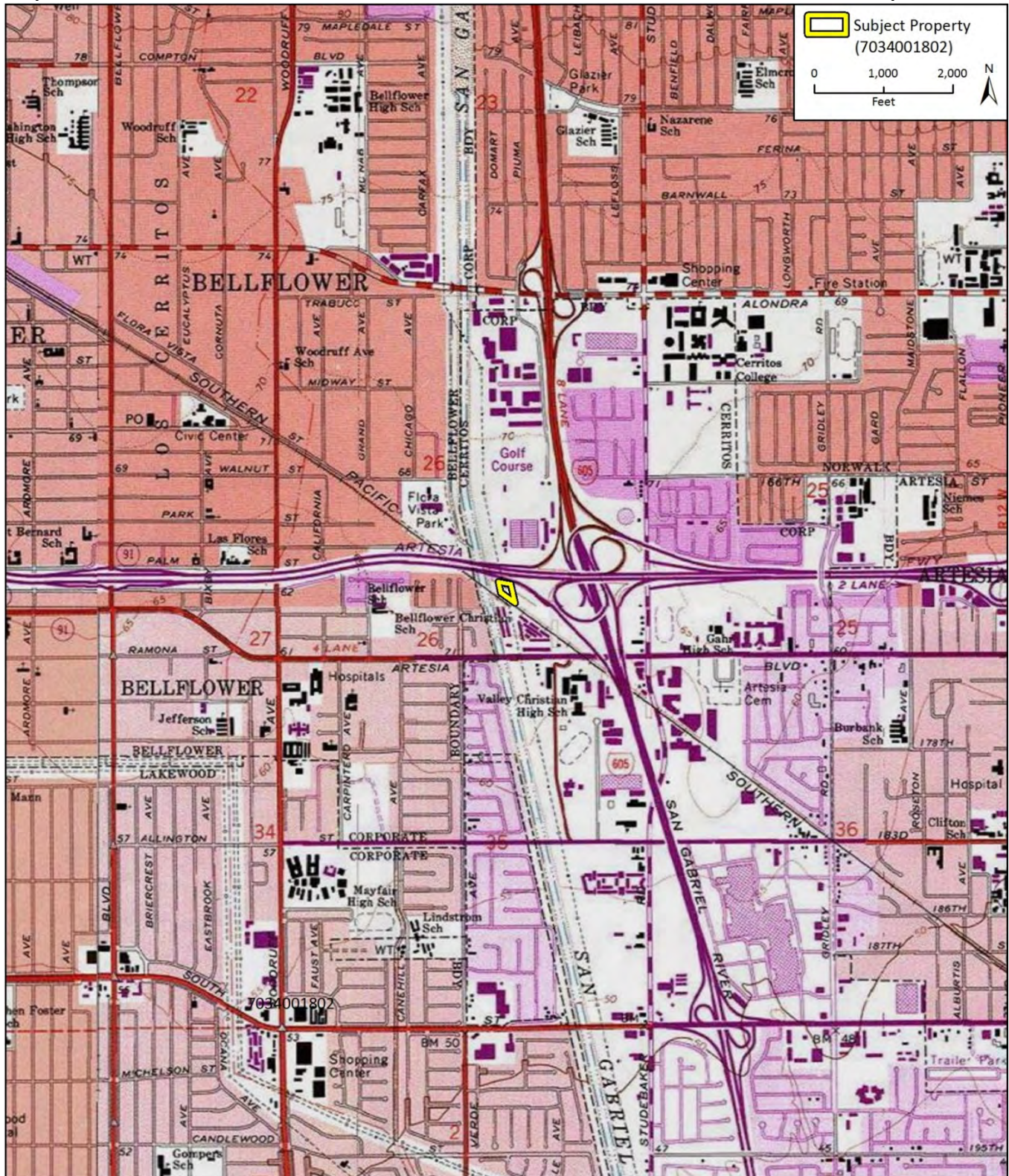
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # APN 7034-001-802 (Map Reference No. 29-023)

*NRHP Status Code 6Z

Page 3 of 3

- B1. Historic Name: N/A
- B2. Common Name: N/A
- B3. Original Use: Unknown
- B4. Present Use: Undeveloped land/horse boarding/electrical transmission lines
- *B5. Architectural Style: Utilitarian
- *B6. Construction History:

No construction date on file with Los Angeles County Assessor. A circular corral/pen was built on the property between 1963 and 1972. Various stalls/sheds have been built in different configurations on the property starting after 1972 through the 2000s (NETROnline, various).

- *B7. Moved? No Yes Unknown Date: N/A Original Location: N/A
- *B8. Related Features: None
- B9a. Architect: unknown b. Builder: unknown
- *B10. Significance: Theme N/A Area N/A
- Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is undeveloped land owned by Southern California Edison (SCE) which contains two transmission towers, horse stalls/sheds, a rectangular corral and a circular corral. Although not accessible to the public, aerial photographs indicate various stalls/sheds have been built on the property in differing configurations over many years, beginning sometime after 1972 through the 2000s (NETROnline, various). The utilitarian and impermanent shed-type structures appear to be built of corrugated metal panels and metal railings. Neither an address or property owner were ascertained based on available sources.

According to City of Cerritos records, a parcel on the south side of the railroad ROW also owned by SCE (APN 7034-001-803) once housed Navens horse stable beginning in 1966. That parcel was recorded and evaluated as part of a grouping of four adjacent parcels that have been redeveloped into a self-storage facility and RV/automotive/boat storage. Archival research and the survey conducted for this study indicate that Navens horse stable is no longer extant.

The subject property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state or nation (Criteria A/1 and B/2). The horse stables are impermanent shed-like structures which do 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

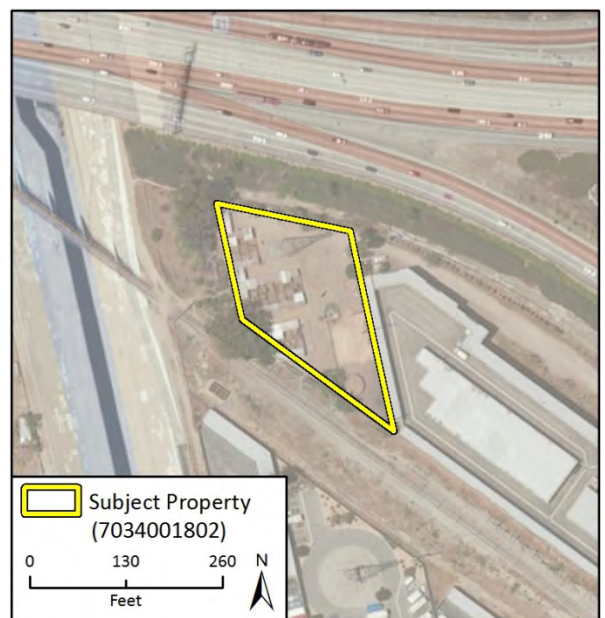
B11. Additional Resource Attributes: N/A

***B12. References:**

- Los Angeles County Office of the Assessor. Property Assessment Information System [database]. Parcel details for APN 7034-001-802. Accessed December 11, 2018 at <http://maps.assessor.lacounty.gov/>.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.
- City of Cerritos. 2019. Sabrina Fung to Meghna Khanna of LA County Metropolitan Transportation Authority, regarding Historical Consultation for the West Santa Ana Branch Transit Corridor Project, Los Angeles County, California, 24 April.

- B13. Remarks: N/A
- *B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants
- *Date of Evaluation: December 11, 2018

(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 4

*Resource Name or #: 17055 Artesia Boulevard (Map Reference No. 29-024)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township 3S, Range 12W, Section 26

S.B.B.M.

c. Address: 10755 Artesia Boulevard City: Cerritos

Zip: 90703

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

e. Other Locational Data: APN: 7034001002, 7034001803, 7034001001, 7034001003

***P3a. Description:**

The subject property consists of four adjacent parcels that currently contain a building and storage lockers utilized by Extra Space Storage, paved areas used to store automobiles, trailers and boats, a single-family residence, an ancillary building, and facilities belonging to Southern California Edison (SCE). The parcels are being recorded as one property as, per city records, they previously housed a complex of horse stables.

The one-story single-family home, built c. 1954 with no discernible style, is located near the southeast end of the property and near Artesia Blvd. It has an irregular footprint and is covered by hipped roofs which have overhanging eaves and are clad with composite shingles. The home's exterior is clad with stucco. Fenestration on the façade appears to be wood sash and includes a large picture window covered by a metal awning. There also appears to be a pair of double-hung windows (although they are not clearly discernible due to an awning and foliage). The primary entrance is located on the west façade, where the door was also obscured from view by a metal security door. The attached garage features a sectional metal roll-up door. The home, which faces the entry drive leading to the storage facility, is surrounded by a low wooden rail fence, various plantings and ground cover. To the rear (east) and south of the home is a paved area utilized for storing automobiles, boats and trailers. The home is in good condition with no obvious major alterations; although based on historic aerial photos, there may be additions on the east and south sides of the building.

Across the driveway to the west is a two-story building occupied by Extra Space Storage. Constructed in 2004, the contemporary building has a rectangular footprint, a flat roof, and stucco cladding. Slightly projecting surrounds accent the building's exterior, lining the edge of the roofline and creating a band between the first and second story. Single-pane and sliding windows are also accented by projecting surrounds. See continuation sheet, p. 4.

*P3b. Resource Attributes: HP2. Single family residence

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



P5b. Description of Photo:
Western façade. View east.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

Single-family residence c. 1954; storage lockers c. 1977; Extra Space Storage building 2004 (Los Angeles County Office of the Assessor; NETROnline, various).

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

*P9. Date Recorded:

November 16, 2018

*P10. Survey Type: Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

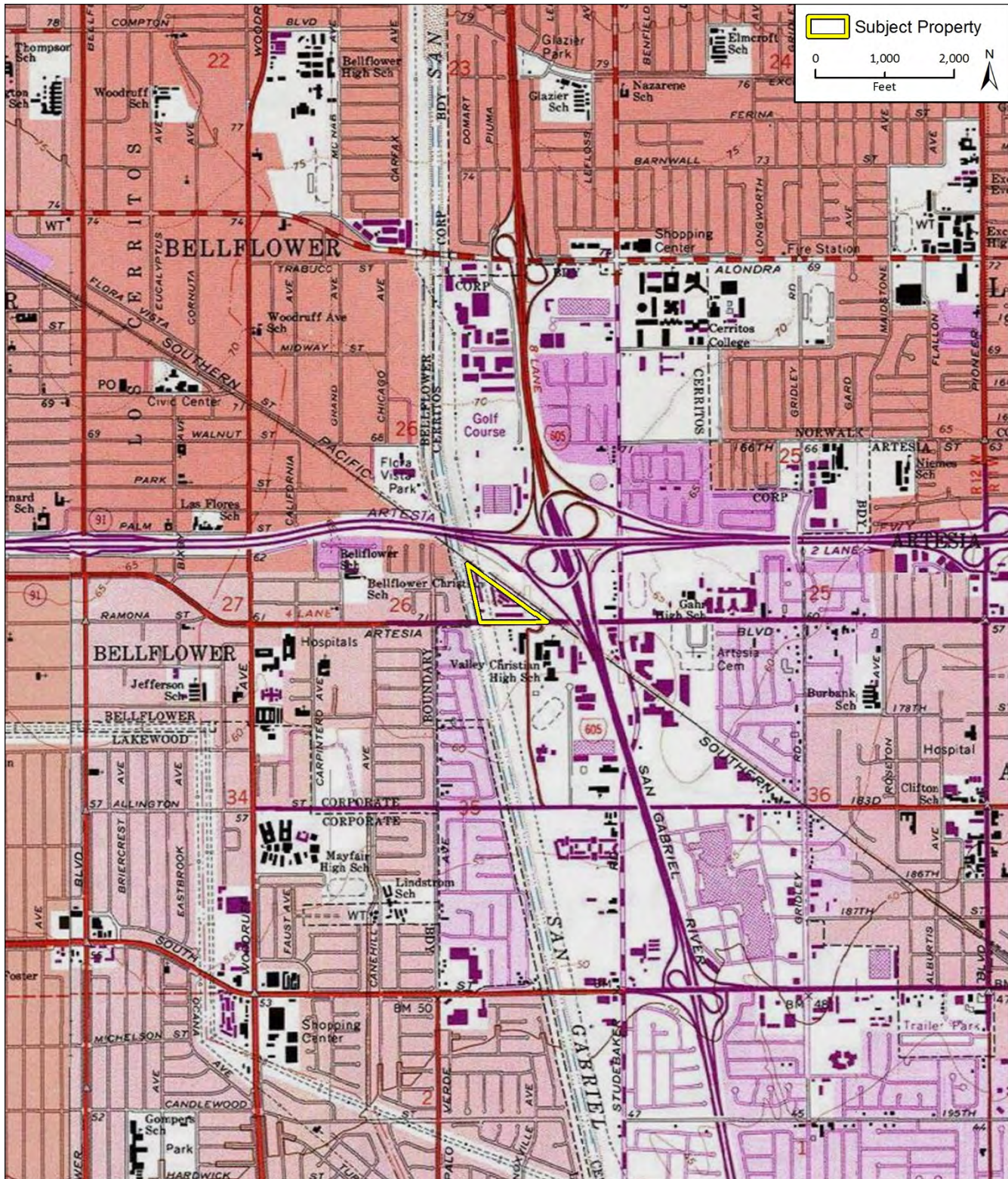
*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

State of California X Natural Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
 HRI#
 Trinomial

*Resource Name or # 10755 Artesia Boulevard (Map Reference No. 29-024)
 *Scale: 1:24,000 *Date of map: 1981

*Map Name: Los Alamitos



State of California X The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 10755 Artesia Boulevard (Map Reference No. 29-024)

*NRHP Status Code 6Z

Page 3 of 4

- B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Single-family residence, stables B4. Present Use: Single-family residence, public storage, SCE facility
 *B5. Architectural Style: Contemporary; no discernible style
 *B6. Construction History:

Single-family home built c. 1954 (LA County Assessor; NETROnline 1953 and 1963). Aerial photos suggest the house was enlarged to the east and possibly the south. Two-story building near the center of the property appears to have been built after 1972 (NETROnline 1972). Long storage locker buildings built 1977 (LA County Office of the Assessor). Two-story building near Artesia Blvd. built 2004 (NETROnline 2004).

- *B7. Moved? No Yes Unknown Date: N/A Original Location: N/A
 *B8. Related Features: None
 B9a. Architect: Unknown b. Builder: Unknown
 *B10. Significance: Theme N/A Area N/A
 Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is composed of four adjacent parcels on the south side of the railroad ROW that currently house the Extra Space Storage facility, a single-family residence, SCE equipment, and automobile/RV/boat storage. According to City of Cerritos records, the Navens horse stables were located on the SCE easement parcel (APN 7034-001-803) starting in 1966 (City of Cerritos 2019). However, aerial photos indicate that the property was in use as a stable or other ranch-type facility as early as 1953. A complex of buildings was located at the southern end of the property near Artesia Boulevard, and various corrals were located between them and the railroad ROW to the north. By 1972 the stable buildings and corrals appear to be limited to roughly the central portion of the property (approximately today's APN 7034-001-002). An oval riding ring was located on what today is the SCE parcel, APN 7034-001-803 (NETROnline 1953, 1972).

By 1994 the self-storage locker buildings had replaced the majority, if not all, of the stable buildings, and the riding ring appeared to no longer exist (NETROnline 1994). Although a conditional use permit was purportedly granted by the City in 1994 to re-establish stables at the site, no evidence of stables was seen on this property at the time of survey. The SCE parcel (APN 7034-001-803) is currently occupied by two transmission towers and is utilized for RV storage. The single-family home that remains near the southeast end of the property on APN 7034-001-002 may once have been related to the stable complex. It has been enlarged through additions since the time of its original construction. With the removal of the associated stables/structures/corrals and construction of the various self-storage buildings, the property does not retain integrity to its former use as Navens horse stables. A smaller SCE parcel on the north side of the railroad ROW, APN 7034-001-802, currently houses structures that appear to be horse stalls (based on aerial photos). This property is separately recorded and inaccessible. See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A

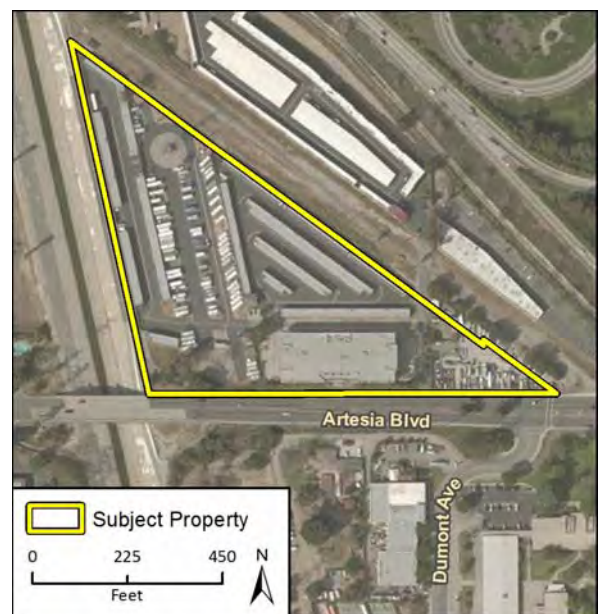
*B12. References:

- City of Cerritos. 2019. Letter from Sabrina Fung to Meghna Khanna of LA County Metropolitan Transit Authority re: Historical Consultation for the West Santa Ana Branch Transit Corridor Project, Los Angeles County, CA, 24 April.
- Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed May 15, 2019.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed May 15, 2019.

B13. Remarks:

- *B14. Evaluator: S. Zamudio-Gurrola, Rincon Consultants
 *Date of Evaluation: May 15, 2019

(This space reserved for official comments.)



*Recorded by: Susan Zamudio-Gurrola, Rincon Consultants

*Date: May 16, 2019

Continuation

Update

P3a. Description, continued:

The building's primary entrance is located in a recessed area at the ground floor, above which is the projecting second story that is supported by thick cylindrical posts. The entry appears to consist of steel-framed automatically sliding doors. The building appears in good condition.

An ancillary building near the center of the property was not accessible; however based on limited visibility and aerial photos, it has two stories, a hipped roof and a square footprint. Exterior cladding appears to be stucco and windows appear to be modern sliders. The self-storage locker buildings are long, narrow, single-story buildings with flat roofs and repetitive metal doors across the length of each buildings. The SCE parcel (APN 7034-001-803) runs north-south near the western end of the property; it contains at least two transmission towers and is utilized for RV storage. The narrow, westernmost parcel contains additional self-storage locker buildings which were not accessible. The small triangular parcel at the southeast end of the property to the rear (east) of the single-family residence is utilized for automobile/boat storage.

B10. Significance, continued:

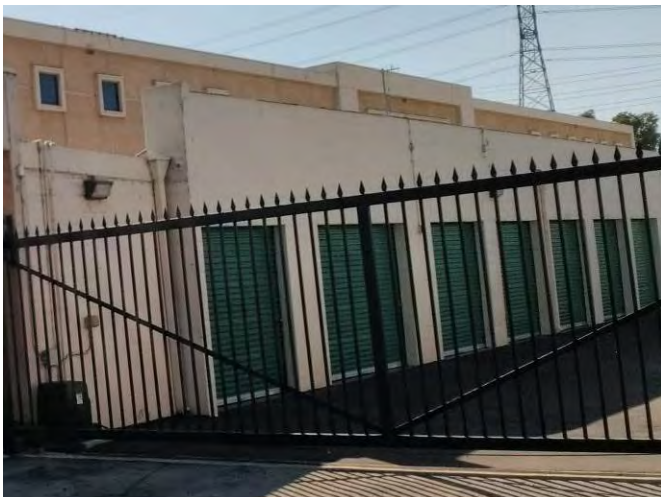
The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria Research did not indicate that the subject property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). Although the property, or a portion thereof, previously housed the Navens horse stables, assessor's data, aerial photos, and the survey conducted for this study demonstrate that the majority of the property was redeveloped with the self-storage facility beginning in 1977 and the SCE parcel, APN 7034-001-803, has been utilized as a parking/storage area since at least 2002 (NETROnline 2002). The property does not retain integrity to its prior use as a horse stable. The single-family home, contemporary office building, self-storage lockers, and ancillary building are all ubiquitous and undistinguished buildings. They do 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.



Extra Space Storage building, east & north elevations, view southwest



Auto/trailer storage at southeast edge of property near Artesia Blvd.



Storage lockers near center of property, view southwest



RV storage and SCE equipment on APN 7034-001-803, view north

Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 11110 Business Circle (Map Reference No. 30-001)

P1. Other Identifier: N/A

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

***b. USGS 7.5' Quad:** Whittier **Date:** 1981 Township 3S, Range 12W, Section 27 **S.B.B.M.**

c. Address: 11110 Business Circle City: Bellflower Zip: 90706

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

e. Other Locational Data: **APN:** 7034-016-030

***P3a. Description:**

The subject property is a two-story commercial building with no discernible style. The building has a large irregular footprint situated in the center of the parcel that faces north onto Business Circle. The building has a concrete foundation and flat roof with security lights evenly placed along the parapet. It features a concrete exterior that is broken into smooth texture visual framing around large swaths of exposed aggregate concrete. Grooves are evenly located along the façade's concrete exterior. The primary entrance is defined by its expansive two-story ribbon of fixed metal windows that seamlessly surround the automatic sliding commercial doors. An additional pair of these windows are slightly separated from the central ribbon and flank the entrance. This dark glass expanse is framed by two planters filled with trees and low shrubs. A parking lot abuts the north façade and signage identifying the building as "Foam Specialties" is situated on the northeastern corner of the building. Overall the building is in good condition.

***P3b. Resource Attributes:** HP6. Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo:

North elevation; camera facing southeast. May 28, 2019.

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

Historic Prehistoric Both

1978 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Alexandra Madsen
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

June 25, 2019

***P10. Survey Type:**

Intensive

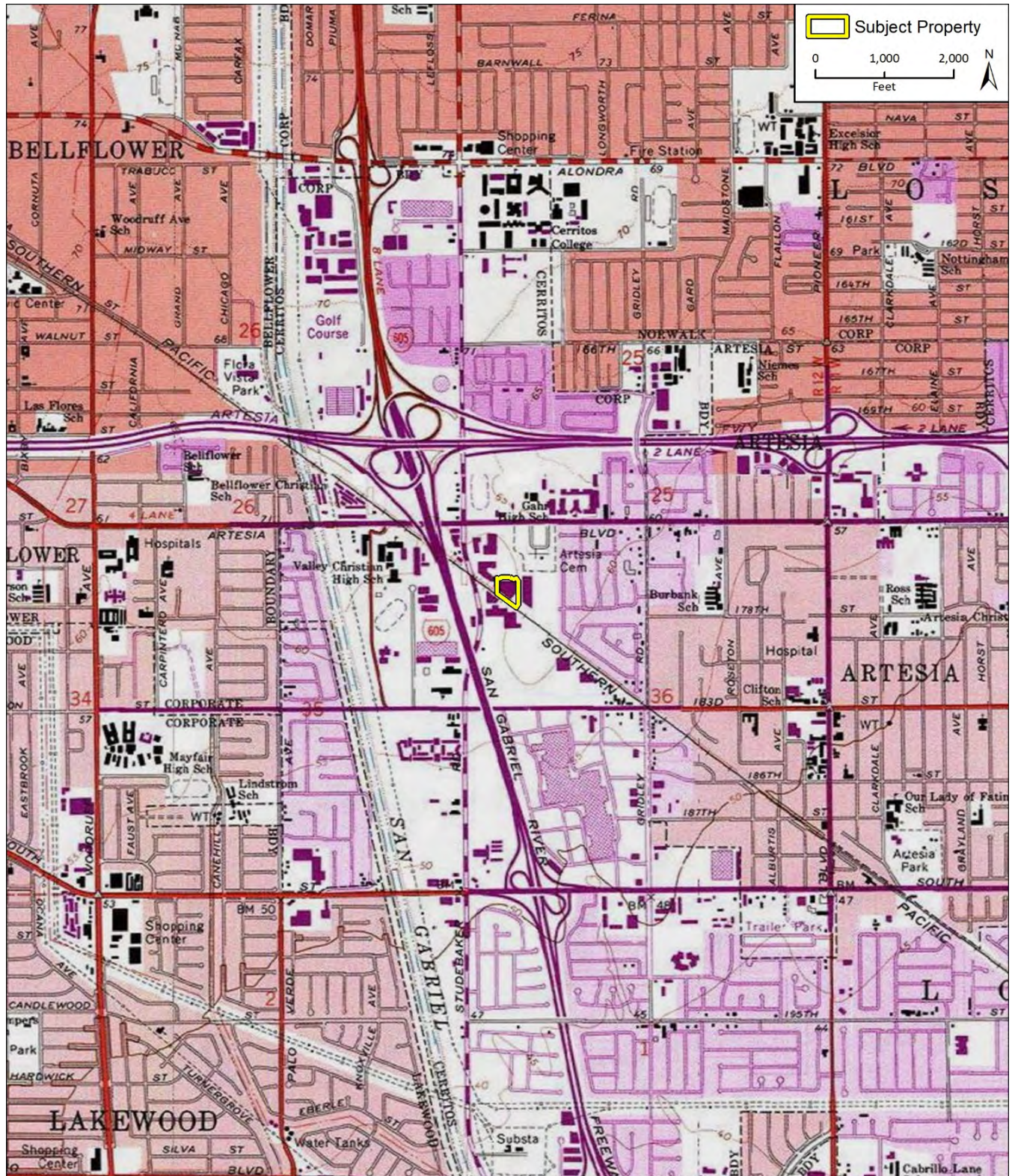
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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

*Resource Name or # 11110 Business Circle (Map Reference No. 30-001)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial
B4. Present Use: Commercial
*B5. Architectural Style: No discernible style
*B6. Construction History:

Los Angeles County Assessor records date the building's construction to 1978. (Los Angeles County Office of the Assessor) Parcel Map No. 8268 that contains the subject property was recorded in July 1977. There do not appear to be any alterations to the subject building.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a commercial building constructed in 1978. Archival research failed to identify the architect or builder, or any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of late 1970s commercial building that 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

- Bellflower City Directory. 1961. Lusky Borthers & Co.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed June 2019.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed June 2019.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed June 2019.
- UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed June 2019.

B13. Remarks: N/A

*B14. Evaluator: Alexandra Madsen, Rincon Consultants

*Date of Evaluation: June 25, 2019

(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 3

*Resource Name or #: 11130 Business Circle (Map Reference No. 30-002)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: Whittier Date: 1981 Township 3S, Range 12W, Section 27 S.B.B.M.

c. Address: 11130 Business Circle City: Bellflower Zip: 90706

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

e. Other Locational Data: APN: 7034-016-029

***P3a. Description:**

The subject property is a tall one-story commercial building of no discernible style. This building exhibits a concrete foundation and is capped by a flat roof with a slight parapet. Its exterior is of cast concrete with various business bays along the west façade. Exteriors have a horizontal band of smooth concrete below the parapet set above exposed aggregate concrete; bays are relatively uniform with a banded flush square feature. The recessed entrance is surrounded by vertically grooved concrete that emphasizes the geometries of the entryway. A central commercial double metal door is flanked by metal sliding windows. Approximately half of the bays feature garages with sliding metal doors. Landscaping is comprised of planters along the west façade with low shrubs and larger trees interspersed between bays. The building appears to be in good condition.

*P3b. Resource Attributes: HP6. Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo:

West elevation; camera facing southeast. May 28, 2019.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1978 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Alexandra Madsen
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

June 26, 2019

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

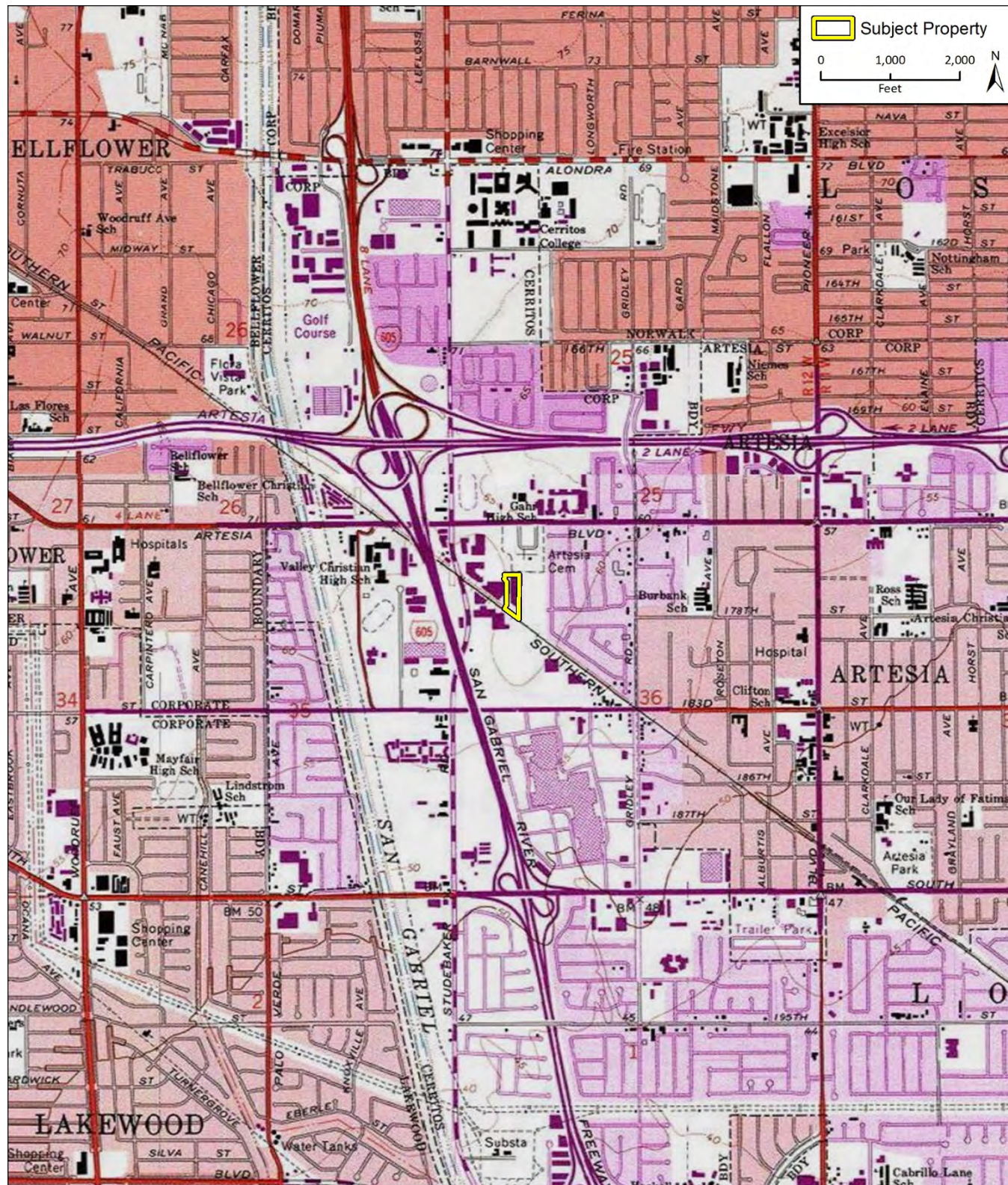
Page 2 of 3

*Map Name: Whittier

*Resource Name or # 11130 Business Circle (Map Reference No. 30-002)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 11130 Business Circle (Map Reference No. 30-002)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial
B4. Present Use: Commercial
*B5. Architectural Style: No Discernible Style
*B6. Construction History:

Los Angeles County Assessor records date the building's construction to 1978 (Los Angeles County Office of the Assessor). Parcel Map No. 8268 that contains the subject property was recorded in July 1977. There do not appear to be any alterations to the subject building.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a commercial building constructed in 1978. Archival research failed to identify the architect or builder, or any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of late 1970s commercial building that 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

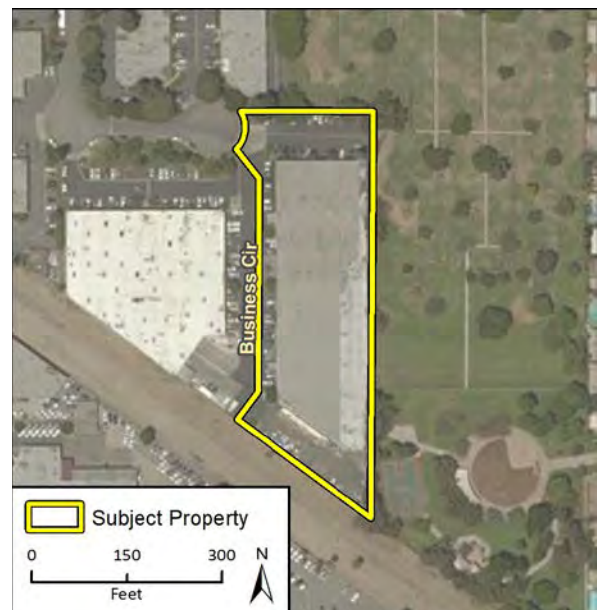
- Bellflower City Directory. 1961. Lusky Brothers & Co. Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed June 2019.
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- UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed June 2019.

B13. Remarks: N/A

*B14. Evaluator: Alexandra Madsen, Rincon Consultants

*Date of Evaluation: June 26, 2019

(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 5

*Resource Name or #: 17710 Studebaker Road (Map Reference No. 30-003)

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township 3S, Range 12W, Section 35

S.B. B.M.

c. Address: 17710 Studebaker Road City: Artesia

Zip: 90703

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

e. Other Locational Data: APN: 7034-016-036

*P3a. Description:

The subject property is an irregularly-shaped one-acre parcel that roughly forms a triangle between Studebaker Road to the west, the railroad right-of-way to the north, and the adjacent property to the south. A two-story, 19,475 square foot building occupies the subject property which is zoned industrial/commercial. Constructed in 1968, and conforming to the shape of the parcel, the building has a roughly triangular footprint (similar to an equilateral triangle). Its façade is oriented towards Studebaker Road and displays an emphasis on geometric shapes through numerous rectangular elements of contrasting sizes, materials and colors which contrast the horizontality of the large building.

The building exterior walls are smooth, painted concrete which are broken up into separate rectangular planes around the perimeter of the building and create parapets. In addition, on several of the walls a raised rectangular surround spans nearly from the ground to the roofline and frame blank expanses of wall. Each of the aforementioned elements are painted a different earth-tone color. Between the sections of wall, also near the roofline, smaller rectangular, decorative elements project from the wall surface. This decorative feature continues around the building on the other three elevations. The building's primary entrance is in the central bay of the façade which is recessed and is flanked on either side by two-story planes covered with earth-tone brick veneer. In this central bay, two pairs of large vertical windows are framed by projecting rectangular surrounds; because of their deep projection they also serve as sun shades for the windows and shelter the entrance below. The primary entry at ground level consists of a commercial-style aluminum-frame and glass door. Similar aluminum-frame windows are also located at ground level within the central bay, alternating with brick veneer wall surfaces. Low, brick planter areas are located in front of each of the three bays of the façade. See continuation sheet, p. 4.

*P3b. Resource Attributes: HP8. Industrial Building

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



P5b. Description of Photo:
West elevation, facing southeast.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

S. Zamudio-Gurrola & S. Carmack
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

June 25, 2019

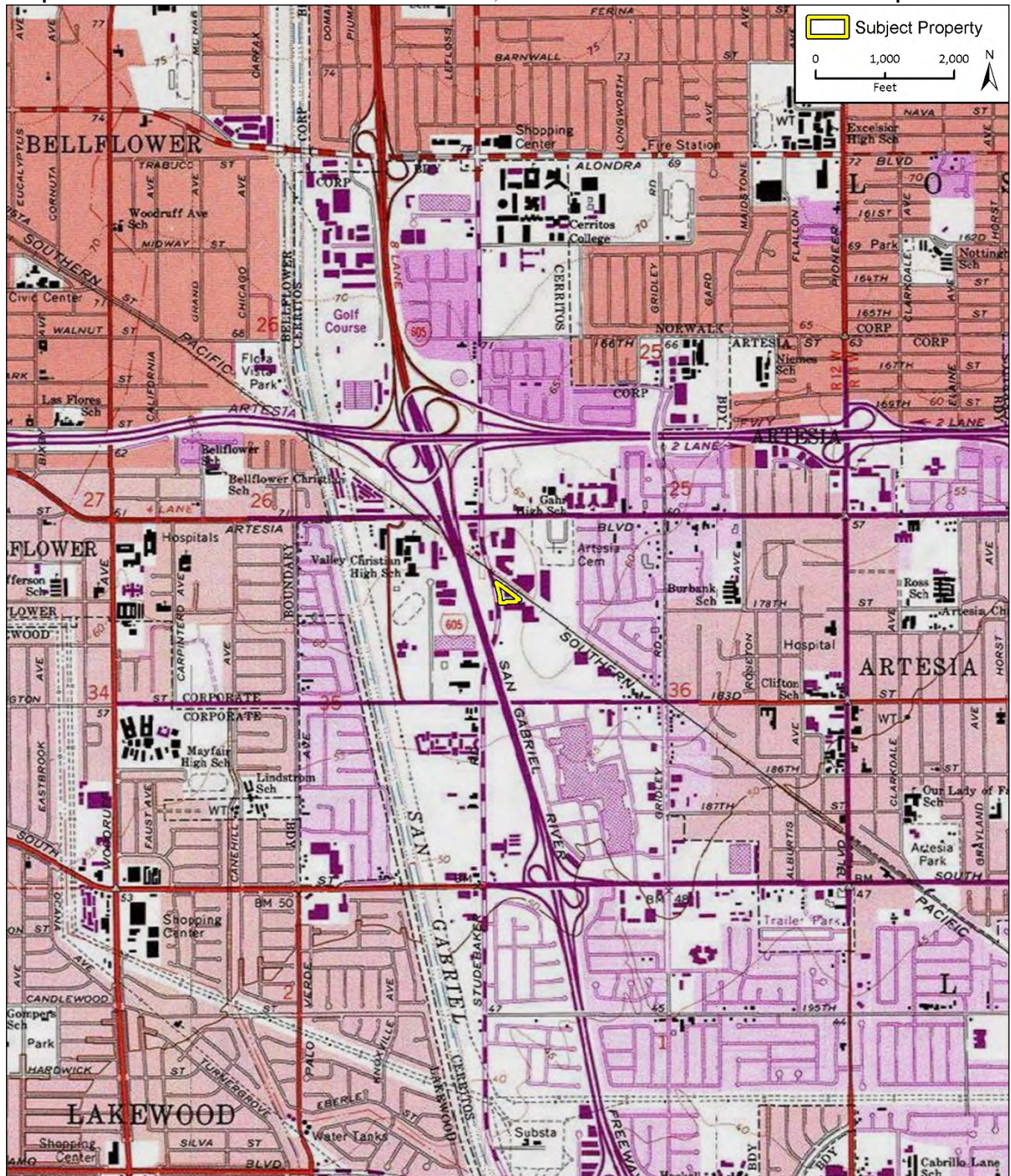
*P10. Survey Type:

Intensive

*P11. Report Citation:

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 17710 Studebaker Road (Map Reference No. 30-003)

*NRHP Status Code 6Z

Page 3 of 3

- B1. Historic Name: N/A
- B2. Common Name: N/A
- B3. Original Use: Commercial/industrial/office
- B4. Present Use: Auto body shop
- *B5. Architectural Style: Postmodern

***B6. Construction History:**

Per building permit records: the original 18,550 sq. ft. building was constructed in 1968. A 2,000 sq. ft. two-story addition was built in 1969. In 1973 a one-story room enclosure was added to the building. Two underground storage tanks were installed on the property in 1975. Two signs were installed in 1977. Fire sprinklers were installed in 1996. Alterations between 1995-1996 consisted of a new door and partition, installation of a new downflow auto spray booth, heater and paint room. Alterations in 1998 consisted of installing new counters and windows within existing walls (City of Cerritos, various).

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

*B8. Related Features: None

B9a. Architect: Fox & Harper b. Builder: Svend Birkelund

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property contains a two-story industrial/commercial/office building originally constructed in 1968 for the Triangle Distribution Company. Permit records show that the company was located at 17720 Studebaker Road, which today would be the adjacent property to the south. It appears the new building was constructed to rent/lease. Valued at \$120,000, the 18,550 sq. ft. building was designed by Fox & Harris and built by contractor Svend Birkelund (City of Cerritos, var.). Triangle Distribution Company was a distributor for Anheuser-Busch products, and additionally operated a recycling center for aluminum cans (*Long Beach Independent* 1971; *Southeast News* 1980).

Fox & Harris was an engineering and architecture firm formed by partners James M. Fox, engineer, and David E. Harper, architect (City of Los Angeles, Department of City Planning, Office of Historic Resources 2013). The two men worked together on projects in the early 1960s and it appears that Fox hired Harper as part of his staff through his prior firm, James M. Fox & Associates. By 1967 the two had formed a partnership and the company name was changed to Fox & Harper (*Los Angeles Times* 1962 and 1967; *Downey City Directory* 1964 and 1965).

David E. Harper had previously worked as a contractor before becoming a licensed architect. Although he was listed as an architectural draftsman in a 1953 directory, he did not obtain his architect's license until 1961. In the early to mid-1950s Harper lived in Long Beach and Norwalk, California (Norwalk City Directory 1953; California Architects Board 2019; Long Beach City Directory 1955). A noteworthy commission Harper earned during this time was serving as the lead contractor for the construction of the twin Hafley and Moore residences in Long Beach, which were designed by the firm of renowned architect Richard J. Neutra. Harper worked closely with Neutra, calling him at the end of each work day to report the progress he and the construction crew had made that day (*Long Beach Press Telegram* 1952; Lamprecht 2011). See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A

***B12. References:**

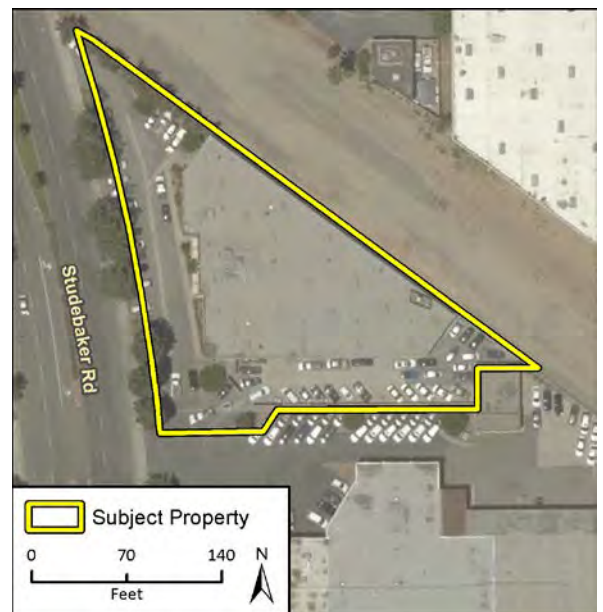
See continuation sheet, p. 5.

B13. Remarks:

*B14. Evaluator: S. Zamudio-Gurrola & S. Carmack,
Rincon Consultants

*Date of Evaluation: June 25, 2019

(This space reserved for official comments.)



P3a. Description, continued:

Additional entries include single, solid doors (which appear to be metal) topped by single-pane transoms, and warehouse doors on the south elevation. Trees are planted near the northwest and southwest corners of the building, and a wall along the southern edge of the property creates a private parking area adjacent to the building. A larger parking lot, accessed from Studebaker Road, is located on the west side of the building.

B10. Significance, continued:

During the 1960s and early 1970s the firm Fox & Harper designed various projects including: a complex of buildings for Lockheed Propulsion Company in Redlands (1967); a 385,000 sq. ft. parts distribution center for General Motors in Santa Fe Springs (1967); a sales building for Diebold Incorporated (1969); a 130,000 sq. ft. Fedco department store in Cerritos (1969); and a 148,000 sq. ft. warehouse for Lucky Markets in Buena Park (1970) (*Redlands Daily Facts* 1967; *Independent Press-Telegram* 1967; *Los Angeles Times* 1969a, 1969b, 1970).

By 1973 Fox & Harper had dissolved; each businessman operated his own firm; David E. Harper & Associates and Fox Engineering Inc., both located in Downey (*Los Angeles Times* 1973, 1979; Shapouri, n.d.). Some of Harper's subsequent projects included a headquarters building for Coast Carloading Co. in Los Angeles (1973), a meat processing plant for Service Packing in Los Angeles (1975a), and a 70,384 sq. ft. addition to a Buffums department store in Long Beach (1979) (*Los Angeles Times* 1973, 1975a and 1979). In 1975 Harper also served as president of the Cabrillo chapter of the American Institute of Architects (*Los Angeles Times* 1975b). Harper & Associates continued to operate through at least the 1990s and Fox Engineering appears to continue to operate in present day (*Los Angeles Times* 1990; Yellow Pages 2019). No consequential information was discovered on the building's contractor, Svend Birkelund.

It appears Triangle Distributing Company relocated their office/administration to the subject property around 1969. That year the company again commissioned Fox & Harper to design an addition to the building: a two-story, 2,000 sq. ft. office. David E. Harper was the applicant for the building permit, and the construction was again completed by Svend Birkelund. At the time, the property was described as having a total of three buildings on the parcel, although it is likely that number included Triangle Distributing Company's buildings located to the south at 17720 Studebaker Road. An early tenant of the subject property between at least 1970 and 1973 was Crossroads Manufacturing Inc., a self-described "modern, progressive" upholstery and furniture factory (*Long Beach Independent* 1970, 1973). In 1972 Fox & Harper was again commissioned to design a two-story, 14,900 sq. ft. warehouse and manufacturing building; however, a note on the permit states it was voided and no work was completed. Target Chemical Company may have replaced Crossroads Manufacturing as a lessee by 1973 and undertook several minor improvements including enclosing a room in 1973, installing two underground storage tanks in 1975, and installing two signs in 1977. The company, which later changed its name to Target Specialty Products, was a developer and distributor of herbicides, pesticides, and sprayer and safety equipment. It also had additional locations throughout California and in Arizona (*Independent Press Telegram* 1977; *Landscape Management* 1994). Target Specialty Products was listed at the subject property through the 1990s; however, building permit records describe the building as being vacant in 1995. At that time, the property was described as having one building on the parcel, consistent with what was observed at the time of the field survey. A conditional use permit was issued in 1995 to locate an auto body repair shop in the building. Between 1995 and 1997 Craftsmen Auto Body obtained building permits to complete various tenant improvements to the building. This included installing fire sprinklers, creating a new door and partition, installing a downflow auto spray booth and paint room, and installing a new counter and window openings (City of Cerritos GIS 2019; City of Cerritos, various). The property continues to be occupied by Craftsmen Auto Body.

The subject project retains integrity of design, materials, association, feeling, setting, location and workmanship. The subject building has undergone alterations to accommodate different tenants over the years; these were minor and primarily in the interior. However, the building is not eligible for listing in the National Register of Historic Places or the California Register of Historical Resources under any of the significance criteria. Research did not indicate the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). Constructed in 1968, the building is a modest example of an industrial/commercial building that features minor elements of Formalism and Expressionism that are more applied, rather than integrated into the design, and is not a good example of either as applied to the property type. The building is not considered the work of a master architect. While James M. Fox may have been a successful local engineer, and David E. Harper a successful local architect who was once hired by Richard Neutra as the contractor for the Hafley and Moore residences, archival research did not indicate that either Fox or Harper are considered masters in their fields. A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B12. References, continued:

California Architects Board. 2019. Licensing Details For: Architect License C 3474. Accessed June 28, 2019 at <https://search.dca.ca.gov/>

Cerritos, City of. 2019. Cerritos GIS. Accessed June 27, 2019 at www.cerritosgis.com

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Landscape Management. 1994. "Dealers/Distributors", September 1994, p. 42.

Long Beach Independent Press Telegram. 1967. "GM Is Building Big Parts Dept. for Area", 10 December.
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Los Angeles Times. 1962. "Banking Firm Adds Annex", 4 March. Available at newspapers.com
1967. Ad for "Engineering Draftsman", 7 December. Available at newspapers.com
1969a. "Sales Facility", 19 October. Available at newspapers.com
1969b. "\$1.95 Million Fedco Store Under Way", 14 December. Available at newspapers.com
1970. "2 Warehouses Worth \$4 Million Started", 16 August. Available at newspapers.com
1973. "Freight Firm Constructing Downtown", 25 March. Available at newspapers.com
1975a. "Plant Completed for Service Packing", 18 May. Available at newspapers.com
1975b. "David Harper Heads Cabrillo Chapter of AIA", 23 February. Available at newspapers.com
1979. "Buffums Addition in Construction", 27 May. Available at newspapers.com
1990. Ad for "Architectural Structural Senior Level Draftspersons", 24 May. Available at newspapers.com

Netronline. 2019. "Historic Aerials." [digital photograph database]. Accessed June 28, 2019 at <https://www.historicaerials.com/viewer>

Norwalk City Directory. 1953. Accessed June 28, 2019 at Ancestry.com

Redlands Daily Facts. 1967. "LPC to build three buildings on Crafton at \$550,000 cost", 3 October. Accessed at Newspapers.com

Shapouri, Michael. No date. Resume for Michael Shapouri, Sr. VP, Principal Engineer. Accessed June 28, 2019 at www.shapouri.com/sk/sk/pdf/11.4.2008%20SK%20Brochure.pdf

Southeast News. 1980. Ad for Triangle Distributing Co., p. 80. Accessed June 27, 2019 at www.talonmarks2.com/pages/80-81/091180.pdf

Yellow Pages. 2019. Listing for Fox Engineering Inc. at 8060 Telegraph Road, Downey, CA 90240. Accessed June 28, 2019 at www.yellowpages.com/downey-ca/mip/fox-engineering-inc-30959229

*Resource Name or # (Assigned by recorder): Tract No. 27574 (Map Reference No. 31-001)

D1. Historic Name: Tract Nos. 27574

D2. Common Name: Tract Nos. 27574

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

This district consists of Tract No. 27574. The 22 parcels of this district located within the APE were formally surveyed, and the remainder of the district was informally surveyed to determine common architectural elements and alterations found within the district as a whole.

Documentation of the entire district was beyond the scope of this project. Tract No. 27574 is a residential tract containing a total of 119 lots that were developed in 1968 (County of Los Angeles Map Records Book 773, Page 96; Los Angeles County Office of the Assessor). The tract was platted adjacent to and north of the railroad right-of-way, and is bordered on the east by Gridley Road, on the west by Rosewood Park, and on the north by another residential subdivision. Circulation within the tract includes one cul-de-sac and curvilinear streets with long blocks of residential lots. Landscaping appears limited to street trees. The buildings located within this tract predominantly adhere to two architectural styles that were fashionable in residential tract housing during the mid-1960s to 1970s: the Multi-level House style and the Sweeping-roof style, as identified by Caltrans (2011). The landscape plan for the tract includes a grass lawn at the front of each home, and grass and large trees within the park strip in the public right-of-way.

The following addresses are included in this district record: 11206, 11212, 11218, 11222, 11228, 11234, 11240, 11246, 11252, 11258, 11262, 11304, 11310, 11314, 11320, 11326, 11332, 11336, 11342, 11346, 11352 and 11358 Sharon Street.

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

The district is bounded on the south by railroad right-of-way, on the east by Gridley Road, on the west by Rosewood Park, and on the north by another residential subdivision.

***D5. Boundary Justification:**

The district boundary is limited to the legally defined tract boundaries.

***D6. Significance: Theme:** N/A

Area: N/A

Period of Significance: N/A

Applicable Criteria: N/A

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

The tract was evaluated as a historic district because it is a grouping of residential properties which were collectively developed and are historically and architecturally related. The land which was subdivided as Tract No. 27574 appears to have been sparsely developed through the early 1960s; a small number of homes were located at the southern end of the property near the intersection of Gridley Road with the railroad right-of-way, and a grouping of buildings was located at the northeastern edge of the property.

Prior to being called Cerritos, the city had incorporated as Dairy Valley in 1956, with the incorporated area forming a U shape. In keeping with its agricultural character, a zoning ordinance was adopted that required individual homes be constructed on a minimum five-acre lot. However, a ballot measure that relaxed residential zoning passed in 1965, resulting in a rezoning of agricultural properties and a residential building boom. By the 1960s the surrounding area, including the communities of Cerritos and Artesia, had shifted from ranching and farming into urbanized communities. In 1967 the city changed its name to Cerritos. The property on which the tract was formed was subdivided in 1968, part of a westward spread of development which also brought schools and two freeways (I-605 and SR-91) to the area (Cenovich 1995a and 1995b; *Los Angeles Times* 1965; NETROnline, various; UCSB Map & Imagery Lab, various).

The land was subdivided in 1968 by Cerritos Joint Venture, which was composed of Landmark Estates Inc. and Southern California Financial Corporation (County of Los Angeles 1968). The subdivision was developed by Landmark Homes, of which Donald McHone and William Shattuck were the president and secretary, respectively. The company's residential developments were often branded as "Landmark Homes" or included the word "Landmark" along with the name of the community the development was located in. Successful and prolific builders, the company had over 1,500 homes under construction in 1965. Contemporary to the subject tract, the company developed homes in the southern California cities of Walnut, Brea, Westlake Village, Cerritos, Northridge and Porter Ranch between the mid-1960s and early 1970s (*La Habra Star* 1965; Cameron 1966; *Independent Press-Telegram* 1968; *Van Nuys Valley News* 1965 and 1970).

R.J. Marvick and Associates served as the architect for the homes in the subject tract (City of Cerritos, various). The firm was also utilized by Signal Landmark to design homes for some of their other Southern California residential development projects, including "The Porter Ranch" in Northridge, the "Mayfair Series Homes" and "Foxmoor Community" in Westlake Village, and "Green Turtle Cay" at Coronado Cays (*Van Nuys Valley News* 1968; American-Hawaiian Land Company 1968; *Coronado Eagle and Journal* 1975). Archival research failed to identify substantial information on R.J. Marvick. See continuation sheet, p. 2.

*Recorded by: Susan Zamudio-Gurrola

*Date: December 5, 2018

Continuation

Update

D6. Significance, continued:

In 1968 the Landmark Homes company was acquired by Signal Oil and Gas and became known as Signal Landmark (Holm 2018). The company's continued success is evidenced by its numerous projects over the next two decades, including residential, commercial and industrial development projects as well as land management (Ritter 1985).

Soon after, Signal Landmark acquired waterfront property in the San Diego bay and over many years developed Coronado Cays, a residential marina development including 1,200 residences on 200 acres, boasting 600 boat slips and landscaped green belts (*Orange County Register* 1990; Coronado Cays HOA, n.d.). In approximately 1970 the company acquired about 2,000 acres of Bolsa Chica in Orange County, California, a highly publicized and controversial development site due to environmentally sensitive wetlands and archaeological resources. Battles over its development continued into the 2000s (Bolsa Chica Land Trust 2015; *Los Angeles Times* 1989; Mellen 2016). By 1982, Signal Landmark had built and sold over 12,000 homes in California, and in 1985, the *Los Angeles Times* reported that the company had at least thirty current projects throughout five counties in the region (*Orange County Register* 1982; Ritter 1985). In 1990 Signal Landmark was sold to an investment group which assumed complete ownership and management of its remaining land assets (Holm 2018). The company is active to this day.

Tract No. 27574 was evaluated as a historic district in order to better understand its potential significance in the post-war suburbanization of Los Angeles County, and in the growth of the city of Cerritos. Built out in 1968, the tract was developed as part of the residential building boom that followed the revision of Cerritos' zoning law that allowed for agricultural properties to be redeveloped for increased home construction. Though the subdivision is associated with the aforementioned real estate development trends in Los Angeles County and Cerritos, the subdivision does not appear to be individually unique or significant within either of these contexts (Criteria A/1). Research did not indicate that the property is associated with any important persons significant in the history of the city, region, state, or nation (Criteria B/2). The homes were designed by R.J. Marvick and Associates, and developed by the company Landmark Homes. Known as Signal Landmark after its acquisition by Signal Oil and Gas shortly after the subject tract was built, the company was involved in the development of large master-planned communities such as those in Westlake Village, Coronado Cays and Bolsa Chica. Based on a lack of press coverage, the subdivision at Tract No. 27574 does not appear to be significant in either company's body of work. Neither the homes' designs nor the tract plan appear to demonstrate unique or innovative technical or aesthetic achievements. The predominant styles seen within the tract, the Multi-level House-style and Sweeping-roof style, reached a popularity among builders and home buyers such that they have become ubiquitous residential types. According to Caltrans' context statement on tract housing in California, the Multi-level House-style became as popular as the Ranch house by the end of the 1960s. Similarly, Sweeping-roof style homes "came to dominate much of the California housing market by the early 1970s, and tracts of such houses can be found throughout the state" (Caltrans 2011). Furthermore, many of the homes within the APE have undergone alterations such as the replacement of original windows, roofing material, and entry and garage doors. Some homes have had window openings enclosed or altered, and additions to the property such as gates and walls. Subsequently, the tract does not appear eligible under Criteria C/3 for embodying the distinctive characteristics of a type, period, or method of construction, exhibiting high artistic value, or representing the work of a master. A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). In summary, the buildings in Tract No. 27574 are not considered eligible for listing in the National Register of Historic Places or the California Register of Historical Resources individually or as a historic district.

***D7. References:**

American-Hawaiian Land Company. 1968. *Westlake Today*, vol. 1, no. 4, March-April 1968. Accessed December 26, 2018 at <http://www.wlv.org/ArchiveCenter/ViewFile/Item/455>

Bolsa Chica Land Trust. 2015. "The History of the Bolsa Chica and the Bolsa Chica Land Trust". Accessed December 6, 2018 at <http://bclandtrust.org/about-us/history-timeline/>

Caltrans. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Caltrans, Sacramento, CA.

Cameron, Tom. 1966. "Lake Project Growing Rapidly Into 'New City'", *Los Angeles Times* Real Estate Homes and Industry Section J, 18 September. Accessed December 5, 2018 at <https://www.wlv.org/Archive/ViewFile/Item/483>

Cenovich, Marilyn. 1995a "Chapter 6: Dairy Valley Becomes a City for Cows," *The Story of Cerritos*. Accessed August 7, 2018 at http://menu.ci.cerritos.ca.us/collections/local_history/cl_lhStory6.htm

1995b "Chapter 7: Zoning Changes and a New Name - Cerritos," *The Story of Cerritos*. Accessed August 7, 2018 at http://menu.ci.cerritos.ca.us/collections/local_history/cl_lhStory7.htm#geology

City of Cerritos. Various. Building permit records on file for the 22 parcels within the project APE (11206 through 11358 Sharon Street).

See continuation sheet, p. 3.

*Recorded by: Susan Zamudio-Gurrola

*Date: December 5, 2018

Continuation

Update

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

Coronado Eagle and Journal. 1975. "Coronado Cays opens 'limited edition'", vol. 62, no. 6, 6 February. Accessed December 26, 2018 at the California Digital Newspaper Collection, U.C. Riverside, <https://cdnc.ucr.edu/?a=d&d=CJ19750206.2.38&e=-----en--20--1--txt-txIN-----1>

Coronado Cays HOA. No date. "Coronado Cays History". Accessed December 5, 2018 at http://www.cchoa.org/sub_category_list.asp?category=14&title=About+Us

Holm, Jeff (Principal, PDM Group). 2018. "Experience", LinkedIn. Accessed December 5, 2018 at <https://www.linkedin.com/in/jeff-holm-b7180215?trk=pub-pbmap>

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Ritter, Bill. 1985. "Signal Landmark in 5 Counties: Spinoff Developer Making Its Mark", *Los Angeles Times*. 26 November.

UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Aerials of project area. Accessed December 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Van Nuys Valley News

1965 "Second Unit of Landmark Homes Open", 21 November. Accessed December 5, 2018 at newspapers.com

1968 Advertisement for "Landmark Homes Northridge on The Porter Ranch", 9 June. Accessed December 26, 2018 at newspaperarchive.com

1970 "Landmark Homes Series on Display Today", 22 November. Accessed December 5, 2018 at newspapers.com

*D8. Evaluator: Susan Zamudio-Gurrola

Date: December 5, 2018

Affiliation and Address: 250 E. First Street, Suite 1400 Los Angeles, CA 90012

*Recorded by: Susan Zamudio-Gurrola

*Date: December 5, 2018

Continuation

Update



*Recorded by: Susan Zamudio-Gurrola

*Date: December 5, 2018

Continuation

Update



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 6 of 28

*Resource Name or #: Tract No. 27574 (Map Reference No. 31-001)

P1. Other Identifier:

*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: City: Cerritos Zip: 90703

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

e. Other Locational Data: Elevation:

The district is bounded by railroad right-of-way to the south, Gridley Road to the east, Rosewood Park to the west, and another residential subdivision to the north.

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The twenty-two parcels of Tract No. 27574 that are located within the APE were recorded. None of the buildings appear to possess sufficient architectural quality for the reasons identified in the district record to be considered eligible for listing in the NRHP or the CRHR as individual historic resources or as a historic district.

*P3b. **Resource Attributes:** HP2. Single family property

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

P5b. **Description of Photo:**
View of an example of a Multi-level House found in this district.



*P6. **Date Constructed/Age and Sources:** Historic Prehistoric Both
1968 (Los Angeles County Office of the Assessor)

*P7. **Owner and Address:**
N/A

*P8. **Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. **Date Recorded:** 12/5/2018

*P10. **Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code Reviewer Date

Page 7 of 28

*Resource Name or #: 11206 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section B.M.

c. Address: 11206 Sharon Street City: Cerritos Zip: 90703

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

e. Other Locational Data: APN: 7034-011-033. Legal description: TRACT NO 27574 LOT 43.

***P3a. Description:**

The subject property is a nearly rectangular parcel containing a two-story single-family residence. Adhering to the Multi-level House style, the building has a L-shaped footprint in which the garage projects forward towards the street. The home is topped by hipped and gabled roofs covered with barrel tile. Exterior cladding is stucco and fenestration includes vinyl-framed sliders and double hung windows. The primary entrance is located on the northeastern façade and is recessed beneath a two-story portico created by a roof overhang supported by T-shaped pillars. The entry consists of wood paneled double doors (which appear to be original), above which are similar decorative panels that nearly reach the top plate. The garage doors appear to be contemporary sectional roll-ups. A brick chimney is located on the eastern elevation. Landscaping includes a grass lawn, ornamental trees and small shrubs. A block wall with a simple horizontal railing lines the perimeter of the property. Alterations include the replacement of original windows, garage doors and roofing material. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
 Northeastern elevation, view to the southwest, Nov. 2018

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded:

November 29, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code Reviewer Date

Page 8 of 28

*Resource Name or #: 11212 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

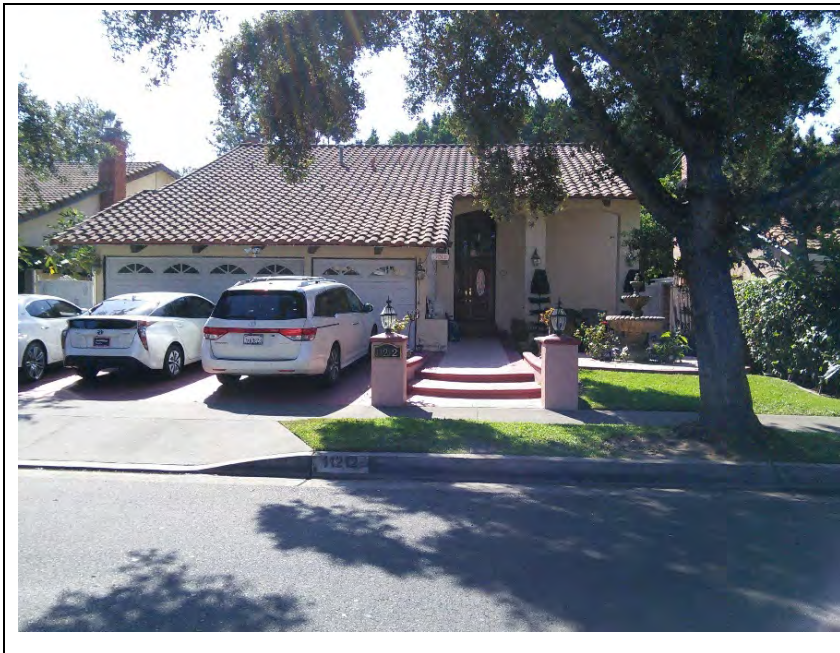
*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section B.M.
 c. Address: 11212 Sharon Street City: Cerritos Zip: 90703
 d. UTM: Zone: mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 7034-011-034. Legal description: TRACT NO 27574 LOT 44

***P3a. Description:**

The subject property is a rectangular parcel containing a two-story single-family residence. Adhering to the Sweeping Roof style, the building has an L-shaped footprint in which the garage projects forward towards the street. The home is topped by a broad gabled roof which covers all of the building footprint and has overhanging eaves with exposed rafter tails. The roof is covered with what appears to be synthetic barrel tile. Exterior cladding is stucco. No windows are visible from the public right-of-way. The primary entrance is located on the northeastern façade and is recessed beneath a two-story portico created by a roof overhang supported by pillars with slight arches between them. The entry consists of wooden double doors decorated with paneling and oval shaped lights. Above the entry are large vertical glass panes nearly reaching the top plate. Landscaping includes a grass lawn, ornamental trees, shrubs, and a fountain. Two pillars at the property line flank a set of steps which lead to a paved walkway and the entry doors. The garage doors appear to be contemporary sectional roll-up doors. Alterations include the replacement of original doors and roofing material. Building permit records show that windows were also enclosed. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
 Northeastern façade, view to the southwest, Nov. 2018

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
 N/A

*P8. Recorded by:
 Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded:
 November 30, 2018

*P10. Survey Type:
 Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

Page 9 of 28

*Resource Name or #: 11218 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section B.M.
c. Address: 11218 Sharon Street City: Cerritos Zip: 90703
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 7034-011-035. Legal description: TRACT NO 27574 LOT 45

***P3a. Description:**

The subject property is a rectangular parcel containing a one and one-half-story single-family residence with an irregular plan. Designed in a combination of the Sweeping-roof and the Multi-level house styles, the home is topped primarily by a broad gabled roof covered with what appears to be synthetic tile. Exterior cladding is primarily stucco but a brick accent is located next to the entrance. Fenestration includes vinyl slider windows. The primary entrance is located on the northeastern façade recessed under a partial-width porch supported by pillars with arched openings between them. The entry consists of a wooden paneled door with a narrow arched light at center. Similarly styled sidelights flank the entry door. The partial second story that faces the street features a balcony with a metal railing, French doors with sidelights, and a fanlight. The garage doors appear to be contemporary sectional roll-up doors. Landscaping includes a grass lawn, shrubs, and plantings within a brick planter near the entrance. Hardscaping includes a paved concrete driveway and steps leading to the entrance. A chimney is located on the western elevation. Alterations include the replacement of original doors, windows and roofing material. In addition, building permit records show that an existing window was infilled and another opening was created in the living room. The second story balcony and fenestration may be a later alteration as well. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
Northeastern façade, view to southwest, Nov. 2018

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 30, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
 Review Code Reviewer Date

Page 10 of 28

*Resource Name or #: 11222 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section B.M.
 c. Address: 11222 Sharon Street City: Cerritos Zip: 90703
 d. UTM: Zone: X Y mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 7034-014-011. Legal description: TRACT NO 27574 LOT 46.

***P3a. Description:**

The subject property is a rectangular parcel containing a one and one-half-story single-family residence. Adhering to the Multi-level House style, the building has an irregular footprint in which the garage projects forward towards the street. The home is topped by hipped and gabled roofs covered with composition shingles. Exterior cladding includes stucco, vertical board-and-batten, and also stone veneer on a portion of the first story. Fenestration includes vinyl-framed sliders and double hung windows. The primary entrance is located on the northeastern façade and is sheltered by a roof overhang. The entry consists of a wooden door with an oval light. It appears to be flanked by sidelights. The garage door appears to be a contemporary sectional roll-up. A brick chimney is located on the west elevation. Landscaping includes a grass lawn, ornamental trees and shrubs. Hardscaping includes a walkway on the eastern edge of the property and a driveway covered with pavers. Alterations include the replacement of original windows and likely doors. Building permit records show that a window opening was enlarged in the kitchen as well. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
 Northeastern façade, view to the south, Nov. 2018.

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

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

***P9. Date Recorded:**

November 30, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

Page 11 of 28

*Resource Name or #: 11228 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section B.M.
c. Address: 11228 Sharon Street City: Cerritos Zip: 90703
d. UTM: Zone: X: Y: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 7034-014-012. Legal description: TRACT NO 27574 LOT 47

***P3a. Description:**

The subject property is a rectangular parcel containing a one and one-half-story single-family residence. Adhering to the Multi-level House style, the building has a generally L-shaped footprint in which the garage projects forward towards the street. The home is topped by gabled roofs covered with composition shingles. Exterior cladding includes stucco, vertical wood siding, and also stone veneer on a portion of the first story. Fenestration visible on the façade appears to be original and includes an aluminum-framed sliding windows and a ribbon window with five lights. The primary entrance is located on the northeastern façade and is sheltered by a roof overhang. The entry consists of wooden, paneled double doors. The garage doors appear to be the original tilt-up doors which are decorated with a grid pattern. A brick chimney is located on the west elevation. Landscaping includes a grass lawn, ornamental trees and shrubs. A gate and fence composed of stone-faced pillars and iron railing spans across the yard limiting access to the entry porch. Hardscaping includes a concrete paved driveway and walkway. The gate and fence may be a later alteration. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
Northeastern façade, view to southwest, Nov. 2018.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 30, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
Review Code Reviewer Date

Page 12 of 28 *Resource Name or #: 11234 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section B.M.
c. Address: 14234 Sharon Street City: Cerritos Zip: 90703
d. UTM: Zone: X:Y: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 7034-014-013. Legal description: TRACT NO 27574 LOT 48

***P3a. Description:**

The subject property is a rectangular parcel containing a one and one-half-story single-family residence. Designed in a combination of the Sweeping-roof and Multi-level House styles, the building has a generally L-shaped footprint in which the garage projects forward towards the street. The garage is topped by a hipped roof, and the remainder of the home features a broad gabled roof, both covered with barrel tile. Exterior cladding includes stucco, vertical board and batten and also stone veneer on a portion of the first story. A tripartite window on the façade appears to be either wood- or vinyl-framed. A unique window, visible on the east elevation, is narrow, vertical, and spans nearly to the top plate. The primary entrance, located on the northeastern façade, is sheltered by a roof overhang. The garage also has a roof overhang which is supported by a brick pillar and creates a covered walkway leading to the entry, which consists of wooden, paneled double doors. The garage doors are replacement sectional roll-up doors. A brick chimney is located on the east elevation. Landscaping includes a grass lawn, ornamental trees, shrubs, and plantings within a brick planter near the entrance. Hardscaping includes a concrete paved driveway and walkway. Alterations include the replacement of original garage doors, roofing material and possibly windows. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

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



P5b. Description of Photo:
Northeastern façade, view to southwest, Nov. 2018.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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):

Other Listings
 Review Code Reviewer Date

Page 13 of 28

*Resource Name or #: 11240 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section B.M.

c. Address: 11240 Sharon Street City: Cerritos Zip: 90703

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

e. Other Locational Data: APN: 7034-014-014. Legal description: TRACT NO 27574 LOT 49

***P3a. Description:**

The subject property is a rectangular parcel containing a two-story single-family residence. Adhering to the Multi-level House style, the building has a generally L-shaped footprint in which the garage projects forward towards the street. The home is topped by gable-on-hipped roofs covered with barrel tile. Exterior cladding is primarily stucco, but a small area of vertical siding is visible under a second story window. A variety of fenestration is visible on the façade: a window on the first story appears to be a vinyl slider; however, the windows on the second story appear to be original and include an aluminum-framed sliding window and a ribbon window with five lights. The primary entrance is located on the northeastern façade and is accessed via a covered walkway created by the garage's roof overhang which is supported by square pillars. Not clearly visible from the public right-of-way, the entry consists of double doors that are wooden and paneled. The garage doors are contemporary sectional roll-up doors. A brick chimney is located on the east elevation. Landscaping includes a grass lawn and shrubs. Hardscaping includes a concrete paved driveway and walkway. Alterations include the replacement of some original windows, garage doors and the roofing material. Permit records show that a window opening was enlarged in the kitchen as well. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
 Northeastern façade, view to the southwest, Nov. 2018.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
 N/A

*P8. Recorded by:
 Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded:
 November 30, 2018

*P10. Survey Type:
 Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
Review Code

Reviewer

Date

Page 14 of 28

*Resource Name or #: 11246 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

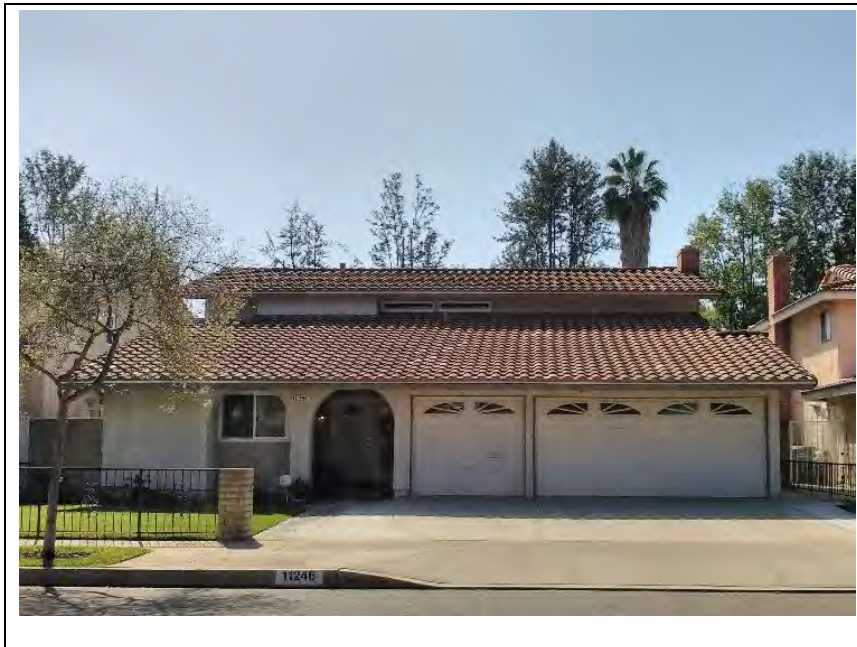
*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section **B.M.**
c. Address: 11246 Sharon Street City: Cerritos Zip: 90703
d. UTM: Zone: X: Y: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 7034-014-015. Legal description: TRACT NO 27574 LOT 50.

***P3a. Description:**

The subject property is a rectangular parcel containing a one and one-half-story single-family residence. Adhering to the Multi-level House style, the building has a square footprint and is capped by gabled roofs covered with red barrel tile. The home is clad with stucco and features a brick chimney on the west elevation. Located on the northeastern façade, the primary entrance is recessed beneath the broad lower roof. An arcaded entry appears to have been partially infilled with a wall and window. The entry doors are wooden, paneled double doors with fanlights. The garage are contemporary sectional roll-ups. Fenestration includes vinyl-framed sliders and very narrow horizontal vinyl windows at the second story of the façade. The property is landscaped with a grass lawn and has a wide concrete driveway and walkway leading to the entry. A fence comprised of metal railing and block pillars lines the edges of the property. Alterations include the replacement of original windows, roofing material, garage doors and likely entry doors; the partial infill of the arcaded entry porch; re-paving of the walkway; and likely the installation of the perimeter fencing. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
Northeastern façade, view to the southwest.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 30, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
 Review Code Reviewer Date

Page 15 of 28

*Resource Name or #: 11252 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section B.M.
 c. Address: 11252 Sharon Street City: Cerritos Zip: 90703
 d. UTM: Zone: X: Y: mN (G.P.S.)
 e. Other Locational Data: APN: 7034-014-016. Legal description: TRACT NO 27574 LOT 51.

***P3a. Description:**

The subject property is a rectangular parcel containing a two-story single-family residence designed in the Multi-level House-style. The building has an irregular footprint and is topped by gabled and shed roofs showcasing exposed rafter tails. Red barrel tile covers the roofs. Stucco and brick are utilized for exterior cladding, and a brick chimney is located on the west elevation. The primary entrance is located on the northeastern façade under a two-story portico. A second-story balcony spans across a portion of the façade and is sheltered by the roof overhang. The balcony features wooden posts and a wooden railing, and is supported by brick piers at the ground level. Brick steps lead to the primary entry which consists of wooden double doors each with oval glazing. A large, vinyl-framed round-arched window is located above the entry, and additional windows observed were also vinyl-frame. The property is landscaped with a grass lawn and low plantings within brick planters. Hardscaping includes a paved concrete driveway and a walkway leading to the entrance. Alterations include the replacement of original windows, doors and roofing material. The balcony on the façade may be a later addition as well. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
 Northeastern façade, view to the southwest.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded:

November 30, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
 Review Code Reviewer Date

Page 16 of 28 *Resource Name or #: 11258 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
 *b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section B.M.
 c. Address: 11258 Sharon Street City: Cerritos Zip: 90703
 d. UTM: Zone: X: Y: mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 7034-014-017. Legal description: TRACT NO 27574 LOT 52.

***P3a. Description:**

The subject property is a rectangular parcel containing a one and one-half-story single-family residence with an L-shaped footprint. Adhering to the Sweeping roof-style, the home is capped by a broad gabled roof over the main portion of the building and a hipped roof over the garage, both of which are covered with red barrel tile. The home's exterior is clad with stucco and brick, and a brick chimney is located on the west elevation. Windows are vinyl-framed. A portion of the garage's hipped roof extends across the front of the home and is supported by a brick pier; this creates a covered walkway leading to the primary entrance. Wooden, paneled double doors feature decorative relief in square panels. The three-car garage is accessed via a paved concrete driveway appears to contain contemporary sectional roll-up doors. The property is landscaped with a grass lawn and small trees. Alterations include the replacement of original windows, garage doors and roofing material. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
 Northeastern façade, view to the southwest.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
 N/A

*P8. Recorded by:
 Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded:
 November 30, 2018

*P10. Survey Type:
 Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
Review Code

Reviewer

Date

Page 17 of 28

*Resource Name or #: 11262 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township , Range , Section

B.M.

c. Address: 11262 Sharon Street

City: Cerritos

Zip: 90703

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

e. Other Locational Data: APN: 7034-014-018. Legal description: TRACT NO 27574 LOT 53.

***P3a. Description:**

The subject property is a rectangular parcel containing a two-story single-family residence designed in the Sweeping roof-style. The home features an irregular footprint and is capped by a broad gabled roof over the main two-story portion and a flat roof over the garage. The broad gabled roof is covered with barrel tile. Rafter tails are exposed beneath the eaves, and the flat roof of the garage features a simple cornice. The home is clad with stucco and features wooden paneling surrounding a prominent second story window. Fenestration varies and includes a narrow vertical window on the garage wall and trapezoidal glazing above the entry, both of which appear to be original. Others may be replacement vinyl windows. The primary entrance is located on the northeastern façade and consists of wooden, paneled double doors topped with the aforementioned glazing that nearly reaches the top plate. A slightly curved concrete driveway leads to the garage which features a contemporary sectional roll-up door. The property is landscaped with a grass lawn and small trees. Alterations include the replacement of the garage door, roofing material, and apparently some of the original windows. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:

Northeastern façade, view to the southwest.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 30, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
Review Code

Reviewer

Date

Page 18 of 28

*Resource Name or #: 11304 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section

B.M.

c. Address: 11304 Sharon Street City: Cerritos

Zip: 90703

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

e. Other Locational Data: APN: 7034-014-019. Legal description: TRACT NO 27574 LOT 54.

***P3a. Description:**

The subject property is a rectangular parcel containing a one and one-half-story single-family residence. Adhering to the Multi-level House style, the building has a nearly square footprint and is capped by gable, shed, and flat roofs sheathed in barrel tiles. Exterior cladding includes stucco, brick and what appears to be wooden paneled accents under the windows on the façade. Fenestration includes vinyl sliding windows and a fixed tripartite window on the second story of the façade. The primary entrance on the northeastern façade is recessed under the shed roof. A paved concrete walkway leads to the wooden double doors. The three-car garage is accessed via a wide concrete driveway and exhibits contemporary sectional roll-up doors. A brick chimney is located on the west elevation, and solar panels are installed on the second story roof. A grass lawn, mature tree, and low plantings within brick planters adorn the property. Alterations include the replacement of original windows, garage doors and roofing material, and the installation of solar panels. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:

Northeastern façade, view to the southwest.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 30, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 11310 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section

B.M.

c. Address: 11310 Sharon Street City: Cerritos

Zip: 90703

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

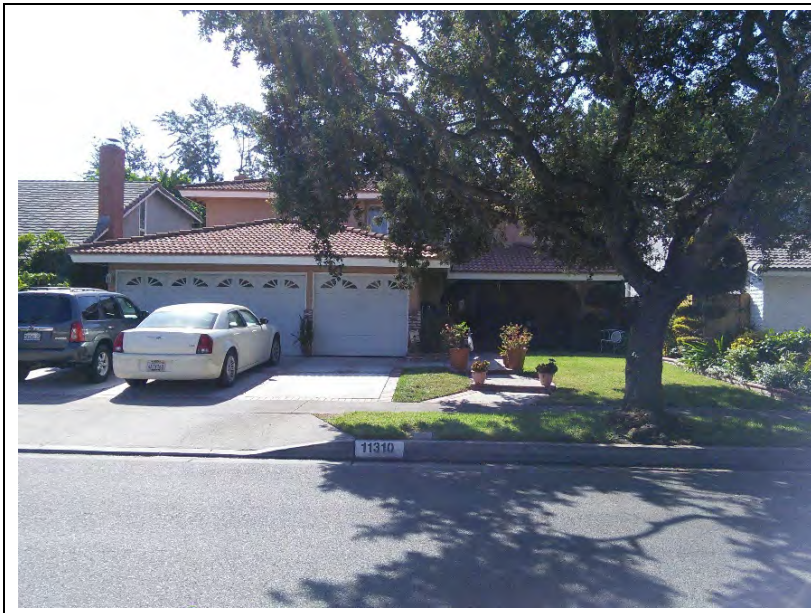
e. Other Locational Data: APN: 7034-014-020. Legal description: TRACT NO 27574 LOT 55.

***P3a. Description:**

The subject property is a rectangular parcel containing a two-story single-family residence. Adhering to the Multi-level House style, the building has a L-shaped footprint and is capped by a gabled and hipped roofs covered with red barrel tile. A hipped roof extends from the garage across the façade to create a partial-width porch supported by stucco and brick pillars. Exterior cladding is primarily stucco with brick accents. Fenestration includes vinyl sliders and a ribbon window which appears to be original. The primary entrance on the northeast elevation is recessed beneath the porch; although it is not clearly visible from the public ROW it appears to consist of a wooden door with glazing. Both the walkway leading to the entrance and the driveway are paved with concrete and brick accents. The three-car garage contains contemporary sectional roll-up doors. The property is landscaped with a grass lawn, ornamental trees and shrubs. Alterations include the replacement of original windows, garage doors and roofing material, and the installation of decorative scrolled ironwork over some windows. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:

Northeastern façade, view to the southwest.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 30, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
 Review Code Reviewer Date

Page 20 of 28

*Resource Name or #: 11314 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section B.M.
 c. Address: 11314 Sharon Street City: Cerritos Zip: 90703
 d. UTM: Zone: X: Y: mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 7034-014-021. Legal description: TRACT NO 27574 LOT 56.

***P3a. Description:**

The subject property is a rectangular parcel containing a one and one-half-story single-family residence. Adhering to the Multi-level House-style, the building has an irregular footprint and is capped by gabled and hipped roofs covered with synthetic shingles. Exterior cladding includes stucco, vertical board-and-batten and narrow horizontal siding, and stone veneer. Windows are not clearly visible from the public ROW, but appear to include vinyl double-hung windows on the west elevation. The primary entrance on the northeastern façade is recessed beneath the roof overhang which is supported by a square wooden post. The entry consists of wooden, paneled double doors which may be original. The garage doors are contemporary sectional roll-ups. A brick chimney is located on the northwest elevation and a skylight is installed on the roof near the entrance. The property is landscaped with a grass lawn enclosed by a concrete block wall with a metal railing. Alterations include the replacement of original windows, garage doors, roofing material, and the installation of the skylight. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
 Northeastern façade, view to the southwest.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded:

November 30, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
Review Code

Reviewer

Date

Page 21 of 28

*Resource Name or #: 11320 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section **B.M.**
c. Address: 11320 Sharon Street City: Cerritos Zip: 90703
d. UTM: Zone: X: Y: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 7034-014-022. Legal description: TRACT NO 27574 LOT 57.

***P3a. Description:**

The subject property is a rectangular parcel containing a two-story single-family residence. Adhering to the Multi-level House style, the building has a roughly L-shaped footprint in which the garage projects forward towards the street. Exterior cladding includes stucco, vertical wood siding, and stone veneer. The home is capped by gabled roofs covered with composition shingles. In addition, a shed roof projects from the façade to create a partial-width porch supported by wide posts of an undetermined material. Sheltered beneath the porch, the primary entrance consists of wooden double doors each with a rectangular pane. Fenestration includes vinyl sliders and a ribbon window at the second story of the façade. A brick chimney is located on the northwestern elevation. Landscaping includes a grass lawn, low hedge, palm trees and small shrubs. Hardscaping includes a paved concrete driveway and walkway to the entry. Alterations include the replacement of original windows and doors. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
Northeastern façade, view to the southwest.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 30, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
Review Code Reviewer Date

Page 22 of 28

*Resource Name or #: 11326 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section B.M.
c. Address: 11326 Sharon Street City: Cerritos Zip: 90703
d. UTM: Zone: X: Y: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 7034-014-023. Legal description: TRACT NO 27574 LOT 58.

***P3a. Description:**

The subject property is a rectangular parcel containing a one and one-half-story single-family residence. Adhering to the Multi-level House style, the building has an irregular footprint in which the garage projects forward towards the street. The home is topped by hipped and gabled roofs covered with composition shingles. Exterior cladding includes stucco, vertical board-and-batten, and also stone veneer on a portion of the first story. Fenestration includes vinyl-framed double-hung and sliding windows, at least one of which is covered by a scrolled iron security grille. The primary entrance on the northeastern façade is recessed under a roof overhang and is obscured from view by a metal security door. The garage door is a contemporary sectional roll-up. A brick chimney is located on the southeast elevation. Landscaping includes a grass lawn and small shrubs; hardscaping includes a paved concrete driveway and walkways on either sides of the house. Alterations include the installation of a metal security door and window grille, and the replacement of original windows and likely the garage door. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
Northeastern façade, view to the south.

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

Historic Prehistoric Both
1968 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

November 30, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
 Review Code

Reviewer

Date

Page 23 of 28

*Resource Name or #: 11332 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section

B.M.

c. Address: 11332 Sharon Street City: Cerritos

Zip: 90703

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

e. Other Locational Data: APN: 7034-014-024. Legal description: TRACT NO 27574 LOT 59.

***P3a. Description:**

The subject property is a rectangular parcel containing a two-story single-family residence. Designed in the Sweeping roof-style, the home is multi-level and has an L-shaped footprint. The home's broad gabled roof covers the entire footprint of the building and is covered with a synthetic tile. Rafter tails are exposed at the overhanging eaves. The home's exterior is sheathed in stucco, and its eastern elevation features a brick chimney. Fenestration includes vinyl-framed sliding windows. The primary entrance on the northeastern façade is recessed beneath a two-story arcaded portico and consists of wooden, paneled double doors. Above the entry is a large expanse of glazing that nearly reaches the top plate. The garage doors appear to be contemporary sectional roll-up doors which are accessed via a paved concrete driveway. The property is landscaped with a small palm trees and a grass lawn which is divided by a breeze block wall and a scrolled iron gate. Alterations include the replacement of original windows, roofing material, and likely the garage door as well. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:

Northeastern façade, view to the southwest.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded:

November 30, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
Review Code

Reviewer

Date

Page 24 of 28

*Resource Name or #: 11336 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section

B.M.

c. Address: 11336 Sharon Street City: Cerritos

Zip: 90703

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

e. Other Locational Data: APN: 7034-014-025. Legal description: TRACT NO 27574 LOT 60.

***P3a. Description:**

The subject property is a rectangular parcel containing a two-story single-family residence. Designed in the Sweeping roof-style, the home is multi-level and has a nearly rectangular footprint. It is covered primarily by a broad gabled roof clad with red barrel tile; however, the garage is covered by a flat roof. On the façade, the roof overhang is supported by buttress walls projecting perpendicular from the wall. Exterior cladding is stucco, and fenestration includes vinyl-framed sliding windows and a ribbon window at the second story of the façade which appears to be original. The primary entrance is located on the northeast elevation and is recessed beneath the roof overhang. The entry consists of contemporary wooden double doors each with a narrow vertical pane covered by decorative scrollwork. Garage doors are contemporary sectional roll-up doors. The property is largely paved, including the concrete driveway and brick walkway; thus, has minimal landscaping which consists of shrubs and small plantings in front of the entry area. Alterations include the replacement of original windows, roofing material, and likely doors as well. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
Northeastern façade, view to the southwest.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 30, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
Review Code Reviewer Date

Page 25 of 28

*Resource Name or #: 11342 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section B.M.
c. Address: 11342 Sharon Street City: Cerritos Zip: 90703
d. UTM: Zone: X: Y: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 7034-014-026. Legal description: TRACT NO. 27574 LOT 61.

***P3a. Description:**

The subject property is an irregularly shaped parcel containing a two-story single-family residence. Adhering to the Sweeping Roof-style, the home has an irregular footprint and is capped by a broad gabled-roof that covers the entire building footprint and is clad with red barrel tile. Exterior cladding is stucco and fenestration appears to be vinyl-framed windows. The primary entrance on the northeastern façade is recessed under the broad roof and is framed by an arcade entryway. The entry door was not clearly visible from the public ROW. A contemporary sectional roll-up door encloses the attached garage. A brick chimney is located on the southeastern elevation. The property is landscaped with grass lawn, trees and shrubs. Hardscaping includes a paved concrete driveway and a paved walkway leading to the entrance. Alterations include the replacement of original windows, garage door, and roofing material. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

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



P5b. Description of Photo:
Northeastern façade, view to the south.

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

Historic Prehistoric Both
1968 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

November 30, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code Reviewer Date

Page 26 of 28

*Resource Name or #: 11346 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section B.M.

c. Address: 11346 Sharon Street City: Cerritos Zip: 90703

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

e. Other Locational Data: APN: 7034-014-027. Legal description: TRACT NO 27574 LOT 62.

***P3a. Description:**

The subject property is an irregularly shaped parcel containing a two-story single-family residence. Adhering to the Multi-level House style, the building has an irregularly shaped footprint and is capped by gabled roofs clad with asphalt shingles. Exterior cladding includes stucco, brick and wood siding at the top of the walls just under the overhanging eaves. Additional details include exposed rafter tails, and wooden casing and vertical siding around second story windows. Fenestration is varied; the street-facing wall of the garage features a tall narrow window; the second story features a vinyl slider and a trapezoidal fixed window. The primary entrance on the northeastern façade was not clearly visible from the public ROW. The garage doors appear to be wooden, but were also not clearly visible from the public ROW. The property is landscaped with a grass lawn, trees and a hedge at the eastern property line. Alterations include the replacement of some original windows. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
 Northeastern façade, view to the southeast.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded:

November 30, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
Review Code Reviewer Date

Page 27 of 28

*Resource Name or #: 11352 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section B.M.

c. Address: 11352 Sharon Street City: Cerritos Zip: 90703

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

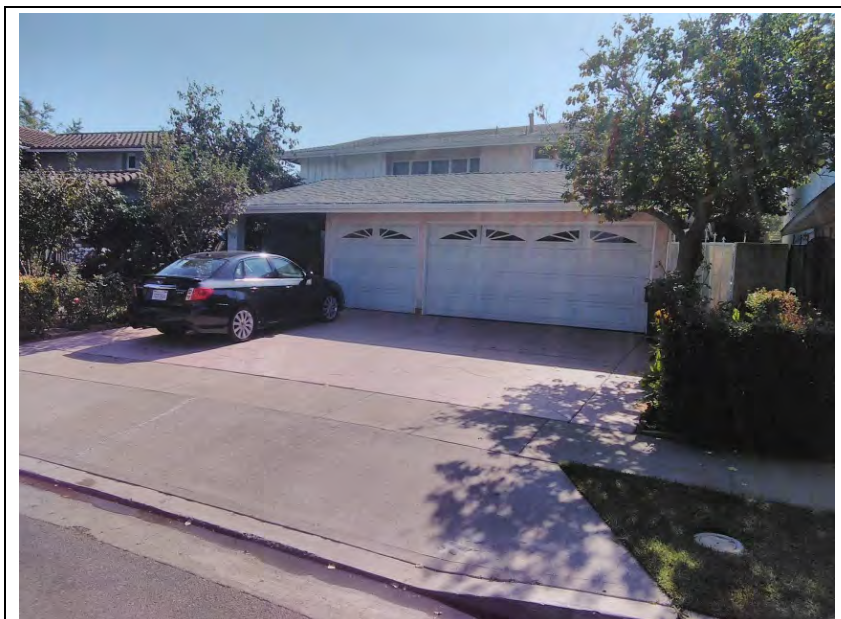
e. Other Locational Data: APN: 7034-014-028. Legal description: TRACT NO 27574 LOT 63.

***P3a. Description:**

The subject property is a nearly rectangular parcel containing a two-story single-family residence. Adhering to the Multi-level House style, the building has a generally L-shaped footprint in which the garage projects forward towards the street. The home is topped by gable-on-hipped roofs clad with composition shingles and features a brick chimney on the west elevation. Exterior cladding includes stucco and vertical wood siding. Fenestration includes vinyl-framed sliding windows and a ribbon window with fixed panes. The primary entrance on the northern façade is recessed under a roof overhang and consists of wooden paneled double doors. The three-car garage features contemporary sectional roll-up doors and is accessed via a paved concrete driveway. Landscaping includes a grass lawn, trees, roses and low hedges. Alterations include the replacement of some of the original windows and the garage doors. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
Northern façade, view to the southeast.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 30, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
 Review Code Reviewer Date

Page 28 of 28

*Resource Name or #: 11358 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township, Range, Section S.B. B.M.

c. Address: 11358 Sharon Street City: Cerritos Zip: 90703

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

e. Other Locational Data: APN: 7034-014-029. Legal description: TRACT NO 27574 LOT 64.

***P3a. Description:**

The subject property is a nearly rectangular parcel at the corner of Sharon Street and Harvest Avenue containing a two-story single-family residence. Its façade is largely obscured from view by trees, but the home appears to be designed in the Multi-level House style. The building has a generally L-shaped footprint in which the garage projects forward towards the street, and is topped by hipped and gabled roofs covered with barrel tile. A chimney is located on the western wall. Exterior cladding is stucco, and fenestration includes vinyl-framed sliders and double hung windows. The primary entrance on the northern façade is accessed via a set of brick steps and is located under what appears to be a two-story portico created by a roof overhang supported by T-shaped pillars. The entry consists of wooden, paneled, double doors (which appear to be original), above which is a similar decorative panel that nearly reaches the top plate. It is unclear if the garage doors are wooden or a synthetic material. Landscaping includes a grass lawn, mature trees, and shrubs and roses within a low brick planter. Hardscaping includes a paved concrete and brick driveway, and a brick wall along the eastern edge of the property. Alterations include the replacement of original windows and roofing material. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo:
 Northern façade and west elevation, view southeast,
 October 2018.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

*P9. Date Recorded:

November 30, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 18109 Harvest Avenue (Map Reference No. 31-002)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township: 3S, Range: 12W, Section: 36

c. Address: 18109 Harvest Avenue

City: Cerritos

S.B.B.M.

Zip: 90703

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

e. Other Locational Data: APN: 7034-014-033

***P3a. Description:**

The subject property is a one and one-half-story residential building designed in a Contemporary style, also referred to as the "Sweeping Roof" style by Caltrans in their publication *Tract Housing in California, 1945-1973: A Context for National Register Evaluation* (2011). The building is finished in stucco and is covered predominantly by a broad, asymmetrical gabled roof clad with composition shingles. A flat roof covers the garage which projects forward towards the street. It appears that an outdoor open patio has been created on top of the garage by the construction of a wall generally following its perimeter. French doors on the second story open onto this patio area. The primary entrance is located on the southeastern façade and consists of a contemporary wooden paneled door with glazing and sidelights. Above the entry a pair of asymmetrical lights occupies the wall space up to the wall plate. Additional fenestration includes a trapezoidal vinyl-framed window and a tripartite window with sliders. The property is located at the end of a cul-de-sac on a level lot and is landscaped with a grass lawn as well as low concrete planter boxes lined with brick that contain shrubs and palm trees. Hardscaping includes a paved concrete driveway. The building has undergone various alterations. The property is in good condition.

*P3b. Resource Attributes: HP2. Single Family Property

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



P5b. Description of Photo:

Southeastern façade, view to the southwest, Nov. 2018

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1968 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

December 7, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

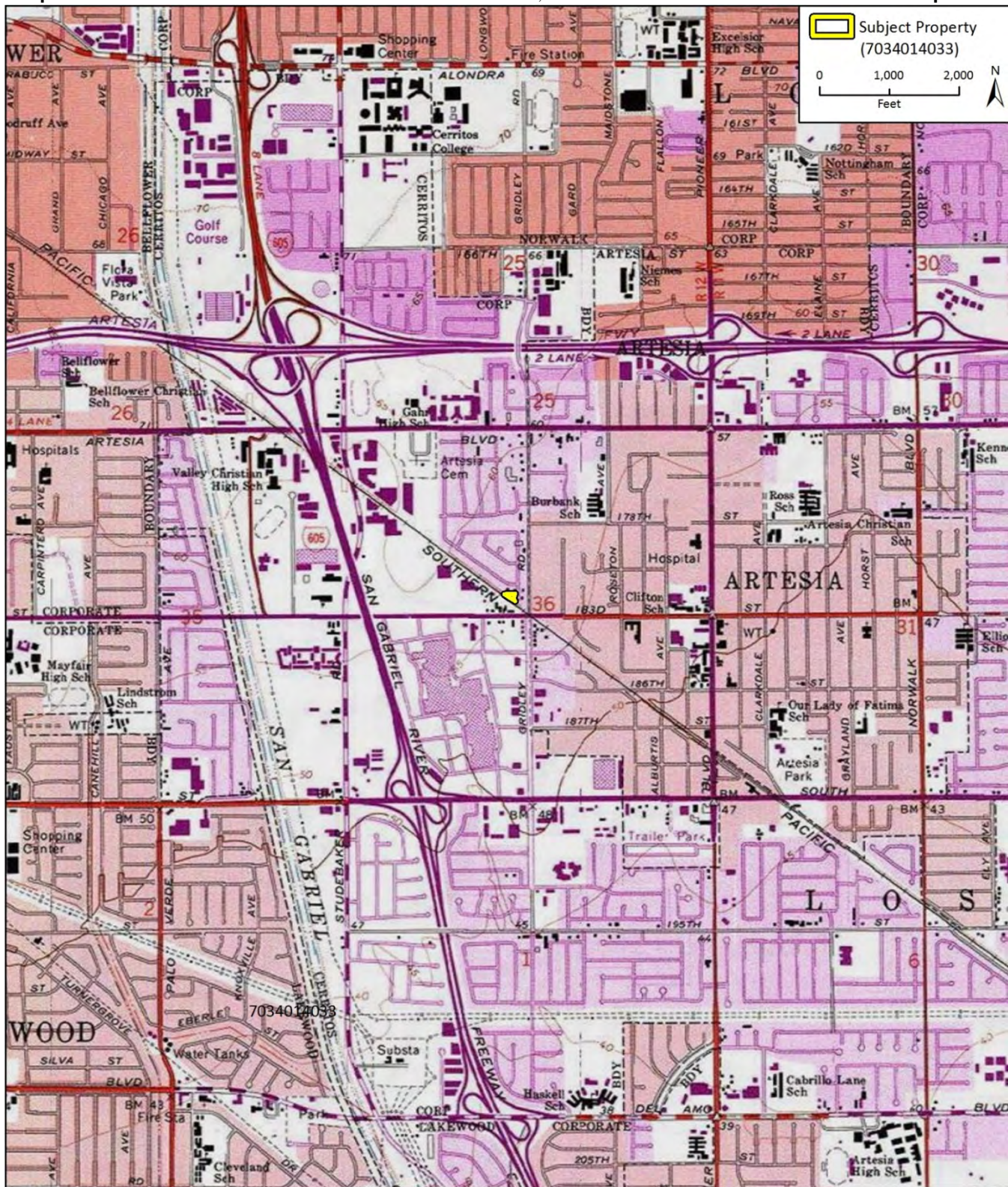
Primary #
HRI#
Trinomial

*Map Name: Los Alamitos

*Resource Name or # 18109 Harvest Avenue (Map Reference No. 31-002)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 18109 Harvest Avenue (Map Reference No. 31-002)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Single family residence B4. Present Use: Single family residence
 *B5. Architectural Style: Contemporary

*B6. Construction History:
 Built in 1968 (Los Angeles County Office of the Assessor). Outdoor second story patio, perimeter wall and French doors may be a later alteration. Garage doors and vinyl-sash windows appear to be non-original.

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

*B8. Related Features: None
 B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A
 Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residential building constructed in 1968. Although it was constructed the same year as Tract No. 27574, adjacent to the north, it is not part of the tract per records on file with the Los Angeles County Office of the Assessor. Archival research failed to ascertain the original owner, architect or contractor. Limited information was discovered on occupants based on the available city directories and other resources. One known occupant was William Carson in 1975. No consequential information was uncovered about former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is an undistinguished example of a single-family residence designed in a Contemporary style, also referred to as the "Sweeping-roof style". Per Caltrans (2011), Sweeping-roof style homes "came to dominate much of the California housing market by the early 1970s, and tracts of such houses can be found throughout the state." Therefore, the subject property is not eligible under Criteria C/3. A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

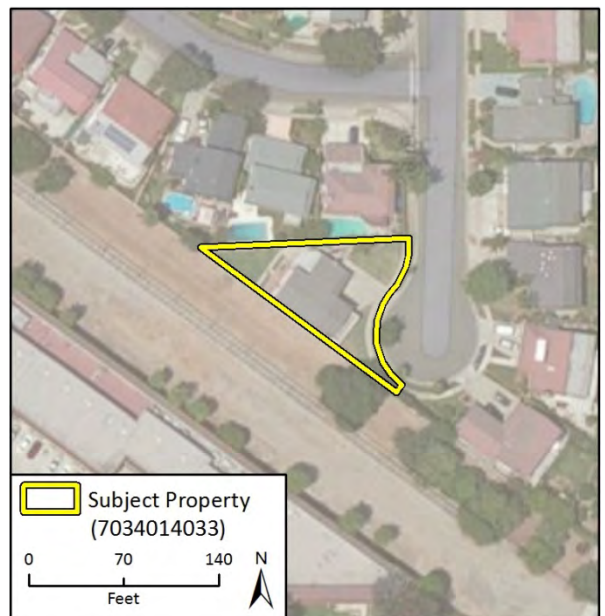
B11. Additional Resource Attributes: N/A

- *B12. References:
 Caltrans. Tract Housing in California: 1945-1973: A Context for National Register Evaluation. Prepared by Caltrans, Sacramento, California.
 Luskey Brothers & Co. 1975. Artesia – Cerritos – Norwalk Telephone Directory. Accessed December 2018 at Ancestry.com
 Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.
 Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.
 Newspaperarchive.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants
 *Date of Evaluation: December 7, 2018

(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 3

*Resource Name or #: 11405 183rd Street (Map Reference No. 31-003)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township: 3S, Range: 12W, Section: 36

c. Address: 11405 183rd Street

City: Artesia

S.B. B.M.
Zip: 90701

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

e. Other Locational Data: APN: 7035-007-037

***P3a. Description:**

The subject property is a nearly rectangular parcel containing a one-story single-family residence with elements of the Ranch style. The home exhibits an irregular plan and is topped with hipped and gable roofs covered with synthetic red barrel tile. The building exterior is clad with stucco and fenestration includes replacement multi-paned vinyl-framed windows. Two entrances are located at the southern façade; each is a single wood-paneled door with a fanlight at top. The property is located at the northeast corner of the 183rd Street and Gridley Road intersection on a level lot and is landscaped by a lawn on the northern and western edge of the property, as well as shrubs and trees. Additionally, a tall hedge lines the southern and western edges of the property.

*P3b. Resource Attributes: HP2. Single Family Property

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



P5b. Description of Photo:

Southern façade, view to northwest, October 2018.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1955 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

December 3, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

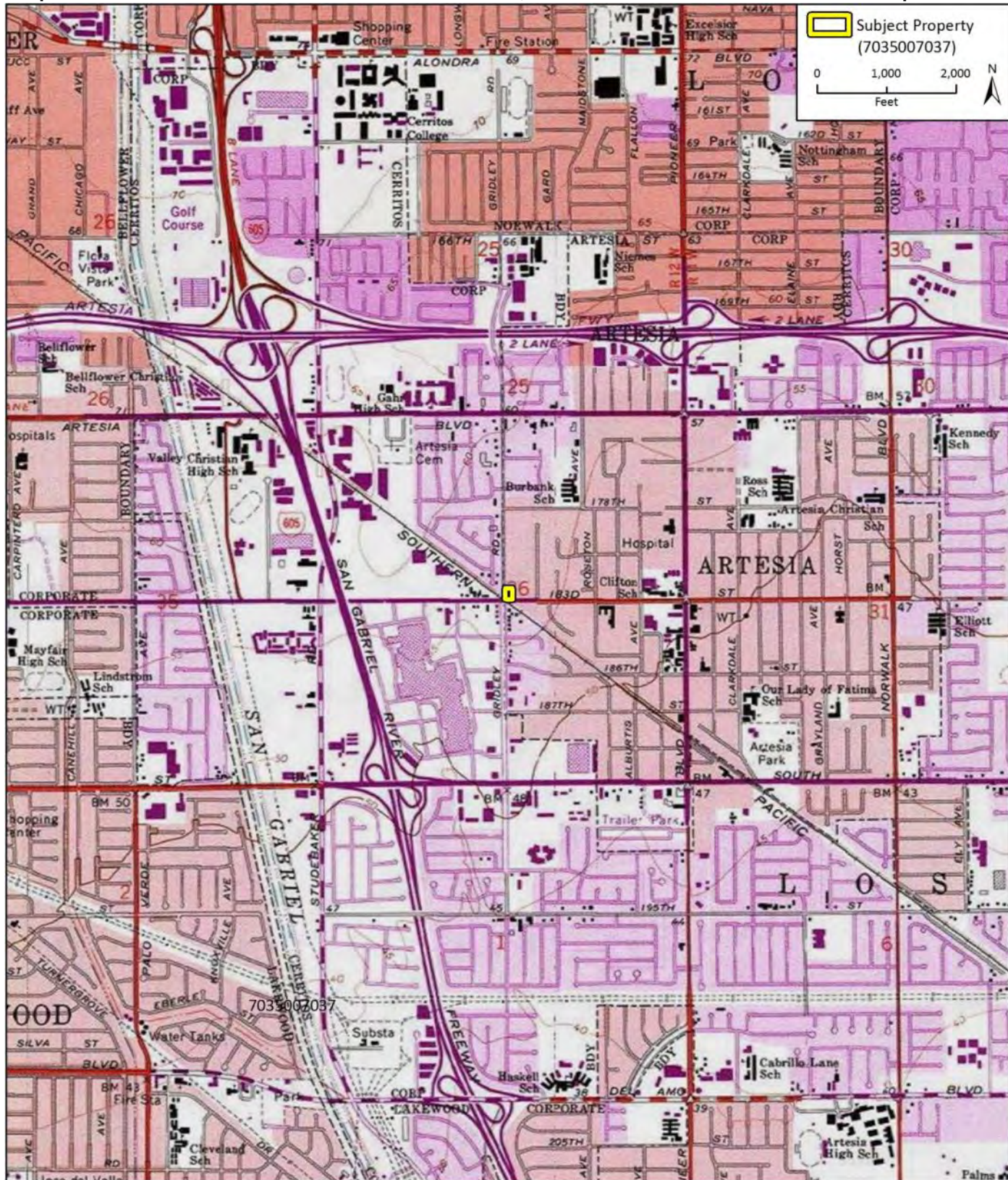
Page 2 of 3

*Resource Name or # 11405 183rd Street (Map Reference No. 31-003)

*Map Name: Los Alamitos

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 11405 183rd Street (Map Reference No. 31-003)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Ranch

*B6. Construction History:

Built in 1955. Roofing material was replaced with synthetic tile; original doors replaced; original windows were replaced with vinyl-framed windows (unknown date). Based on historic aerial photos, an addition was built at the rear of the residence between 1972 and 1994 (NETROnline, various).

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property is a single-family residence constructed in 1955. Archival research failed to ascertain the architect, contractor or original owner. No information was uncovered regarding its occupants with the available city directories and other sources. Based on historic aerial photos, an addition was constructed at the rear of the residence projecting to the north. Other alterations include the replacement of the original roofing material with synthetic tile, replacement of original doors, and replacement of original windows with vinyl-framed windows.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. It is one of many single-family residences that were constructed in Artesia in the 1950s, transforming large swaths of agricultural land into housing and industry to keep pace with the enormous population growth of the post-war era. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a modest and altered example of a single-family residence which does not clearly exhibit the characteristics of the Ranch or any other architectural style; therefore, it 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

*B12. References:

Luskey Brothers & Co. 1960. Artesia Yellow Book Criss Cross City Directory. Accessed on Ancestry.com.

Luskey Brothers & Co. 1975-1976. Artesia-Cerritos-Norwalk Telephone Directory. Accessed on Ancestry.com.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

Newspaperarchive.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

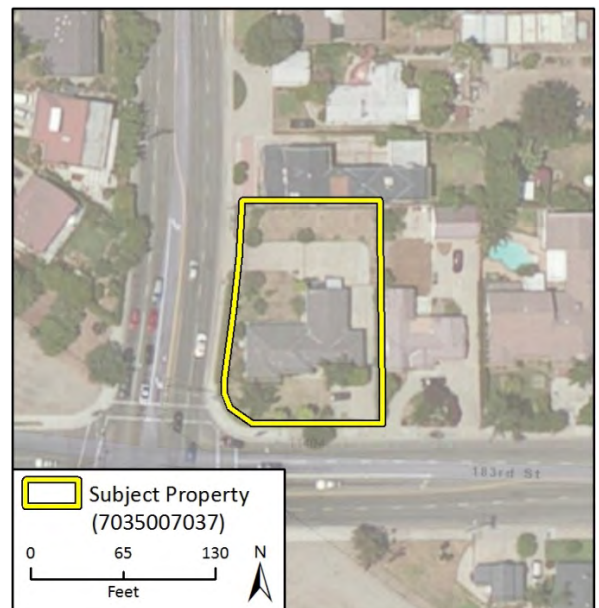
UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: December 3, 2018

(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 3

*Resource Name or #: 11420 183rd Street (Map Reference No. 31-004)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township: 3S, Range: 12W, Section: 36

c. Address: 11420 183rd Street

City: Artesia

S.B.B.M.
Zip: 90701

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

e. Other Locational Data: APN: 7039-007-051

***P3a. Description:**

The subject property is a triangular-shaped parcel containing a one-story single-family residence and an ancillary building in the form of a monitor barn. The home has an irregular footprint, the result of one- and two-story additions built at the rear. The original, front portion of the home features brick and vertical wood siding. It is covered with a hipped roof clad with composition shingles and multiple solar panels. A brick chimney pierces the roof near the front center of the home. The primary entrance on the northern façade consists of a partial-width entry porch created by the roof overhang which is supported by wooden turned posts resting on a low brick wall. The entry door is obscured by a metal security door and not clearly visible from the public ROW. Fenestration on this portion of the building consists of vinyl-framed multi-paned windows and a small octagonal window on the façade. The rear portion of the building consists of a large two-story element that projects to the south and, based on aerial photos, is flanked by one-story elements on each side. The two story element is covered with a hipped roof clad with composition shingles. Its exterior cladding appears to be stucco and fenestration appears to consist of aluminum-framed windows.

To the west of the residence is a small monitor barn with vertical board-and-batten siding, overhanging eaves and exposed rafter tails. It is painted red with white trim. Its northern façade features two large square door openings; however, it appears that the large barn doors may have been filled in with board-and-batten and regular-sized doors with double X-bracing have been installed. It is unknown if these are functional or decorative. A third, similar door is located further to the west on the façade, and a similar door exists on the west elevation. The hay loft door on the upper story features a square door with X-bracing. Although not clearly visible, fenestration on the east and south elevations appears to be either wood- or vinyl-framed windows with wooden casings.

The property is located near the end of the block, adjacent to the railroad ROW, on a level parcel. It is landscaped with a grass lawn, palms, lemon and other trees, and low plantings. The majority of the area around the barn is paved with concrete, and a paved concrete driveway is located between the home and the barn.

*P3b. Resource Attributes: HP2. Single Family Property; HP4. Ancillary building

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



P5b. Description of Photo:

Overview of property, view to the south, Dec. 2018.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1960 (Los Angeles County Office of the Assessor)

*P7. Owner and Address: N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

January 28, 2019

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

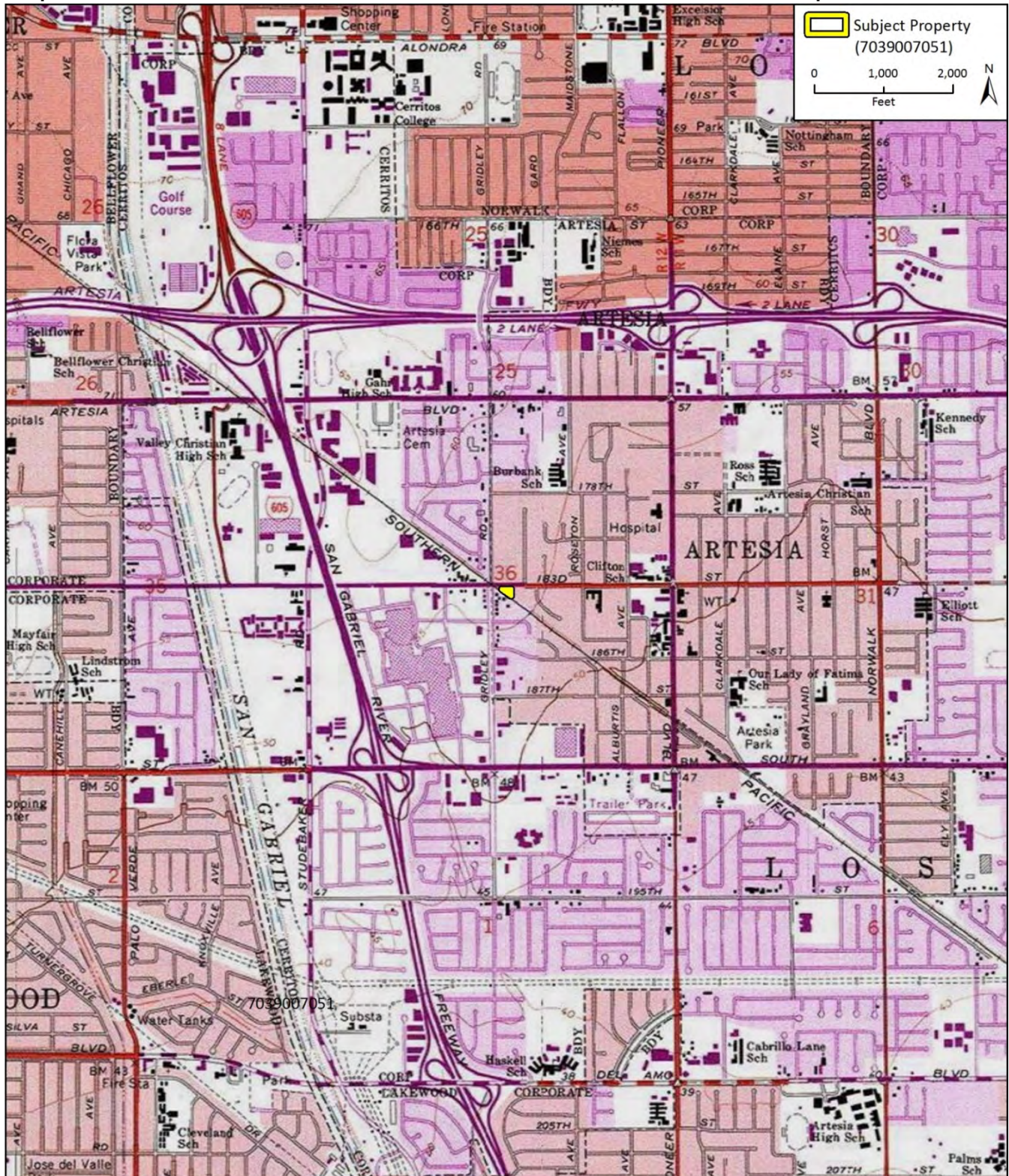
Page 2 of 3

*Resource Name or # 11420 183rd Street (Map Reference No. 31-004)

*Map Name: Los Alamitos

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 11420 183rd Street (Map Reference No. 31-004)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Single family residential B4. Present Use: Single family residential
 *B5. Architectural Style: Ranch-style home; monitor barn

***B6. Construction History:**

The residence was built in 1960 (Los Angeles County Office of the Assessor). The barn appears to have been built between 1953 and 1963 per aerial photos (NETROnline, various). Additions at rear of home were built at unknown date. Original windows on home were replaced with vinyl-framed windows. Door openings on the façade of the monitor barn also appear to have been altered, and non-original windows installed on the west and south elevations. Solar panels installed on the residence’s roofs c. 2016 (Los Angeles County Public Works 2016).

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A
 Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property contains a single-family residence constructed in 1960 and an ancillary building in the form of a barn. Based on aerial photographs, the barn was built between 1953 and 1963, plausibly at the same time the home was built (NETROnline, various). Archival research failed to ascertain the architect or contractor. No consequential information was found on previous owners/occupants based on available city directories and other sources.

The property is recommended ineligible for listing in the National or California Registers, or for local designation, under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). Although the building retains some features of its Ranch-style architecture, it has been highly altered by the replacement of original windows with vinyl-framed windows, the construction of a two-story addition at the rear of the residence which is not sympathetic to the original size, mass, scale, and design of the original building, and the installation of solar panels on the roof. In addition, the door openings on the monitor barn’s façade have been altered; and it appears that non-original windows were installed on the west and south elevations. Therefore, the property no longer embodies the distinctive characteristics of a type, period, or method of construction and does not represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts. Lastly, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

***B12. References:**

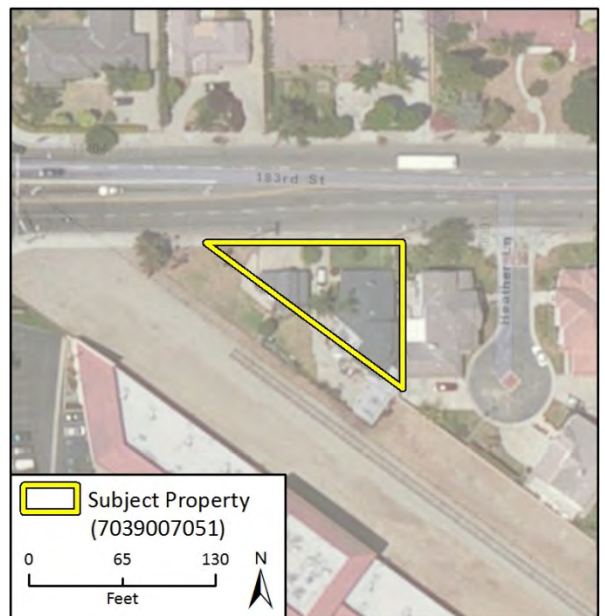
- Los Angeles County Assessor. “Property Assessment Information System” maps.assessor.lacounty.org. Accessed December 3, 2018.
- Los Angeles County Department of Public Works. 2016. Listing of all issued building permits from 4/16/16 to 4/22/16. Accessed December 11, 2018 at http://dpw.lacounty.gov/bsd/nas/dpirw/PERMITS_ISSUED_WEEK_OF_160422.PDF
- Lusky’s Artesia – Cerritos – Norwalk Telephone Directory, 1975-76 Edition. Ancestry.com. Accessed December 3, 2018.
- Netronline. “Historic Aerials.” [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed 12-11-2018.
- Newspapers.com. “Home.” [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 11, 2018.
- NewspaperArchive.com. “Home” [digitized archive]. Newspaper Articles, various by location and date. <https://newspaperarchive.com/>. Accessed December 11, 2018.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: December 11, 2018

(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 3

*Resource Name or #: 18311 Summer Avenue (Map Reference No. 31-005)

P1. Other Identifier:

- *P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
 *b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township: 3S, Range: 12W, Section: 36 S.B.B.M.
 c. Address: 18311 Summer Avenue City: Artesia Zip: 90701
 d. UTM: Zone: mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 7039-007-034

***P3a. Description:**

The subject property is an irregularly shaped parcel containing a one-story single-family residence. Exhibiting elements of the Ranch-style, the home features an irregular plan and is topped with hipped roofs covered with non-original red barrel tile. The home's exterior cladding includes stucco and vertical board-and-batten accents at each end of the façade. The primary entrance is sheltered under a partial-width porch created by a roof overhang which is supported by metal posts with elaborate floral design and similarly-styled corner brackets. A metal railing runs across the width of the porch between the posts. A long picture window on the façade appears to be either wood- or vinyl-framed. Another picture window projects from and wraps around the northeast corner, and is surrounded by board-and-batten siding. The primary entrance consists of a single wooden door with a diamond-shaped panel near the center. At the northern end of the house, the roof extends over a portion of the driveway and is supported by metal posts similar to those on the porch. This covered parking area leads to a recessed garage which contains a contemporary roll-up door. Additional smaller windows located on the northern elevation appear to be wood-framed, but were not clearly visible from the public ROW. Centered on the roof ridge is a chimney clad with stone. Landscaping includes a grass lawn that extends to the street curb, mature trees at both the front and rear of the home, and smaller plantings within a rock-faced planter area across the front of the home. Hardscaping includes a paved driveway along the northern edge of the parcel.

***P3b. Resource Attributes:** HP2. Single Family Property

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



P5b. Description of Photo:

Eastern façade. View to the west, October 2018.

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

Historic Prehistoric Both

1959 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

***P9. Date Recorded:**

November 30, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

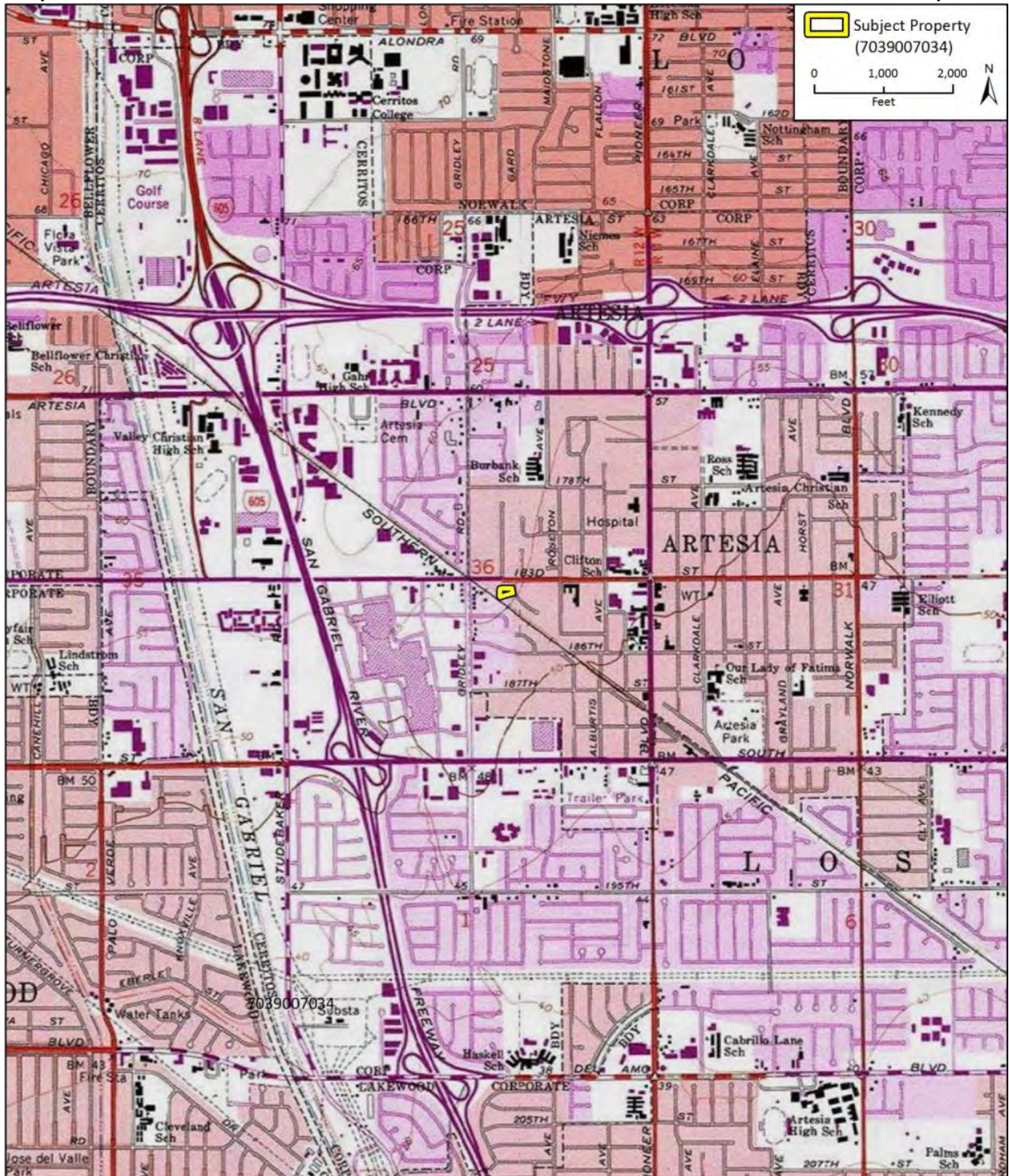
Page 2 of 3

*Map Name: Los Alamitos

*Resource Name or # 18311 Summer Avenue (Map Reference No. 31-005)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 18311 Summer Avenue (Map Reference No. 31-005)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Ranch

*B6. Construction History:

Built in 1959. Non-original roof material and non-original garage door (unknown dates).

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property is one of 17 parcels in Tract No. 24695 which was subdivided in 1959 and recorded in 1960. The single-family home on the parcel was constructed in 1959, apparently the oldest house in the tract. The remainder of the homes in the tract were built between 1960 and 1975. Based on the varied construction dates recorded by the Los Angeles County assessor, and real estate ads in the newspaper, it appears that the lots in the tract were sold individually, rather than built out in one phase by a real estate developer (Los Angeles County Office of the Assessor, various; *Long Beach Independent* 1968).

Archival research failed to uncover the original owner, architect or contractor and limited information was uncovered on former owners/residents based on available city directories. Known residents include Andy Rietkerk in 1975. Archival research failed to identify any additional consequential information about former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or for local designation, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). Although the home features elements of the Ranch style, it has been altered by the application of non-original roofing material, red barrel tile, which is not characteristic of the Ranch style (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

*B12. References:

Clutter, Mark. 1968. "4-H at Land's End", *Independent Press-Telegram*. Accessed at newspapers.com.

Los Angeles, County of. 1959. Tract Maps: Book 657, Page 31.

Los Angeles County Office of the Assessor. Various. "Land Records Viewer". Data for parcels in Tract No. 24695. Accessed November 2018 at <http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM>.

Long Beach Independent. 1968. Ad for "JR. Executive. Lge. 3-br., all cust. home" at 18340 Summer Avenue, Artesia. 3 May. Accessed on newspapers.com.

Lusky Brothers & Co. 1975-1976. Artesia-Cerritos-Norwalk Telephone Directory.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

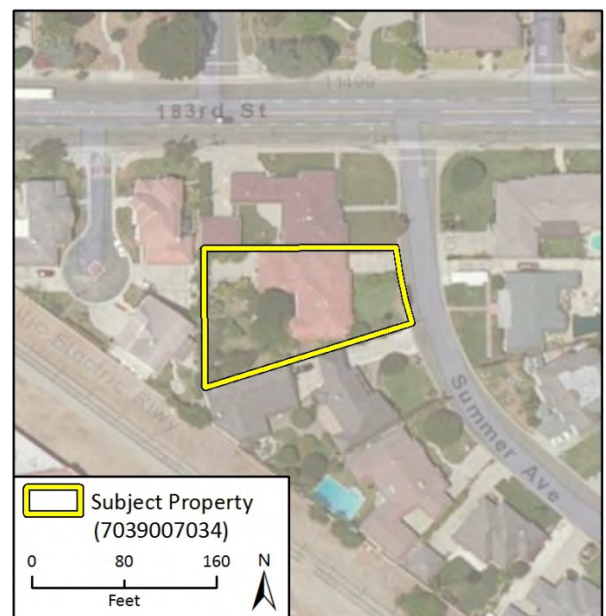
UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Aerials of project area. Accessed November 21, 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 30, 2018

(This space reserved for official comments.)



Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 18327 Summer Avenue (Map Reference No. 31-006)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township: 3S, Range: 12W, Section: 36

S.B.B.M.

c. Address: 18327 Summer Avenue

City: Artesia

Zip: 90701

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

e. Other Locational Data: APN: 7039-007-036

***P3a. Description:**

The subject property is an irregularly shaped parcel containing a one-story single-family residence. Built in a Ranch style, the home features an irregular plan and is topped with gabled and gable-on-hipped roofs that are covered with synthetic shingles. At the southern end of the home, the roof extends over the driveway to create a porte cochere supported by slender poles. Beyond is an attached garage which features a contemporary roll-up door and a single entry door. A stone-clad chimney pierces through the roof near the center of the home.

Exterior cladding includes stucco, stone, and horizontal wood siding. Picture windows are featured prominently on the asymmetrical façade and are flanked by shutters. One window wraps around the southeast corner of the home and is surrounded by horizontal wood siding. They appear to be wood or vinyl-framed and are surrounded by wooden casings. The primary entrance is sheltered under a gabled roof featuring a catslide and exposed rafter tails with carved ends. Although not clearly visible from the public ROW, the entrance appears to consist of double wooden doors with glazing in the upper halves. Landscaping includes a grass lawn that extends to the street curb, a mature tree and shrubs. Hardscaping includes a paved driveway located along the south-eastern edge of the property and a paved path through the lawn to the entry door. A picket fence lines the edges of the lawn.

*P3b. Resource Attributes: HP2. Single Family Property

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



P5b. Description of Photo:

Northeast façade, view to the southwest, October 2018.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1963 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 30, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

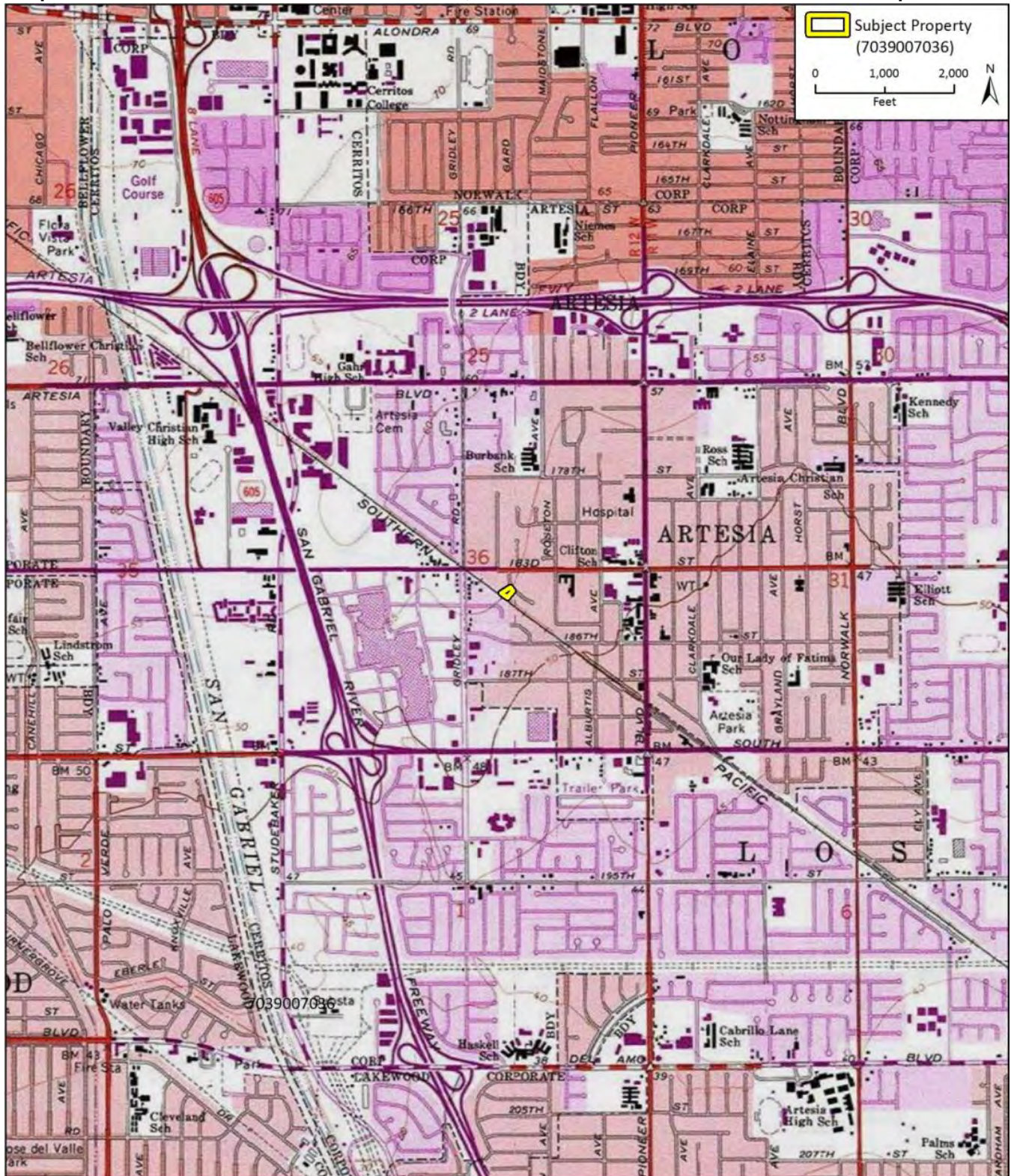
Page 2 of 3

*Resource Name or # 18327 Summer Avenue (Map Reference No. 31-006)

*Map Name: Los Alamitos

*Scale: 1:24,000

*Date of map: 1981



State of California X The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 18327 Summer Avenue (Map Reference No. 31-006)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Ranch

*B6. Construction History:

Built in 1963. Roofing replaced in 1997. Primary and garage doors replaced at unknown dates. Tile or stone on entry steps is also likely non-original

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property is one of 17 parcels in Tract No. 24695 which was subdivided in 1959 and recorded in 1960. The single-family home on the parcel was constructed in 1963. Other homes in the tract were built between 1959 and 1975 by individual owners/developers. Based on the varied construction dates recorded by the Los Angeles County assessor, and real estate ads in the newspaper, it appears that the lots in the tract were sold individually, rather than built out in one phase by a real estate developer (Los Angeles County Office of the Assessor, various; *Long Beach Independent* 1968). City building permit records show the original property owner was Jake Dickson, and he served as his own contractor. No architect was listed. Bill Dixon, a subsequent owner between 1974 and at least 2002, added a swimming pool to the property in 1974 and re-roofed the home in 1997. Dixon worked as a union representative (City of Artesia, various; *Long Beach Independent* 1975). No consequential information was uncovered on this individual. The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). Although the home features elements characteristic of the Ranch style, it is not an exemplary model that rises to the level of national or state-wide significance (Criteria C/3). Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

*B12. References:

- City of Artesia. Various. Building permits on file for 18327 Summer Avenue.
- Los Angeles, County of. 1959. Tract Maps: Book 657, Page 31.
- Los Angeles County Office of the Assessor. Various. "Land Records Viewer". Data for parcels in Tract No. 24695. Accessed November 2018 at <http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM>.
- Long Beach Independent.
- 1968. Ad for "JR. Executive. Lge. 3-br., all cust. home" at 18340 Summer Avenue, Artesia. 3 May. Accessed on newspapers.com.
- 1975 "Potential council candidates get filing extension in 2 cities", 29 December. Accessed on newspapers.com.
- Lusky Brothers & Co. 1975-1976. Artesia-Cerritos-Norwalk Telephone Directory.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Aerials of project area. Accessed November 21, 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 30, 2018

(This space reserved for official comments.)



Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 18335 Summer Avenue (Map Reference No. 31-007)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township: 3S, Range: 12W, Section: 36 S.B.B.M.
c. Address: 18335 Summer Avenue City: Artesia Zip: 90701
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 7039-007-037

***P3a. Description:**

The subject property is a rectangular parcel containing a one-story single-family residence. Built in a Ranch style, the home features an irregular plan and is topped with hipped roofs covered with synthetic shingles that simulate wood. The home's exterior cladding includes stucco, stone veneer and horizontal wood siding at the northern end of the façade. A stone-clad chimney punctures the roof near the front of the home. The primary entrance is sheltered under a porch created by a roof overhang which is supported by a cylindrical post. The entrance is composed of a single wooden door decorated with three relief panels down the center as well as a mail slot. The door is flanked by narrow sidelights. Fenestration includes vinyl-framed multi-pane and sliding windows which are surrounded by wooden casings. To the rear of the home is a two-bay garage featuring a hipped roof similar to the residence. It appears to have the original tilt-up garage doors. Hardscaping includes a paved driveway along the northwestern edge of the parcel, and a paved walkway leading to the entrance. Landscaping includes a grass lawn, ornamental trees, rose bushes, and other low plantings within a rock-faced planter area across the front of the home.

***P3b. Resource Attributes:** HP2. Single Family Property

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



P5b. Description of Photo:
Northeastern façade, view to the south, October 2018.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
1962 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 2018

***P10. Survey Type:**
Intensive

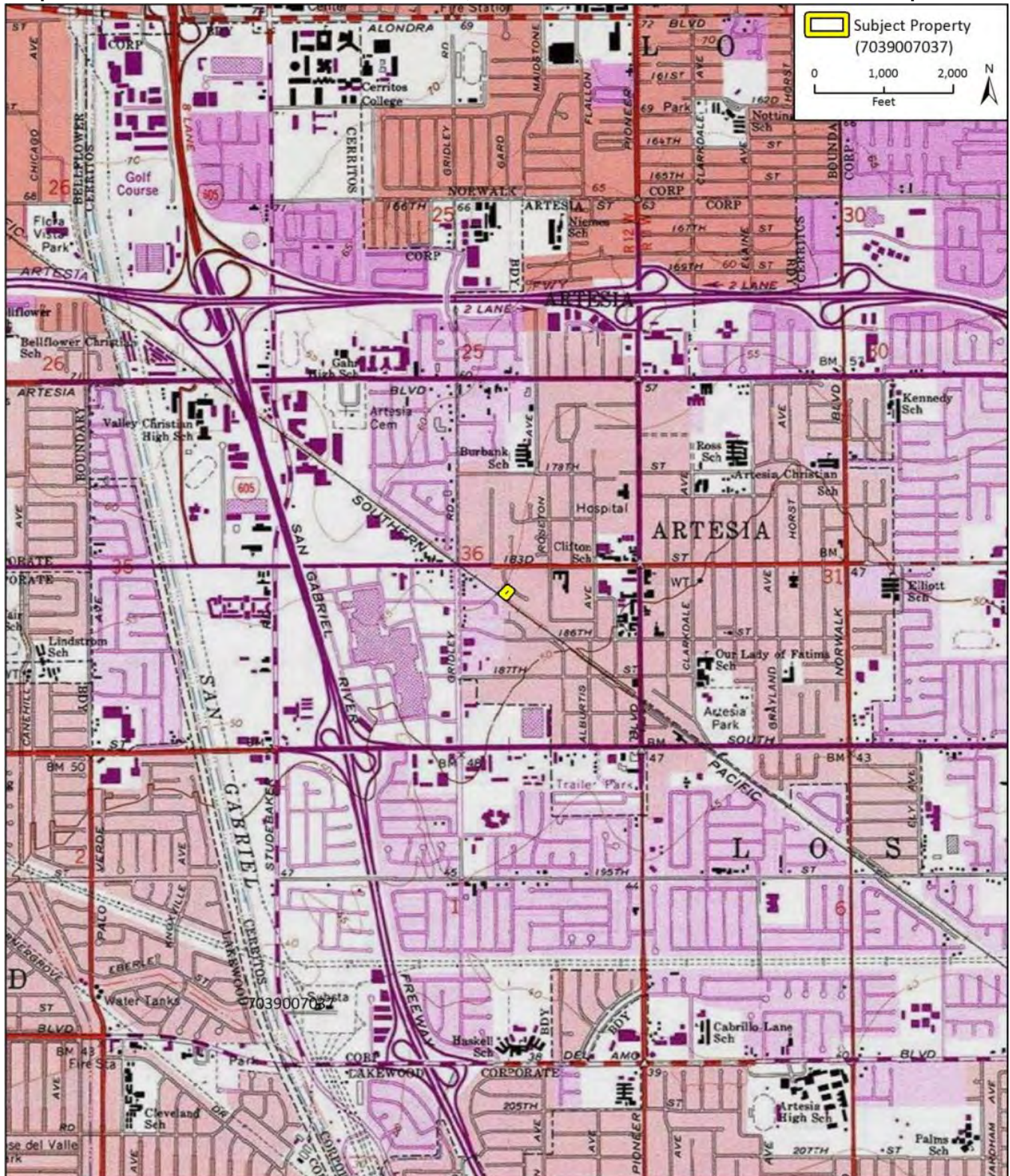
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial



State of California X The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 18335 Summer Avenue (Map Reference No. 31-007)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Ranch

*B6. Construction History:

Built in 1962. Non-original vinyl windows and roofing material (unknown dates).

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

Original Location: N/A

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property is one of 17 parcels in Tract No. 24695 which was subdivided in 1959 and recorded in 1960. The single-family home on the parcel was constructed in 1959, apparently the oldest house in the tract. The remainder of the homes in the tract were built between 1960 and 1975. Based on the varied construction dates recorded by the Los Angeles County assessor, and real estate ads in the newspaper, it appears that the lots in the tract were sold individually, rather than built out in one phase by a real estate developer (Los Angeles County Office of the Assessor, various; *Long Beach Independent* 1968). Archival research failed to uncover the original owner, architect or contractor and limited information was uncovered on former owners/residents based on available sources. Known residents include Theodore L. and Barbara J. Koopman between at least 1993 and 2002 (Ancestry.com Operations Inc. 2005). Today the property is owned by the Theodore L. Koopman/T and B Koopman Trust (Los Angeles County Assessor). Theodore Koopman was a Dutch immigrant who opened a furniture store in Bellflower in 1941. The store closed in 2007 (*Long Beach Press Telegram* 2007).

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). Although the home features elements of the Ranch style, it has been altered by the installation of non-original vinyl windows and roofing material (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is recommended not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

*B12. References:

Ancestry.com Operations Inc. 2005. U.S. Phone and Address Directories, 1993-1997 and 1993-2002 [online databases].

Los Angeles, County of. 1959. Tract Maps: Book 657, Page 31.

Los Angeles County Office of the Assessor. Various. "Land Records Viewer". Data for parcels in Tract No. 24695. Accessed November 2018 at

<http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM>.

Long Beach Independent. 1968. Ad for "JR. Executive. Lge. 3-br., all cust. home" at 18340 Summer Avenue, Artesia. 3 May. Accessed on newspapers.com.

Long Beach Press Telegram 2007. "Koopman's Furniture closes up shop", 11 June.

Luskey Brothers & Co. 1975-1976. Artesia-Cerritos-Norwalk Telephone Directory.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Aerials of project area. Accessed November 21, 2018 at

http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 30, 2018

(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 3

*Resource Name or #: 18349 Summer Avenue (Map Reference No. 31-008)

P1. Other Identifier:

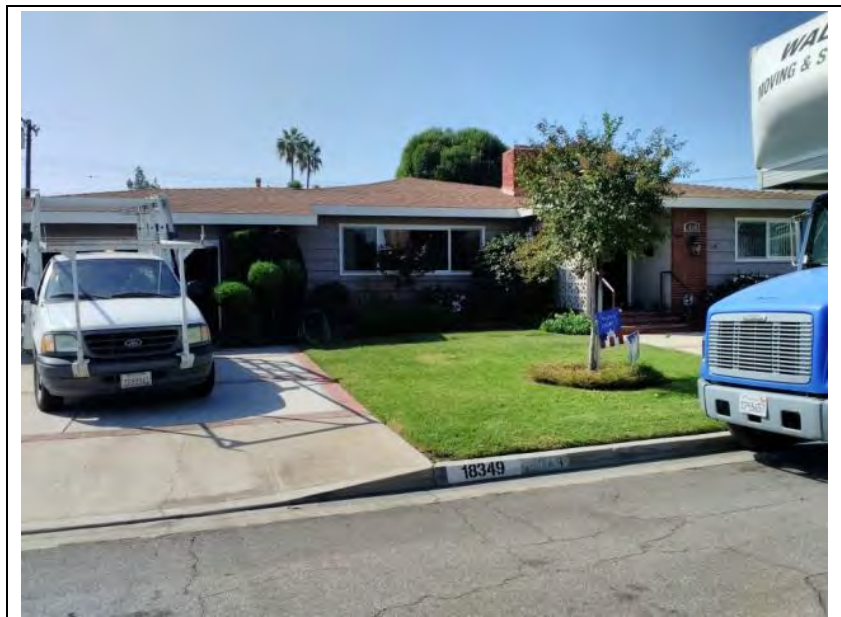
*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
 *b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township: 3S, Range: 12W, Section: 36 S.B.B.M.
 c. Address: 18349 Summer Avenue City: Artesia Zip: 90701
 d. UTM: Zone: mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 7039-007-039

***P3a. Description:**

The subject property is a rectangular parcel containing a one-story Ranch-style single-family residence. Featuring an irregular footprint, the home is topped with hipped roofs covered with composition shingles. The home's exterior is primarily clad with wide horizontal siding, but also features brick accents and stucco. The primary entrance is located under a porch created by a roof overhang which is supported by a wall of breeze block. The entry consists of double wooden doors adorned with recessed panels. Two areas on the façade (one near the entrance and one near the garage) showcase brick in a stacked bond, as does the chimney that pierces the roof just beyond the entrance. Fenestration appears to be vinyl or wood-framed windows surrounded by casing. The garage door appears to be the original tilt-up door. Landscaping includes grass lawn that reaches the street curb, small tree, shrubs, and low plantings within a stacked-bond brick planter area across the front of the home. Hardscaping includes a paved driveway and walkway, both of which are sectioned by brick bands.

*P3b. Resource Attributes: HP2. Single Family Residence

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



P5b. Description of Photo:
 Northern façade, view to south, October 2018.

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

Historic Prehistoric Both
 1961 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

***P9. Date Recorded:**

November 30, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

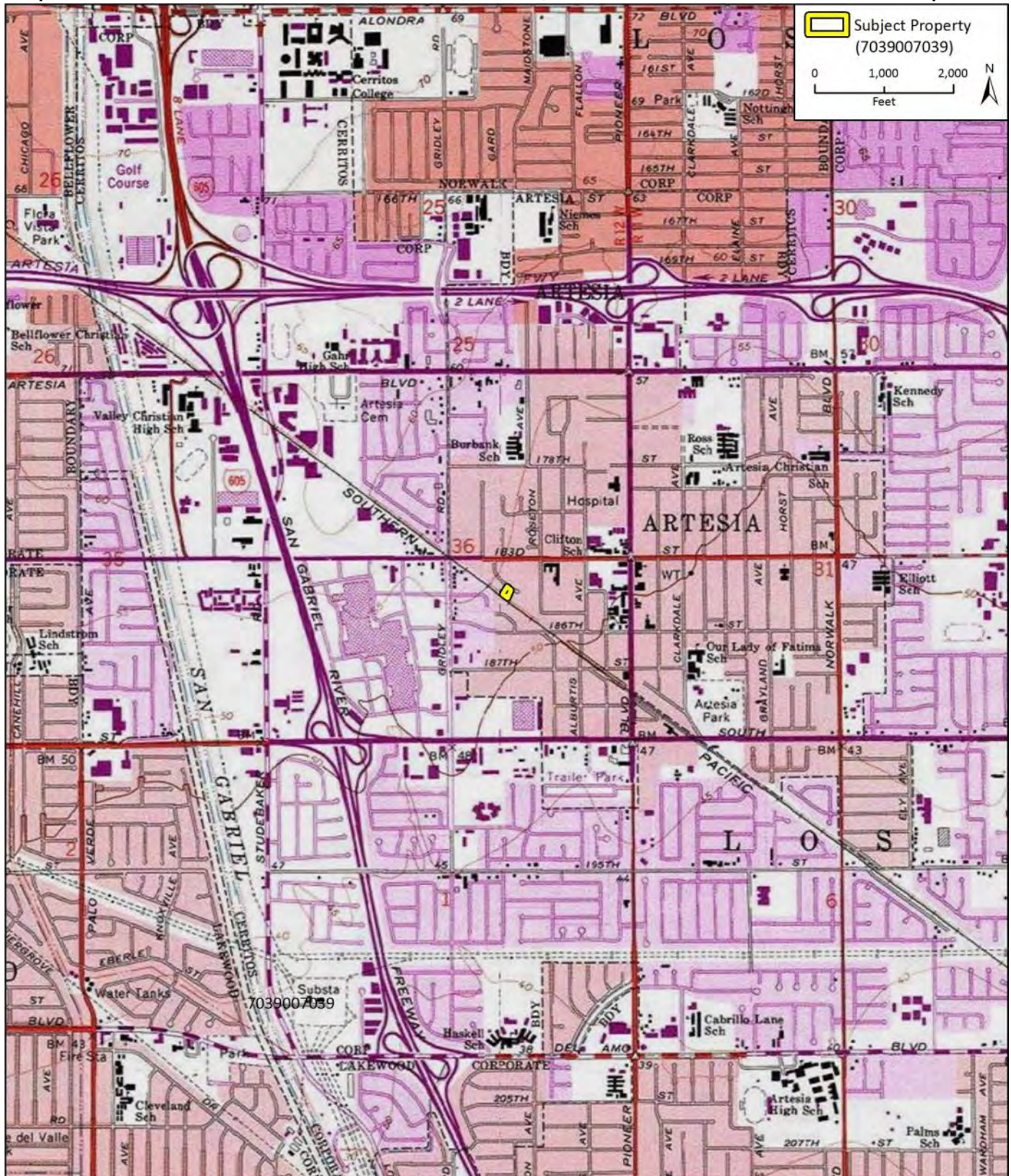
Primary #
HRI#
Trinomial

*Resource Name or # 18349 Summer Avenue (Map Reference No. 31-008)

*Map Name: Los Alamitos

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 18349 Summer Avenue (Map Reference No. 31-008)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Ranch

*B6. Construction History:

Built in 1961. No significant alterations were visible.

*B7. Moved? No Yes Unknown

Date: N/A

Original Location: N/A

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property is one of 17 parcels in Tract No. 24695 which was subdivided in 1959 and recorded in 1960. The single-family home on the parcel was constructed in 1961. The remainder of the homes in the tract were built between 1959 and 1975. Based on the varied construction dates recorded by the Los Angeles County assessor, and real estate ads in the newspaper, it appears that the lots in the tract were sold individually, rather than built out in one phase by a real estate developer (Los Angeles County Office of the Assessor, various; *Long Beach Independent* 1968). Archival research failed to uncover the original owner, architect or contractor and no information was found on former owners/residents based on available sources.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). Although the home features elements of the Ranch style, it is not an exemplary model that rises to national or statewide significance (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

*B12. References:

Ancestry.com Operations Inc. 2005. U.S. Phone and Address Directories, 1993-1997 and 1993-2002 [online databases].

Los Angeles, County of. 1959. Tract Maps: Book 657, Page 31.

Los Angeles County Office of the Assessor. Various. "Land Records Viewer".

Data for parcels in Tract No. 24695. Accessed November 2018 at

<http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM>

Long Beach Independent. 1968. Ad for "JR. Executive. Lge. 3-br., all cust. home" at 18340 Summer Avenue, Artesia. 3 May. Accessed on newspapers.com.

Luskey Brothers & Co. 1975-1976. Artesia-Cerritos-Norwalk Telephone Directory.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project

Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July

2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database].

Aerials of project area. Accessed November 21, 2018 at

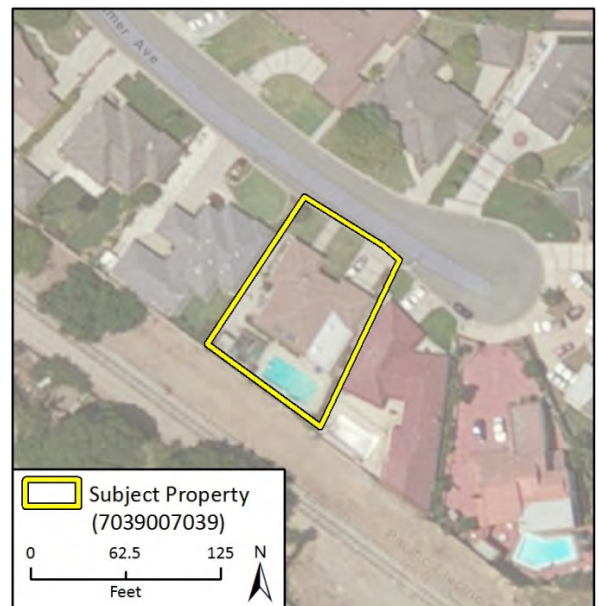
http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 30, 2018

(This space reserved for official comments.)



*Resource Name or #: Tract No. 22598 (Map Reference No. 31-009)

D1. Historic Name: Tract No. 22598

D2. Common Name: Tract No. 22598

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

This district consists of Tract No. 22598. The four parcels of this district located within the APE were formally surveyed, and the remainder of the district was informally surveyed to determine common architectural elements and alterations found within the tract as a whole. Documentation of the entire tract was beyond the scope of this project. Tract No. 22598 is a residential tract containing a total of 21 lots that were subdivided in 1965 and built in 1967 (County of Los Angeles Map Records Book 750, Page 56; Los Angeles County Office of the Assessor). The tract was platted adjacent to the railroad; thus, it is bordered on the east by the railroad right-of-way, on the north by a shopping center, on the west by Gridley Road, and on the south by additional residential development. Circulation within the tract includes one curvilinear cul-de-sac street flanked by the residential lots. When the tract was first constructed, the cul-de-sac bulb did not exist; it was formed later following the development of the adjacent property to the south. The buildings located within this tract include modest one-story homes that exhibit minimal elements of Ranch-style architecture, and there does not appear to be a significantly planned landscape design. Landscaping is limited to that within the individual parcels; there is no park strip within the public right-of-way. At a later time, multi-family buildings were constructed at the end of the cul-de-sac; however, they were not part of the original subdivision. Of the four parcels located within the APE, three possessed sufficient integrity to warrant documentation.

The following addresses are included in this district record: 11445 184th Street, 11449 184th Street and 18402 Summer Avenue, Artesia.

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

The district is bounded on the north by a shopping center, on the east by the railroad right-of-way, on the west by Gridley Road, and on the south by additional residential development.

***D5. Boundary Justification:**

The district boundary is limited to the legally defined tract boundaries.

***D6. Significance: Theme:** N/A

Area: N/A

Period of Significance: N/A

Applicable Criteria: N/A

The tract was evaluated as a historic district because it is a grouping of residential properties which were collectively developed and are historically and architecturally related. The land which was subdivided as Tract No. 22598 was sparsely developed through the mid-1960s. At the time, a few residences fronted Gridley Road and the land to their rear, near the railroad line, was undeveloped. In addition, much of the land across Gridley Road to the northwest and southwest (part of present-day Cerritos) remained undeveloped (NETROnline, various).

The community of Artesia was established when the Artesia Company acquired approximately 3,000 acres from various landholders and, after surveying the land, began selling lots in 1875. Over the last two decades of the 19th century, farming continued and the town developed. Artesia was largely unaffected by the Los Angeles region's first population boom in the 1880s, partly due to its relative inaccessibility. In the late 19th century the only rail service to the Artesia area was via the Southern Pacific Railroad whose nearest stop was in Norwalk, approximately three miles from Artesia. However, in 1906 the Pacific Electric Railway began operation of the Santa Ana Line, which provided the first direct rail route out of Artesia, connecting the settlement to Los Angeles and Santa Ana. Dairy farming prospered and the need for farm laborers increased, resulting in migration to the area. By the 1920s the town of Artesia was suburbanized as orchards and fields were subdivided for house lots. Dairy farming was confined mostly to 8 to 10-acre farms located along the San Gabriel River (Cenovich 1995; Waldie 2016).

Following World War II, the Baby Boom and a population shift to the cities and suburbs of the U.S. Sunbelt produced massive population growth in the Los Angeles area. In the 1950s, Artesia shared in the population boom and saw the community's population double to nearly 10,000 over the following decade. Amid a wave of 1950s city incorporations in Los Angeles County, the City of Artesia was formally incorporated on May 29, 1959. Just six years later the subject property was subdivided for development as a housing tract. In the 1960s many of the remaining dairy farmers gave in to real estate developer's purchase offers and relocated their operations further east. By this time the communities of Cerritos and Artesia had shifted from ranching and farming into urbanized communities, and I-605 and SR 91 were constructed through the area. The development of Tract No. 22598 was part of the increased suburbanization of Artesia leading to it being nearly completely built out by the early 1970s (Cenovich 1995; *Los Angeles Times* 1965; NETROnline, various; UCSB Map & Imagery Lab, various).

The tract's subdivision was undertaken by the Artland Company (also known as Artval Land Co.), a partnership made up of John W. Jackson, Ralph Duane Hungerford and John H. Gates. The company had developed another subdivision called "Eastwood Park Homes" near Artesia Blvd. and Gridley Road that was advertised for sale in 1965. Ads for that subdivision describe modestly appointed homes (*Independent Press Telegram* 1965). No ads were discovered for Tract No. 22598. The builder/contractor for Tract No. 22598 was not ascertained and no additional consequential information was uncovered on the Artland Company. Archival research did not indicate that the tract is historically significant in the real estate development of Artesia or Los Angeles County based upon lack of press coverage, and the tract is not known to have received awards or other honors. In addition, the modest and undistinguished homes exhibit very minimal elements of the Ranch architectural style. See continuation sheet, p. 2.

*Recorded by: Susan Zamudio-Gurrola

*Date: May 16, 2019 ■ Continuation

Update

D6. Significance, continued:

Tract No. 22598 was evaluated as a historic district in order to better understand its potential significance in the post-war suburbanization of Los Angeles County, and in the growth of Artesia. Built in 1967, the tract was developed as part of the increased suburbanization of Artesia in the decade following the city's incorporation, leading to its near complete build out by the early 1970s. Though the subdivision is associated with the aforementioned real estate development trends in Los Angeles County and Artesia, the subdivision does not appear to be individually unique or significant within either of these contexts (Criteria A/1). Research did not indicate that the property is associated with any important persons significant in the history of the city, region, state, or nation (Criteria B/2). Neither the homes' designs nor the tract plan appear to demonstrate unique or innovative technical or aesthetic achievements. The homes in the tract are modest and undistinguished and exhibit very minimal elements of Ranch-style architecture. Furthermore, many of the homes within the APE have undergone alterations such as the replacement of original windows, roofing material, exterior cladding, and entry and garage doors. Subsequently, the tract does not appear eligible under Criteria C/3 for embodying the distinctive characteristics of a type, period, or method of construction, exhibiting high artistic value, or representing the work of a master. A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). In summary, the buildings in Tract No. 22598 are not considered eligible for listing in the National Register of Historic Places or the California Register of Historical Resources individually or as a historic district.

***D7. References:**

Cenovich, Marilyn. 1995. "The Story of Cerritos". Accessed August 7, 2018 at http://menu.ci.cerritos.ca.us/collections/local_history/cl_lhStory4.htm

Independent Press Telegram (Long Beach). 1965. "Grand Opening is Today in Eastwood", 5 September. Accessed at newspaperarchive.com

Los Angeles County Assessor Portal. Parcel data for 18402 Summer Avenue, 11445 184th Street and 11449 184th Street.

Los Angeles Times. 1965. "Dairy Valley Voters Favor Subdivision", 3 March.

NETROnline. Various. Aerial photographs of subject tract and vicinity. Accessed May 16, 2019 at www.historicaerials.com

UCSB Map & Imagery Lab. Various. Aerial photographs of subject tract and vicinity. Accessed May 16, 2019 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Waldie, D.J. 2016. "Milk Made These Communities of Southeast L.A. County", 18 August. KCET. Accessed August 6, 2018 at <https://www.kcet.org/shows/lost-la/milk-made-these-communities-of-southeast-la-county>

***D8. Evaluator:** Susan Zamudio-Gurrola **Date:** May 16, 2019

Affiliation and Address: Rincon Consultants, Inc., 250 E. First Street, Suite 1400, Los Angeles CA 90012

*Recorded by: Susan Zamudio-Gurrola

*Date: May 16, 2019

Continuation Update

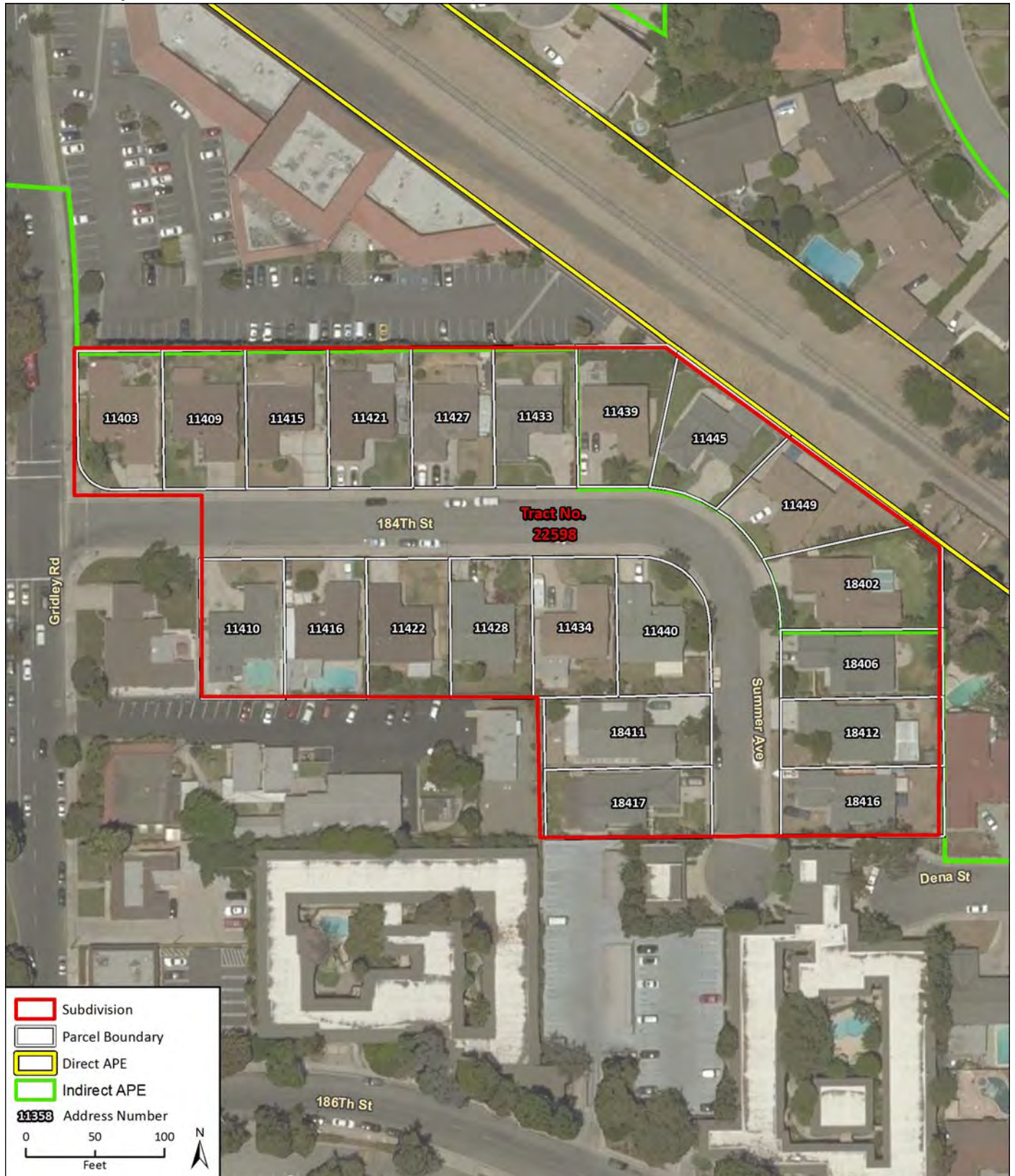


*Recorded by: Susan Zamudio-Gurrola

*Date: May 16, 2019

Continuation

Update



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 5 of 8

*Resource Name or #: Tract No. 22598 (Map Reference No. 31-009)

P1. Other Identifier:

*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: City: Artesia Zip: 90701

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

e. Other Locational Data: Elevation:

The district is bounded on the north by a shopping center, on the east by the railroad right-of-way, on the west by Gridley Road, and on the south by additional residential development.

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

Three parcels of Tract No. 22598 that are located within the APE were recorded. None of the buildings appear to possess sufficient architectural quality for the reasons identified in the district record to be considered eligible for listing in the NRHP or the CRHR as individual historic resources or as a historic district.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:

View of an example of a home with no particular architectural style found in this district.



*P6. Date Constructed/Age and Sources:

Historic

Prehistoric Both

1967 (Los Angeles County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles CA 90012

*P9. Date Recorded: 12/5/2018

*P10. Survey Type: Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

Page 6 of 8

*Resource Name or #: 11445 184th Street (Map Reference No. 31-009)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Date: Township: , Range: , Section: S.B.B.M.

c. Address: 11445 184th Street City: Artesia Zip: 90701

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

e. Other Locational Data: APN: 7039-026-013. Legal description: TRACT NO 22598 LOT 8

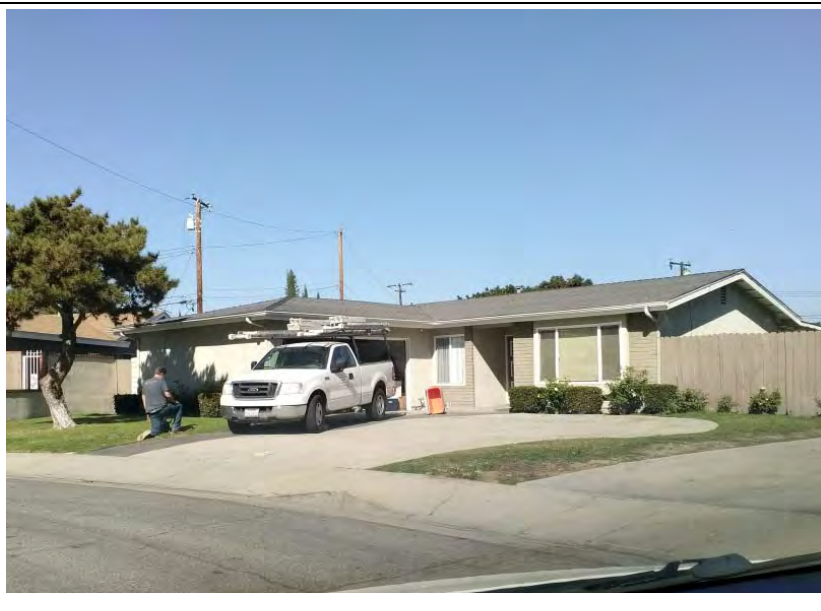
***P3a. Description:**

The property is an irregularly-shaped parcel containing a one-story single-family residence. Featuring an L-shaped footprint, the garage projects forward towards the street. The home is finished in stucco and with brick accents, and is covered with gabled and hipped roofs clad with composition shingles. Windows are replacement vinyl sliders. The primary entrance is located on the southwestern façade and features wooden double doors with paneling. The garage door was not observed as it was lifted open. The property is located mid-block on a level parcel and is landscaped by a lawn, shrubs, and a mature tree. Hardscaping includes a paved concrete driveway. Alterations include the replacement of windows and roofing material. The property is in good condition.

The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single Family Property

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



P5b. Description of Photo:

Southwest façade and eastern elevation, view northwest

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1967 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles CA 90012

*P9. Date Recorded:

December 10, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 7 of 8

*Resource Name or #: 11449 184th Street (Map Reference No. 31-009)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Date: Township: , Range: , Section: S.B.B.M.

c. Address: 11449 184th Street City: Artesia Zip: 90701

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

e. Other Locational Data: APN: 7039-026-014. Legal description: TRACT NO 22598 LOT 9

***P3a. Description:**

The subject property is an irregularly shaped parcel containing a one-story single-family residence. It features an L-shaped footprint in which the garage projects forward towards the street. The home is covered with gabled and hipped roofs covered with composition shingles. Exterior cladding includes stucco and painted brick. Fenestration includes replacement vinyl-framed windows. The primary entrance on the southwestern façade features a double door that appears to be wooden. The garage door is a contemporary sectional roll-up door. The property is located mid-block on a level parcel and is landscaped with a lawn and ornamental trees. Hardscaping includes a paved concrete driveway. Alterations include the replacement of windows, garage door and likely the stucco cladding. The property is in good condition.

The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single Family Property

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



P5b. Description of Photo:
Southwestern façade, view east.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1967 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

*P9. Date Recorded:

December 11, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 8 of 8

*Resource Name or #: 18402 Summer Avenue (Map Reference No. 31-009)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Date: Township: , Range: , Section:

S.B.B.M.

c. Address: 18402 Summer Avenue City: Artesia Zip: 90701

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

e. Other Locational Data: APN: 7039-026-015. Legal description: TRACT NO 22598 LOT 10

***P3a. Description:**

The property is an irregularly shaped parcel containing a one-story single-family residence. The home has an irregular footprint in which the garage projects forward towards the street, and is covered by gabled and hipped roofs. Exterior cladding includes stucco and vertical wood siding, as well as stone veneer near the entrance and under the picture window. Fenestration includes replacement vinyl-framed windows, and the picture window on the façade is flanked by wooden shutters and is covered by what appears to be a metal awning. The primary entrance on the western façade is recessed beneath the roof overhang and was obscured from view by a vinyl screen door at the time of the survey. It is accessed via a set of concrete and brick steps and walkway. The property is located mid-block on a level parcel and is landscaped with a lawn, rose bushes, mature trees and small plantings within a block planter area across the front of the home. Alterations to the property include replacement windows, garage door, roofing material, and likely the entry steps, walkway and planter. The property is in good condition.

The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single Family Property

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



P5b. Description of Photo:
Western façade, view to the northeast.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1967 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

*P9. Date Recorded:

December 11, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 18355 Summer Avenue (Map Reference No. 31-010)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township: 3S, Range: 12W, Section: 36

c. Address: 18355 Summer Avenue

City: Artesia

S.B. B.M.
Zip: 90701

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

e. Other Locational Data: APN: 7039-007-040

***P3a. Description:**

The subject property is a rectangular parcel containing a one-story single-family residence exhibiting elements of the Ranch style. Featuring an irregular footprint, the home is topped with hipped roofs covered with red synthetic tiles. The home's exterior is clad with stucco and tan brick. The primary entrance, on the north elevation is located under a porch created by a roof overhang which is supported by a turned wood post. The entry consists of a contemporary wood-paneled door with a fanlight at top. Windows are vinyl-framed. The garage door is likely original; it is a wooden tilt-up door featuring a grid design and small decorative relief panels. Landscaping includes grass lawn that reaches the street curb, rose bushes, and other plantings within a planter bed near the entrance. Hardscaping includes a paved driveway and walkway to the entry.

*P3b. Resource Attributes: HP2. Single Family Residence

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



P5b. Description of Photo:

Northern façade, view to south, October 2018.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1972 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 30, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

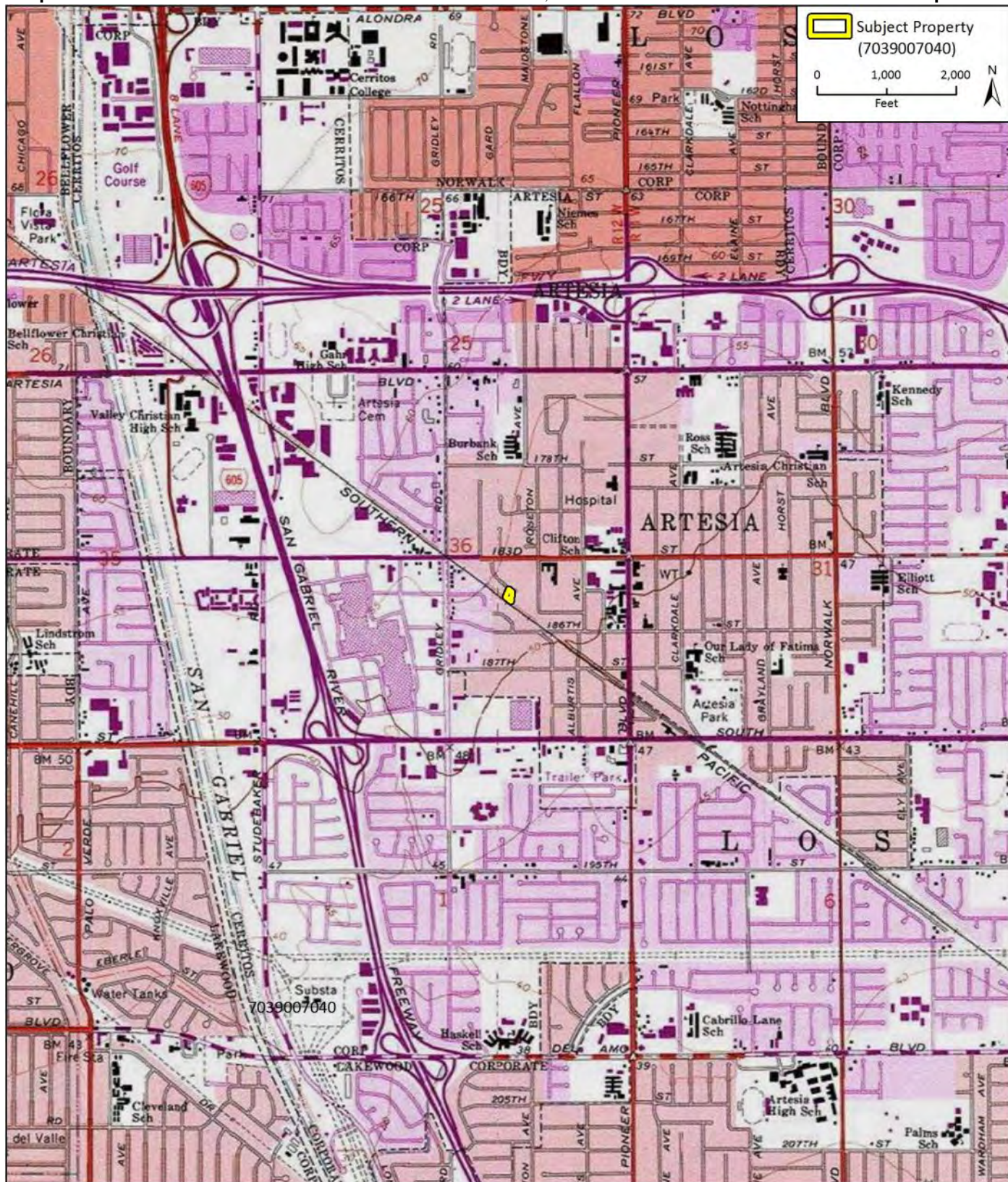
Primary #
HRI#
Trinomial

*Resource Name or # 18355 Summer Avenue (Map Reference No. 31-010)

*Map Name: Los Alamitos

*Scale: 1:24,000

*Date of map: 1981



State of California X The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 18355 Summer Avenue (Map Reference No. 31-010)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Ranch

*B6. Construction History:

Built in 1972. Roofing material has been changed to synthetic tile; primary entry door is non-original; windows are non-original vinyl-framed (unknown dates).

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property is one of 17 parcels in Tract No. 24695 which was subdivided in 1959 and recorded in 1960. The single-family home on the parcel was constructed in 1972. The remainder of the homes in the tract were built between 1959 and 1975. Based on the varied construction dates recorded by the Los Angeles County Assessor, and real estate ads in the newspaper, it appears that the lots in the tract were sold individually, rather than built out in one phase by a real estate developer (Los Angeles County Office of the Assessor, various; *Long Beach Independent* 1968). Archival research failed to uncover the original owner, architect or contractor. No information was found on former owners/residents based on available sources.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). Although the home features elements of the Ranch style, it is altered and is not an exemplary model that rises to national or statewide significance (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

*B12. References:

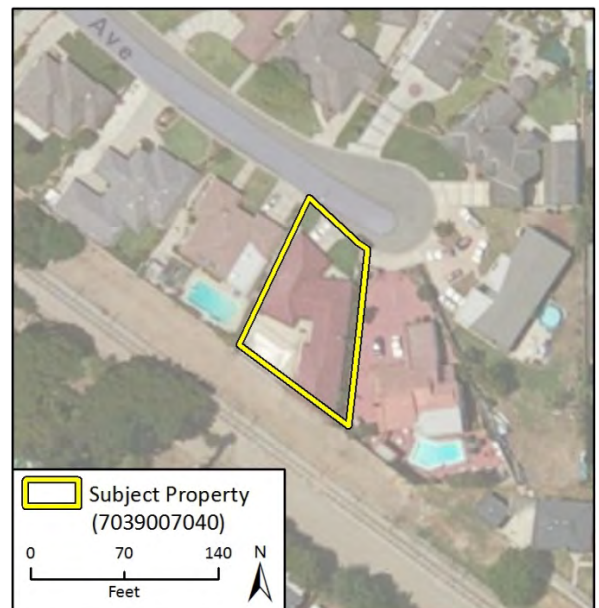
- Los Angeles, County of. 1959. Tract Maps: Book 657, Page 31.
- Los Angeles County Office of the Assessor. Various. "Land Records Viewer". Data for parcels in Tract No. 24695. Accessed November 2018 at <http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM>.
- Long Beach Independent. 1968. Ad for "JR. Executive. Lge. 3-br., all cust. home" at 18340 Summer Avenue, Artesia. 3 May. Accessed on newspapers.com.
- Luskey Brothers & Co. 1975-1976. Artesia-Cerritos-Norwalk Telephone Directory.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Aerials of project area. Accessed November 21, 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: November 30, 2018

(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 3

*Resource Name or #: 18363 Summer Avenue (Map Reference No. 31-011)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township: 3S, Range: 12W, Section: 36

c. Address: 18363 Summer Avenue City: Artesia

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

e. Other Locational Data: APN: 7039-007-041

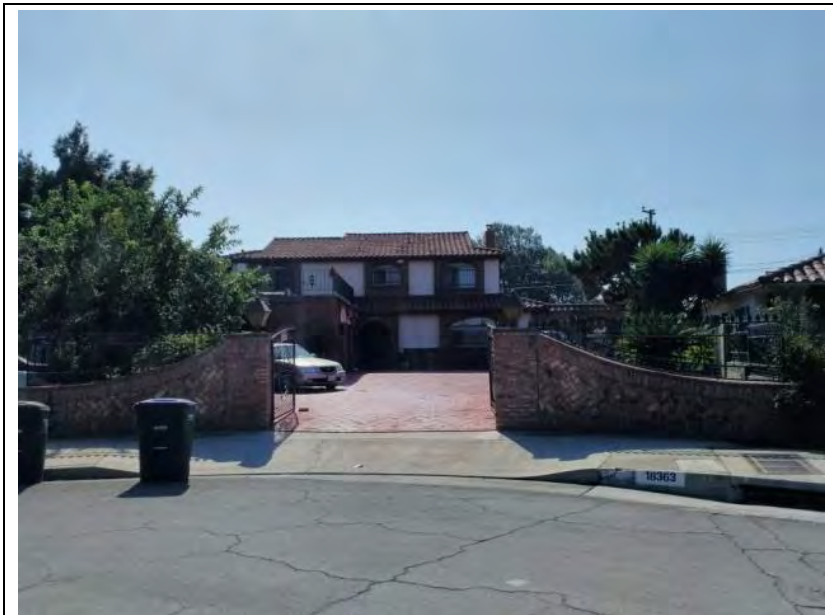
S.B.B.M.
Zip: 90701

***P3a. Description:**

The subject property is an irregularly-shaped parcel containing a two-story single-family residence. The home features an irregular plan with a three-car garage projecting from the façade towards the street. The one-story garage is finished with patterned brick and has a flat roof edged with iron railing. Its arched doors face west towards the driveway. The two-story portion of the home is topped with gable-on-hipped roofs as well as a dropped hipped roof over the first story, both sheathed in barrel tile. The home is primarily clad with stucco but also features brick on the lower portion of the first story walls, and brick arches over the primary entrance and around the windows. Windows appear to be aluminum sliders over which metal security railings have been installed. The primary entrance, located on the northern façade, is composed of arched double doors. A brick chimney is located on the western elevation, and a brick arch springing from the northwestern corner of the building defines an entry to a side courtyard located on the west edge of the property. At the northern edge of the property, a set of iron gates are flanked by a patterned brick wall which also features lanterns on the central pillars and an iron railing along the top of the wall. The majority of the property is covered with red pavers; however, mature trees are located at the west, south and east edges of the property. Based on aerial photographs, a swimming pool is located at the rear of the property.

*P3b. Resource Attributes: HP2. Single Family Residence

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



P5b. Description of Photo:

Northern façade, view south, October 2018.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1967 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

December 3, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

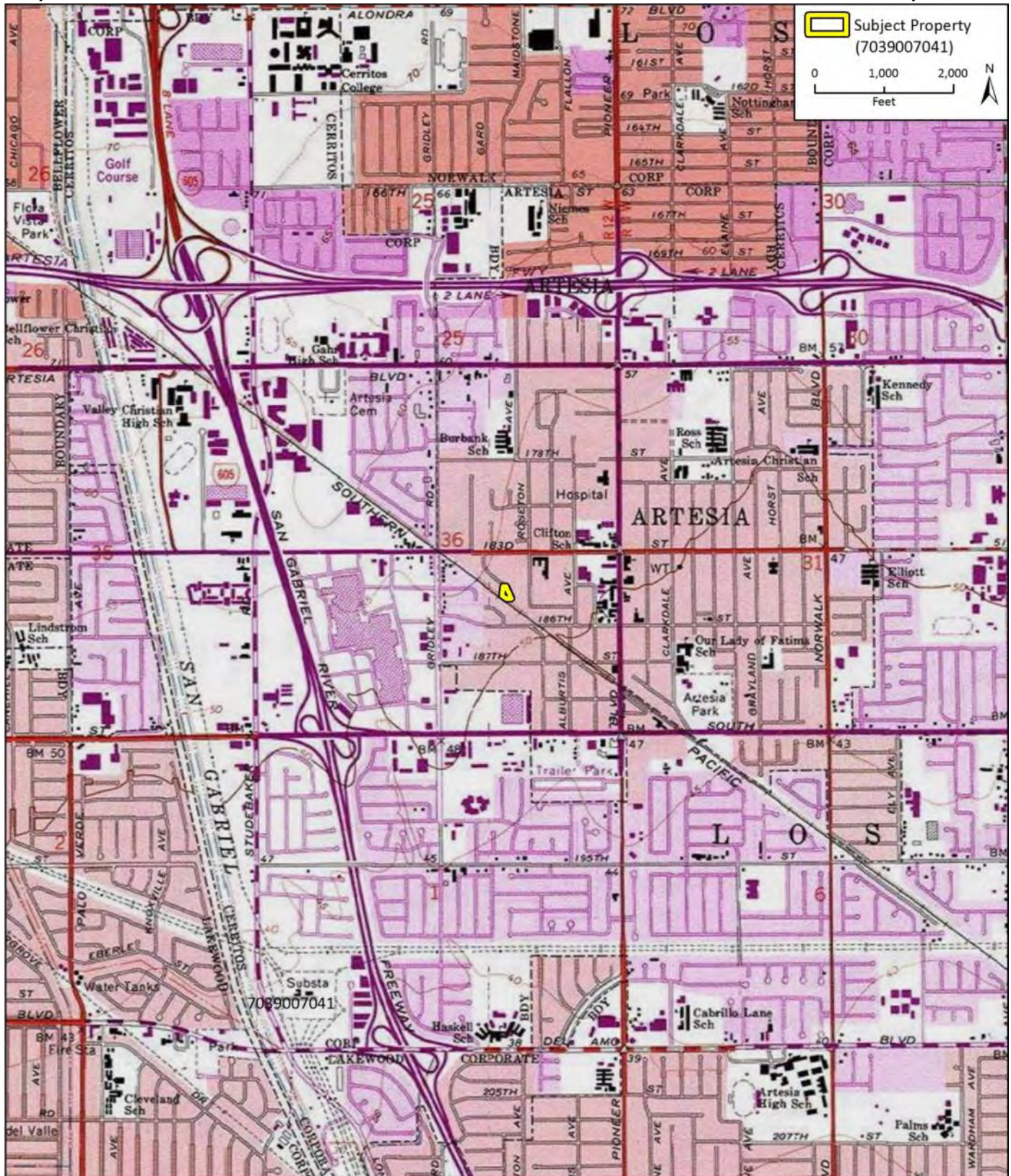
Page 2 of 3

*Map Name: Los Alamitos

*Resource Name or # 18363 Summer Avenue (Map Reference No. 31-011)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 18363 Summer Avenue (Map Reference No. 31-011)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Minor Applied Spanish Colonial Revival Elements

*B6. Construction History:

Built in 1967. Security grills installed over windows. No significant alterations were noted during the field survey.

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property is one of 17 parcels in Tract No. 24695 which was subdivided in 1959 and recorded in 1960. The single-family home on the parcel was constructed in 1967. The remainder of the homes in the tract were built between 1959 and 1975. Based on the varied construction dates recorded by the Los Angeles County assessor, and real estate ads in the newspaper, it appears that the lots in the tract were sold individually, rather than built out in one phase by a real estate developer (Los Angeles County Office of the Assessor, various; *Long Beach Independent* 1968). Archival research failed to uncover the original owner, architect or contractor. No information was uncovered on former occupants based on available city directories and newspapers. The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). Although the home appears to feature elements of the Spanish Colonial Revival style, the few elements of the styles that it features (stucco and brick, barrel tile roof and arched elements) are used in a modernized manner circa the 1960s. Thus, the residence is not a good example of the Spanish Colonial Revival style which was in its heyday during the 1920s-1930s; instead the subject property features Spanish Colonial Revival applied elements. The property 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

*B12. References:

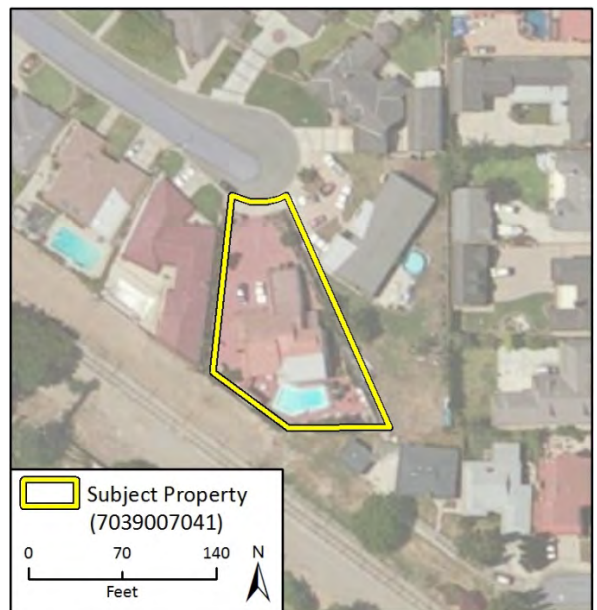
- Los Angeles, County of. 1959. Tract Maps: Book 657, Page 31.
- Los Angeles County Office of the Assessor. Various. "Land Records Viewer". Data for parcels in Tract No. 24695. Accessed November 2018 at <http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM>
- Long Beach Independent. 1968. Ad for "JR. Executive. Lge. 3-br., all cust. home" at 18340 Summer Avenue, Artesia. 3 May. Accessed on newspapers.com
- Luskey Brothers & Co. 1975-1976. Artesia-Cerritos-Norwalk Telephone Directory.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.
- Newspaperarchive.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: December 3, 2018

(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 3

*Resource Name or #: 11547 185th Street (Map Reference No. 31-012)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township: 3S, Range: 12W, Section: 36

c. Address: 11547 185th St City: Artesia

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

e. Other Locational Data: APN: 7039-007-054

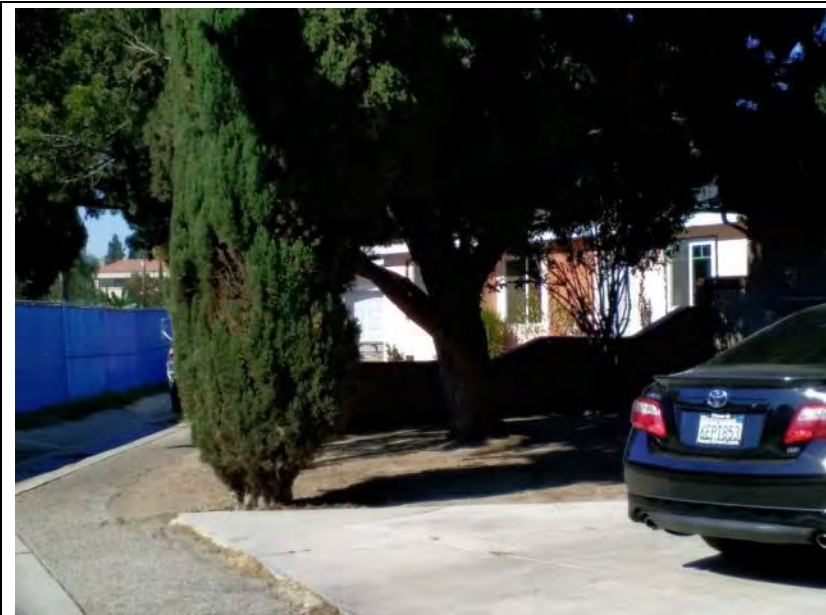
S.B.B.M.
Zip: 90701

***P3a. Description:**

The subject property is an irregularly-shaped parcel containing a one-story single family residence. Rectangular in plan, the building is topped by a gable-on-hipped roof. The parcel is located at the rear of a cul-de-sac, and the building has a large set-back, thus, is not clearly visible from the public right-of-way. Based on realtor and aerial photographs, the home appears to be finished in stucco and windows appear to be vinyl sliders. The primary entrance is located on the south elevation and is accessed by a set of rounded concrete steps. However, the entry door was not visible at the time of survey. There is a brick wall chimney on the façade next to the entry door. To the west of the residence is a gable-roofed detached garage. Landscaping includes a grass lawn; hardscaping includes a long paved driveway leading from the cul-de-sac to the garage at the rear of the property.

*P3b. Resource Attributes: HP2. Single Family Property

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



P5b. Description of Photo:

Overview of property from street, view to northwest, November 2018.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1963 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 30, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

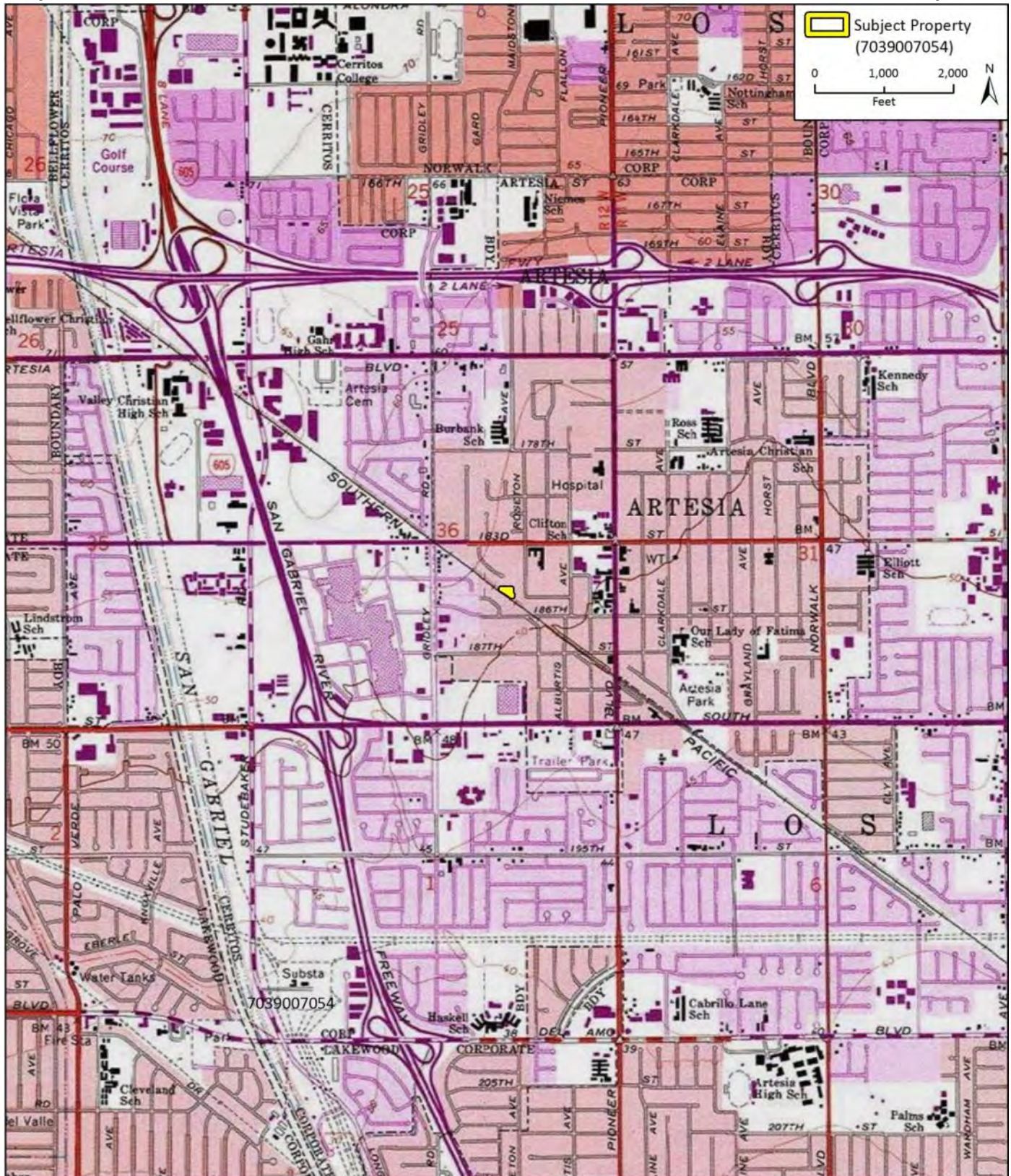
Page 2 of 3

*Map Name: Los Alamitos

*Resource Name or # 11547 185th Street (Map Reference No. 31-012)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 11547 185th Street (Map Reference No. 31-012)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Ranch

*B6. Construction History:

Built in 1963. Windows appear to be non-original vinyl. Property was not clearly visible from public ROW; alterations could not be noted.

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property is a single-family residence that was built in 1963. Archival research failed to ascertain the original owner, architect or contractor. Limited information was found on former occupants based on available sources and no consequential information was uncovered. The only resident to be identified was John Bedford in 1975.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a modest example of a Ranch-style residence and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles County Office of the Assessor. Various. "Land Records Viewer".

Accessed November 2018 at

<http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM>.

Luskey Brothers & Co. 1975-1976. Artesia-Cerritos-Norwalk Telephone Directory.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project

Area viewed online. <https://www.historicaerials.com/viewer>. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by

location and date. <https://www.newspapers.com/>. Accessed November 2018.

Newspaperarchive.com. "Home" [digitized archive]. Newspaper Articles, various

by location and date. <https://www.newspaperarchive.com/>. Accessed November 2018.

UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database].

Aerials of project area. Accessed November 21, 2018 at

http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

Zillow. 2018. "11547 185th St., Artesia, CA 90701". Accessed December 3, 2018 at

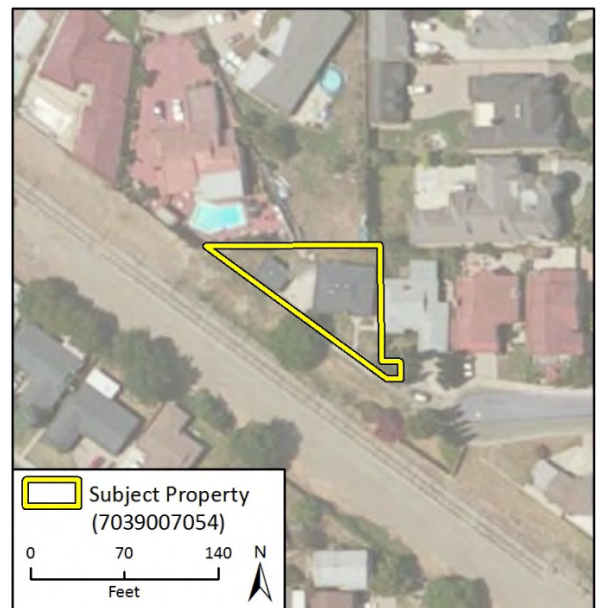
https://www.zillow.com/homes/for_sale/21121125_zpid/33.900342,-118.03256,33.827218,-118.142424_rect/12_zm/1_fr/.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: December 3, 2018

(This space reserved for official comments.)



D1. Historic Name: Tract No. 26649

D2. Common Name: Tract No. 26649

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

This district consists of Tract No. 26649. The eight parcels of this district located within the APE were formally surveyed, and the remainder of the district was informally surveyed to determine common architectural elements and alterations found within the district as a whole. Documentation of the entire district was beyond the scope of this project. Tract No. 26649 is a residential tract containing a total of 17 lots that were developed between 1961 and 1962 (County of Los Angeles Map Records Book 679, Page 44; Los Angeles County Office of the Assessor). The tract was platted adjacent to the railroad; thus, it is bordered on the north and east by the railroad right-of-way, on the south by 186th Street, and on the west by another residential subdivision. Circulation within the tract includes one curvilinear cul-de-sac street flanked by residential lots. At the time of the tract's construction, in 1962, the cul-de-sac bulb did not exist; it was formed later following the development of the adjacent property to the west. The buildings located within this tract include modest Ranch-style homes, and there does not appear to be a significantly planned landscape design. Landscaping is limited to that within the individual parcels; there is no park strip within the public right-of-way. At a later time, multi-family buildings were constructed at the end of the cul-de-sac; however, they were not part of the original subdivision. Of the eight parcels located within the APE, four possessed sufficient integrity to warrant documentation.

The following addresses are included in this district record: 11517, 11523, 11529, and 11537 Dena Street, Artesia.

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

The district is bounded on the south by 186th Street, on the east and north by the railroad right-of-way, and on the west by another residential subdivision.

***D5. Boundary Justification:**

The district boundary is limited to the legally defined tract boundaries.

***D6. Significance: Theme:** N/A

Area: N/A

Period of Significance: N/A

Applicable Criteria: N/A

The tract was evaluated as a historic district because it is a grouping of residential properties which were collectively developed and are historically and architecturally related. The land which was subdivided as Tract No. 26649 was sparsely developed through the mid-1950s. At that time it appears that a home site and orchard rows were located on the western side of the property. Much of the adjacent land to the west was undeveloped, and a large orchard was located nearby on the north side of the railroad right-of-way.

The community of Artesia was established when the Artesia Company acquired approximately 3,000 acres from various landholders and, after having the land surveyed, began selling lots in 1875. Over the last two decades of the 19th century, farming continued and the town developed. Artesia was largely unaffected by the Los Angeles region's first population boom in the 1880s, partly due to its relative inaccessibility. In the late 19th century the only rail service to the Artesia area was via the Southern Pacific Railroad, whose nearest stop was in Norwalk, approximately three miles from Artesia. However, in 1906 the Pacific Electric Railway began operation of the Santa Ana Line, which provided the first direct rail route out of Artesia, connecting the settlement to Los Angeles and Santa Ana. Dairy farming prospered and the need for farm laborers increased, resulting in migration to the area. By the 1920s the town of Artesia was suburbanized as orchards and fields were subdivided for house lots. Dairy farming was confined mostly to 8 to 10-acre farms located along the San Gabriel River (Cenovich 1995; Waldie 2016).

Following World War II, the Baby Boom and a population shift to the cities and suburbs of the U.S. Sunbelt produced massive population growth in the Los Angeles area. In the 1950s, Artesia shared in the population boom and saw the community's population double to nearly ten thousand over the decade. Amid a wave of 1950s city incorporations in Los Angeles County, the City of Artesia was formally incorporated on May 29, 1959. It was only two years later that the subject property, once rural, was subdivided for redevelopment as a housing tract. In the 1960s many of the remaining dairy farmers gave in to real estate developer's purchase offers and relocated their operations further east. By this time the communities of Cerritos and Artesia had shifted from ranching and farming into urbanized communities, and the I-605 and SR 91 were constructed through the area (Cenovich 1995; *Los Angeles Times* 1965; NETROnline, various; UCSB Map & Imagery Lab, various).

The tract's 1961 subdivision appears to have been undertaken by property owners C.J. and Jean C. Smith. The tract map was prepared by Kemmerer Engineering Company, Inc. The builder/contractor was not ascertained. Consisting of only 17 lots, the small subdivision does not appear to have been heavily advertised. Archival research did not indicate that the tract is historically significant in the real estate development of Artesia or Los Angeles County based upon lack of press coverage, and the tract is not known to have received awards or other honors. In addition, the homes in the subdivision are modest and undistinguished examples of Ranch-style homes, a style commonly found in the area. See continuation sheet, p. 2.

*Recorded by: Susan Zamudio-Gurrola

*Date: May 16, 2019 ■ Continuation

Update

D6. Significance, continued:

Tract No. 26649 was evaluated as a historic district in order to better understand its potential significance in the post-war suburbanization of Los Angeles County, and in the growth of the city of Artesia. Built in 1962, the tract was developed as part of the post-war residential building boom in the region and just two years after the City of Artesia formally incorporated. Though the subdivision is associated with the aforementioned real estate development trends in Los Angeles County and Artesia, the subdivision does not appear to be individually unique or significant within either of these contexts (Criteria A/1). Research did not indicate that the property is associated with any important persons significant in the history of the city, region, state, or nation (Criteria B/2). Neither the homes' designs nor the tract plan appear to demonstrate unique or innovative technical or aesthetic achievements. The predominant architectural style found in the tract, the Ranch house, reached a popularity among builders and home buyers such that it has become a ubiquitous residential type. Furthermore, many of the homes within the APE have undergone alterations such as the replacement of original windows, roofing material, exterior cladding, and entry and garage doors. Subsequently, the tract does not appear eligible under Criteria C/3 for embodying the distinctive characteristics of a type, period, or method of construction, exhibiting high artistic value, or representing the work of a master. A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). In summary, the buildings in Tract No. 26649 are not considered eligible for listing in the National Register of Historic Places or the California Register of Historical Resources individually or as a historic district.

***D7. References:**

Cenovich, Marilyn. 1995. "The Story of Cerritos". Accessed August 7, 2018 at http://menu.ci.cerritos.ca.us/collections/local_history/cl_lhStory4.htm

Los Angeles County Assessor Portal. Parcel data for 11517, 11523, 11529, and 11537 Dena Street.

Los Angeles Times. 1965. "Dairy Valley Voters Favor Subdivision", 3 March.

NETROnline. Various. Aerial photographs of subject tract and vicinity. Accessed May 16, 2019 at www.historicaerials.com

UCSB Map & Imagery Lab. Various. Aerial photographs of subject tract and vicinity. Accessed May 16, 2019 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Waldie, D.J. 2016. "Milk Made These Communities of Southeast L.A. County", 18 August. KCET. Accessed August 6, 2018 at <https://www.kcet.org/shows/lost-la/milk-made-these-communities-of-southeast-la-county>

***D8. Evaluator:** Susan Zamudio-Gurrola **Date:** May 16, 2019

Affiliation and Address: Rincon Consultants, Inc., 250 E. First Street, Suite 1400 Los Angeles, CA 90012

*Recorded by: Susan Zamudio-Gurrola

*Date: May 16, 2019

Continuation

Update



*Recorded by: Susan Zamudio-Gurrola

*Date: May 16, 2019

Continuation

Update



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 5 of 9

*Resource Name or #: Tract No. 26649 (Map Reference No. 31-013)

P1. Other Identifier:

*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: City: Artesia Zip: 90701

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

e. Other Locational Data: Elevation:

The district is bounded by railroad right-of-way on the north and east, 186th Street on the south, and another residential subdivision to the west.

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

Eight parcels of Tract No. 26649 that are located within the APE were recorded. None of the buildings appear to possess sufficient architectural quality for the reasons identified in the district record to be considered eligible for listing in the NRHP or the CRHR as individual historic resources or as a historic district.

*P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo:

View of an example of an altered Ranch-style house found in this district.



*P6. Date Constructed/Age and Sources:

Historic

Prehistoric Both

1962 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded: 12/5/2018

*P10. Survey Type: Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

Other Listings
Review Code

Reviewer

Date

Page 6 of 9

*Resource Name or #: 11517 Dena Street (Map Reference No. 31-013)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Date: Township: , Range: , Section:

S.B.B.M.

c. Address: 11517 Dena Street

City: Artesia

Zip: 90701

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

e. Other Locational Data: APN: 7039-025-007. Legal description: TRACT # 26649 LOT 7

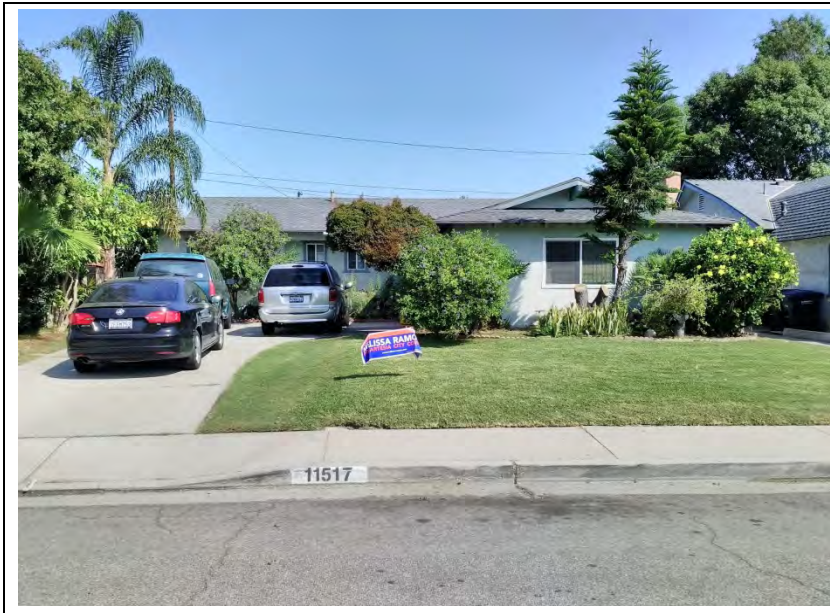
***P3a. Description:**

The property is a nearly rectangular parcel containing a one-story single-family residence designed in a Ranch style. The home features an L-shaped footprint in which the garage projects forward towards the street. The home is covered with a gable-on-hipped roof that shows exposed rafter tails and is covered with composition shingles. Exterior cladding is stucco and windows are vinyl sliders. Some of the windows on the façade have decorative wooden casings. The primary entrance is located on the southwestern façade and is recessed under the roof overhang; it is not clearly visible from the public ROW. The garage door appears to be a contemporary sectional roll-up door. A brick chimney is located on the east elevation. The property is located mid-block on a level parcel and is landscaped with a lawn, shrubs, and trees. Hardscaping includes a paved concrete driveway. Alterations include the replacement of original windows and the garage door. The property is in good condition.

The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single Family Property

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



P5b. Description of Photo:
Southwestern façade, view to the northeast.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1962 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

May 16, 2019

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
Review Code

Reviewer

Date

Page 7 of 9

*Resource Name or #: 11523 Dena Street (Map Reference No. 31-013)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Date: Township: , Range: , Section:

S.B.B.M.

c. Address: 11523 Dena Street

City: Artesia

Zip: 90701

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

e. Other Locational Data: APN: 7039-025-006. Legal description: TRACT # 26649 LOT 6

***P3a. Description:**

The subject property is a rectangular parcel containing a one-story single-family residence. The home features an L-shaped footprint in which the garage projects forward towards the street. The larger section of the home is covered by a side-gabled roof while the garage is covered by a gambrel roof, both of which have exposed rafter tails and are clad with composition shingles. Exterior cladding includes stucco and vertical wood siding near the entrance and in the gable face. Windows are double-hung vinyl. The primary entrance is located on the southwestern façade, but was not clearly visible from the public ROW. The garage door is a contemporary sectional roll-up door. A brick chimney is located on the west elevation. The property is located mid-block on a level parcel and is landscaped with a grass lawn and shrubs. Hardscaping includes a paved concrete driveway. Alterations include non-original stucco and the replacement of windows and the garage door.

The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single Family Property

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



P5b. Description of Photo:
Southwestern façade, view to the north.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1962 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

May 16, 2019

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
Review Code Reviewer Date

Page 8 of 9

*Resource Name or #: 11529 Dena Street (Map Reference No. 31-013)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Date: Township: , Range: , Section: S.B. B.M.

c. Address: 11529 Dena Street City: Artesia Zip: 90701

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

e. Other Locational Data: APN: 7039-025-005. Legal description: TRACT # 26649 LOT 5

***P3a. Description:**

The subject property is an irregularly shaped parcel containing a one-story single-family residence. The home has an irregular footprint and is topped with hipped and gable-on-hipped roofs covered with composition shingles. Exterior cladding is stucco and windows are aluminum sliders. The primary entrance is located on the southwest elevation but is obscured from view by a wood-framed screen door at the time of the survey. The garage door appears to be a contemporary sectional roll-up door. The property is located mid-block on a level parcel and is landscaped with a lawn, shrubs, and rose bushes. The driveway is paved with concrete and brick.

The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single Family Property

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



P5b. Description of Photo:
Southwestern façade, view to northeast.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1962 (Los Angeles County Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

May 16, 2019

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
Review Code Reviewer Date

Page 9 of 9

*Resource Name or #: 11537 Dena Street (Map Reference No. 31-013)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Date: 1981 Township: , Range: 1, Section:

S.B.B.M.
Zip: 90701

c. Address: 11537 Dena Street City: Artesia

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

e. Other Locational Data: APN: 7039-025-004. Legal description: TRACT # 26649 LOT 4

***P3a. Description:**

The property is an irregularly shaped parcel containing a one-story single-family residence. The building has an irregular footprint and is covered by gabled roofs with raking cornices. Exterior cladding is rough stucco and windows are vinyl sliders. The primary entrance is located on the western façade and is composed of a wooden door with glazing. The property is located near the middle of the block on a level parcel and is landscaped with a grass lawn, hedges, shrubs, and a large tree. Hardscaping includes a paved concrete driveway and walkway leading to the entrance. A concrete block wall lines the north and south edges of the property.

The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single Family Property

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



P5b. Description of Photo:
Western façade, view to the northeast.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1962 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

May 16, 2019

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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):

Other Listings
 Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 11562 186th Street (Map Reference No. 31-014)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
 *b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township 3S Range 12W Section 36 S.B. B.M.
 c. Address: 11562 186th Street City: Artesia Zip: 90701-0000
 d. UTM: Zone: , X: Y: mE/ mN (G.P.S.)
 e. Other Locational Data: APN: 7039-009-069

***P3a. Description:**

The subject property contains a pair of two-story vernacular apartment buildings and a covered parking structure. A two-story L-shaped apartment building defines the parcel's north and west boundaries. The building is topped with an intersecting gabled roof and is primarily clad with stucco. Fenestration on the façade consists of regularly spaced vertical bays containing two stacked aluminum windows (each appears to be a sliding window over a fixed single pane). Each bay is framed by a decorative casing extending the height of the façade. The corners of the façade are defined with quoins. Located near the center of the façade, the primary entrance consists of a breezeway that also showcases quoins at its edges. The entry is secured by a metal security gate; above this is a central solid panel flanked by tall glass panels. Additional windows on the east elevation are aluminum sliders.

A second two-story residential building is located in the center of the parcel. Its design is similar to the primary building, featuring a rectangular footprint, a gabled roof, stucco cladding and little ornamentation. The buildings face inward toward each other, with landscaping. An L-shaped carport is located at the western and southern edges of the property, along with parking stalls. The property is situated on a level, rectangular parcel. A driveway near the northwestern corner of the property leads to the parking areas. Additional landscaping along the northern façade includes shrubs, small trees and other groundcover.

***P3b. Resource Attributes:** HP3: Multiple Family Property

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



P5b. Description of Photo:
 North façade of primary building on parcel, camera facing southeast.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both

1973 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
 N/A

***P8. Recorded by:**
 Susan Zamudio-Gurrola
 Rincon Consultants
 250 E. First Street, Suite 1400
 Los Angeles, CA 90012

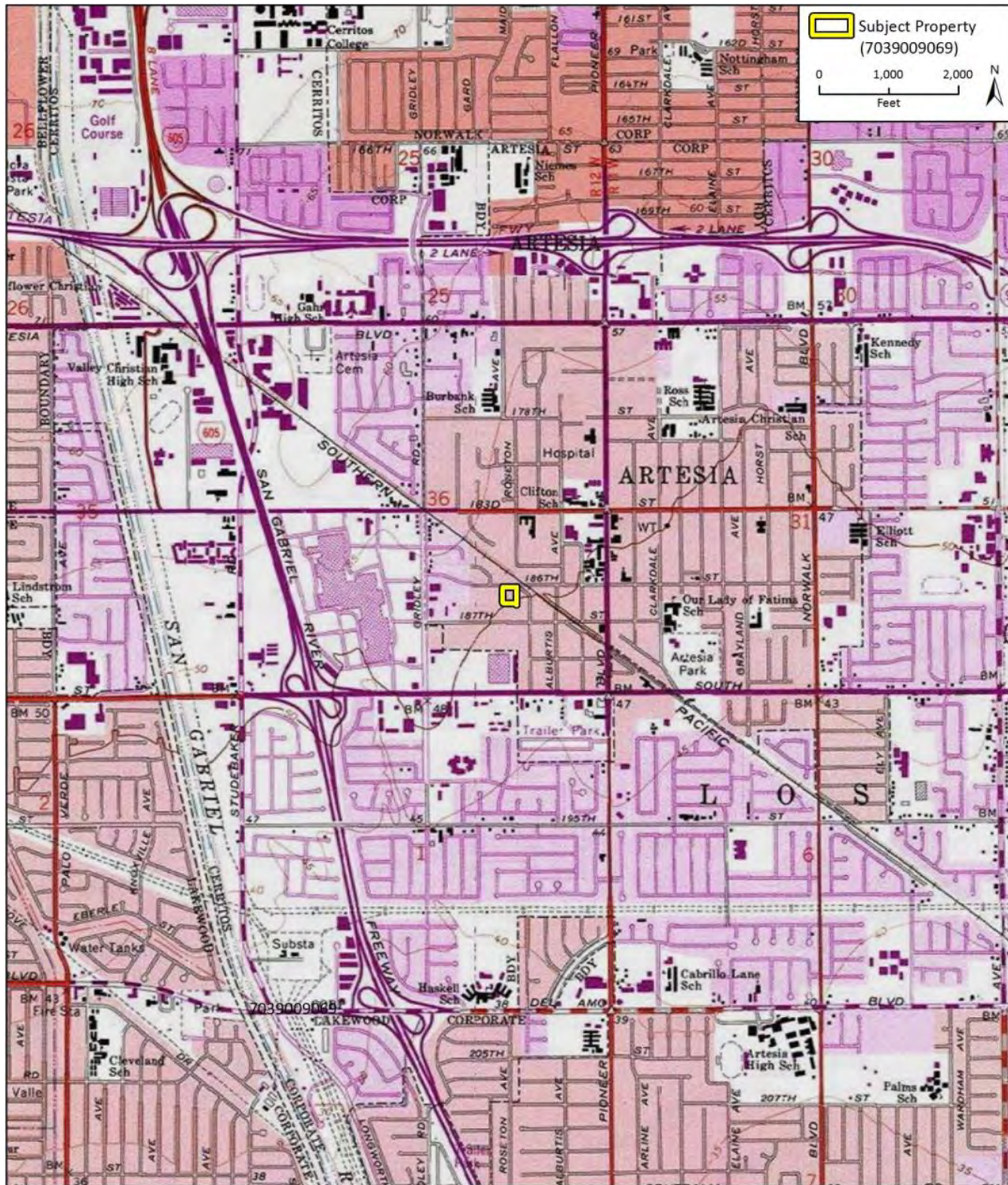
***P9. Date Recorded:**
 2018-1-18

***P10. Survey Type:**
 Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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

*Resource Name or # 11562 186th Street (Map Reference No. 31-014)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Multi-family apartments
 B4. Present Use: Multi-family apartments

*B5. Architectural Style: N/A

*B6. Construction History:
 Built in 1973. No significant alterations documented.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family apartment complex built in 1973. Its construction was relatively late within the neighborhood that was nearly fully developed by the 1960s (NETROnline, various). The property was developed by Statewide Developers, a prolific real estate developer based in Los Alamitos, California. The firm developed a large body of multi-family buildings, including over 600 apartments in the nearby city of Long Beach by the late 1980s (*Press-Telegram* 1973; Cipriano 1986). Neither the architect nor the contractor for the subject property was identified through archival research, and no notable information was found for residents of the property.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The buildings are undistinguished examples of apartments with no particular architectural style. They do 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also recommended ineligible as a contributor to any existing or potential historic districts. In addition, the property is recommended ineligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

*B12. References:

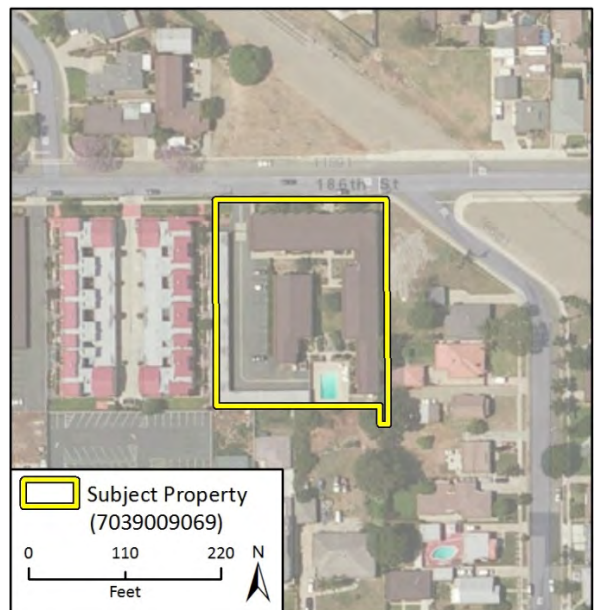
- Cipriano, Ralph. 1986. "Alex Bellehumeur – Long Beach developer, and mover and shaker", *Los Angeles Times*, 20 November.
- Luskey Brothers & Co. 1975. Artesia-Cerritos-Norwalk Telephone Directory. Accessed at Ancestry.com
- Luskey Brothers & Co. 1980. Artesia "Yellow Book" Criss Cross City Directory. Accessed at Ancestry.com
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed November 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed November 2018.
- Newspaperarchive.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed November 2018.
- Press-Telegram (Long Beach) 1973. Real estate ad for 11562 E. 186th Street, Artesia. 29 August. Accessed on November 27, 2018 at newspaperarchive.com

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola, Rincon Consultants

*Date of Evaluation: October 16, 2018

(This space reserved for official comments.)



Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 11710 187th Street (Map Reference No. 32-002)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township 3S, Range 12W, Section 36
S03.0S12.00W36S.B.B.M.

c. Address: 11710 187th Street City: Artesia Zip: 90701

d. UTM: Zone: 11 N. mE/ mN (G.P.S.)

e. Other Locational Data: APN: 7039015016

***P3a. Description:**

The subject property is a one-story vernacular residential building. The rectangular-plan building sits on a concrete foundation and is capped by a hipped roof sheathed in asphalt shingles. Rough stucco sheathes its wood frame structural system. Windows are non-original, vinyl, horizontal sliding sashes. Entrances to the building are located on the north and east elevations and feature a glazed wood-panel door and a sliding glass door. The property is located at the corner of 187th Street and Corby Avenue on a level parcel and is landscaped with a lawn and ornamental plants. The building is in good repair. Alterations include the replacement of the original windows and doors.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

North and east elevations; camera facing southwest.

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

Historic Prehistoric Both

1976 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 28, 2019

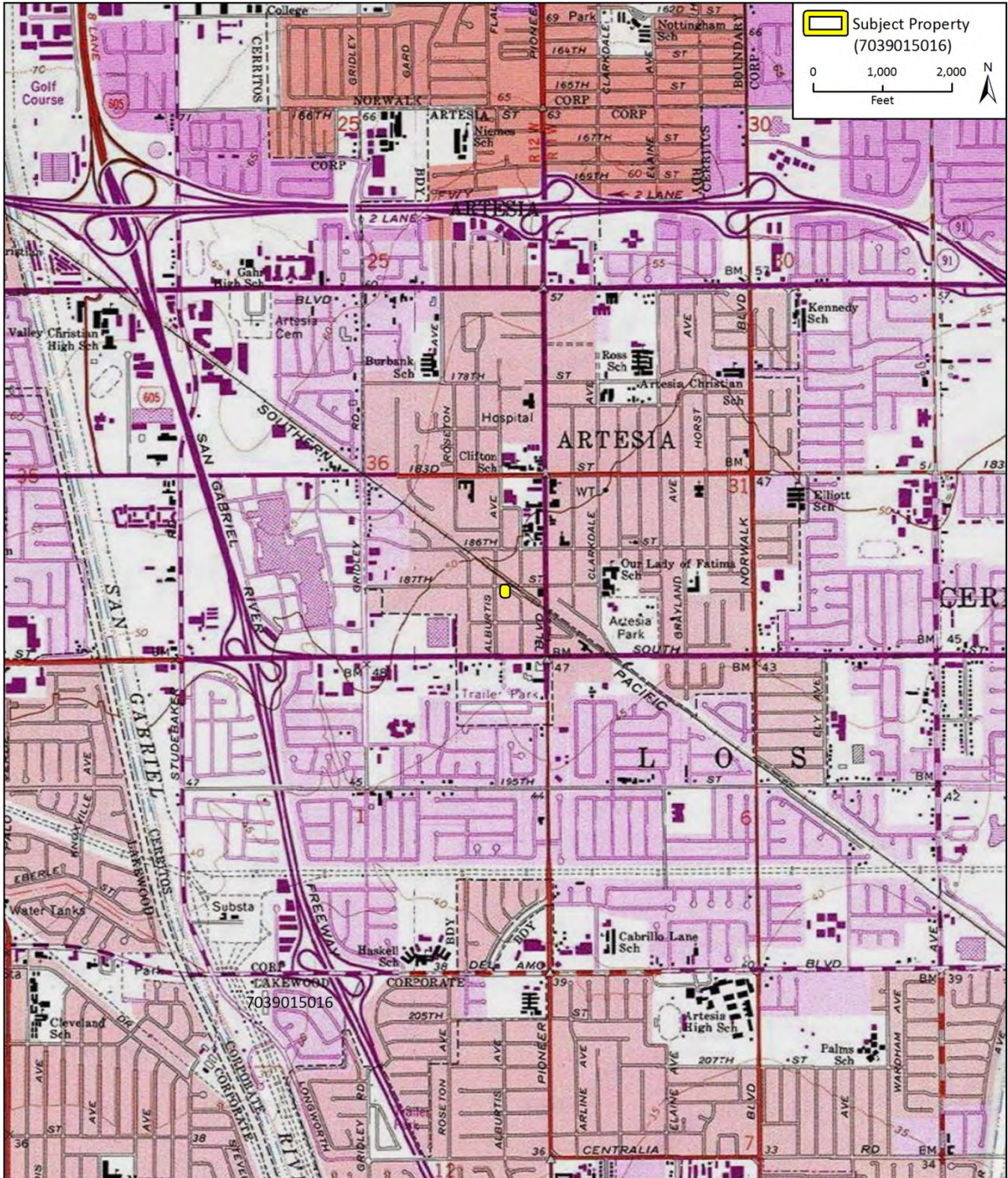
***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 11710 187th Street (Map Reference No. 32-002)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: N/A

***B6. Construction History:**

According to parcel data the residence was constructed in 1976. The current vinyl sash windows and doors were installed subsequently.

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property is a single-family residence constructed in 1976. A search of city directories and contemporary newspapers found that R.E. Owen resided at this address in 1980. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a vernacular residential building and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed Dec. 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed Dec. 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed Dec. 2018.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed Dec. 2018.

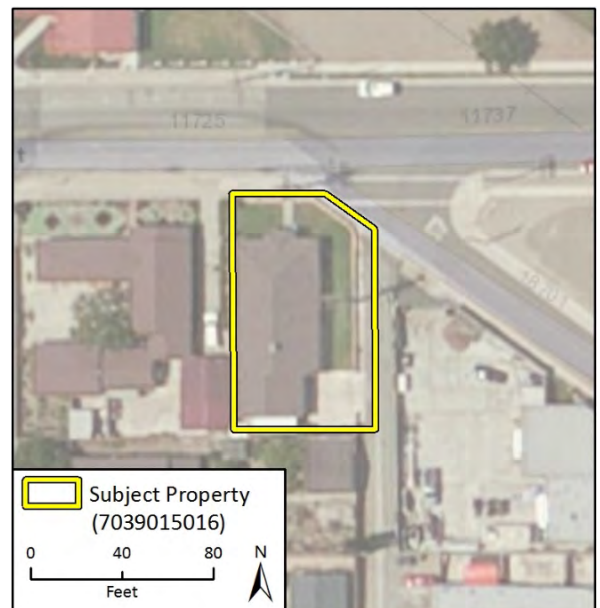
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed Dec. 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 7, 2018

(This space reserved for official comments.)

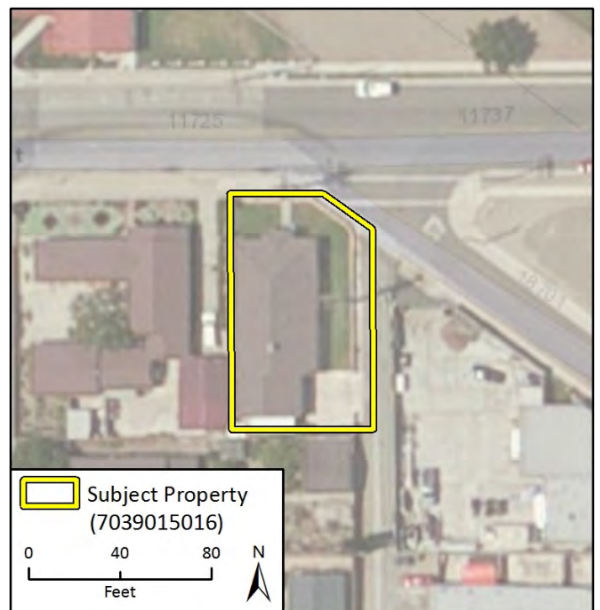


State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 11710 187th Street (Map Reference No. 32-002)
Page 3 of 3

*NRHP Status Code 6Z

(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 3

*Resource Name or #: 18717 Corby Avenue (Map Reference No. 32-003)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township 3S, Range 12W, Section 36 S.B.M.
c. Address: 18717-19 Corby Avenue City: Artesia Zip: 90701
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 7039-015-006

***P3a. Description:**

The subject property is a one-story apartment building designed with no discernible style. The rectangular plan building sits on a concrete foundation and is capped by a low-pitched side-gabled roof sheathed in asphalt shingles. Smooth stucco sheathes its structural system. Windows are non-original vinyl sashes. Exterior entrances to the dwelling units are located on the north elevation and are obscured by metal security doors. The property is located mid-block on a level parcel and is landscaped with lawn, ornamental plants, and a mature evergreen tree. Alterations include the replacement of original windows.

*P3b. Resource Attributes: HP6. Multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

East and south elevations; camera facing northwest.

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

Historic Prehistoric Both

1953-1958 (Netronline 2018; UCSB 2018; Newspapers.com 2018)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

December 10, 2018

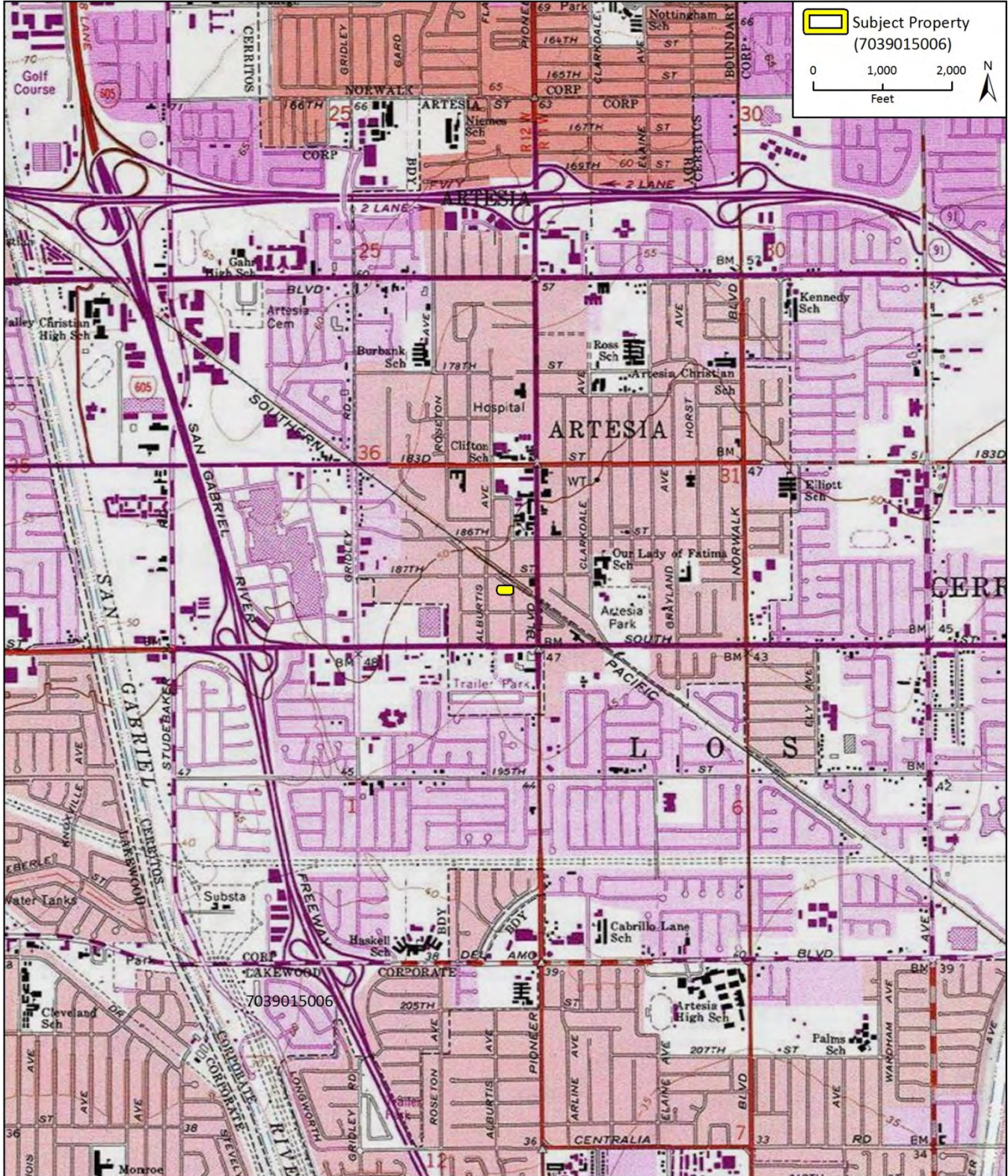
***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 18717 Corby Avenue (Map Reference No. 32-003)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Residential
 B4. Present Use: Residential

*B5. Architectural Style: No discernible style

***B6. Construction History:**

Although the Los Angeles County Office of the Assessor lists the building's construction date as 1940, historic aerial photographs and newspaper items confirm the building was erected sometime between 1953 and 1958 (Netronline 2018; UCSB 2018; Newspapers.com 2018).

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a multi-family residential building constructed in sometime between 1953 and 1958. City directory listings and newspaper items dated from between 1958 and 1980 identify Reuben Roman, J.E. Griggs, S.S. Abeyta, and Lola Wisrock as past occupants of the property. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a multi-family residential building, a ubiquitous property type, and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

***B12. References:**

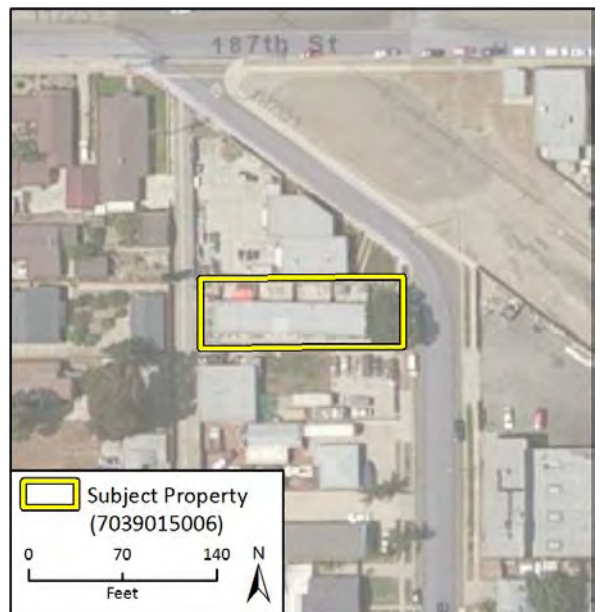
- Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Huntington Park, California, City Directory. Provo, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed December 2018
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed Dec. 2018.
- UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 10, 2018

(This space reserved for official comments.)



Other Listings
Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: 18724 Alburdis Avenue (Map Reference No. 32-004)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township 3S, Range 12W, Section 36 S.B.B.M.
c. Address: 18724 Alburdis Avenue City: Artesia Zip: 90701
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 7039-015-012

***P3a. Description:**

The subject property is a two-story vernacular residential building with elements of the Craftsman style. The irregular-plan building sits on a concrete foundation and is capped by a multi-tiered gabled roof sheathed in asphalt shingles. Horizontal and vertical wood planks and wood shingles sheathe its wood frame structural system. Windows are non-original metal or vinyl sashes. The main entrance is located on the south elevation and is obscured by a metal security door. The property is located mid-block on a level parcel and is landscaped with a lawn, various ornamental plants, and mature trees. Alterations include the replacement of original windows and the construction of a large rear addition.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
West and south elevations; camera facing east.

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

Historic Prehistoric Both

1920 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First St., Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

December 10, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

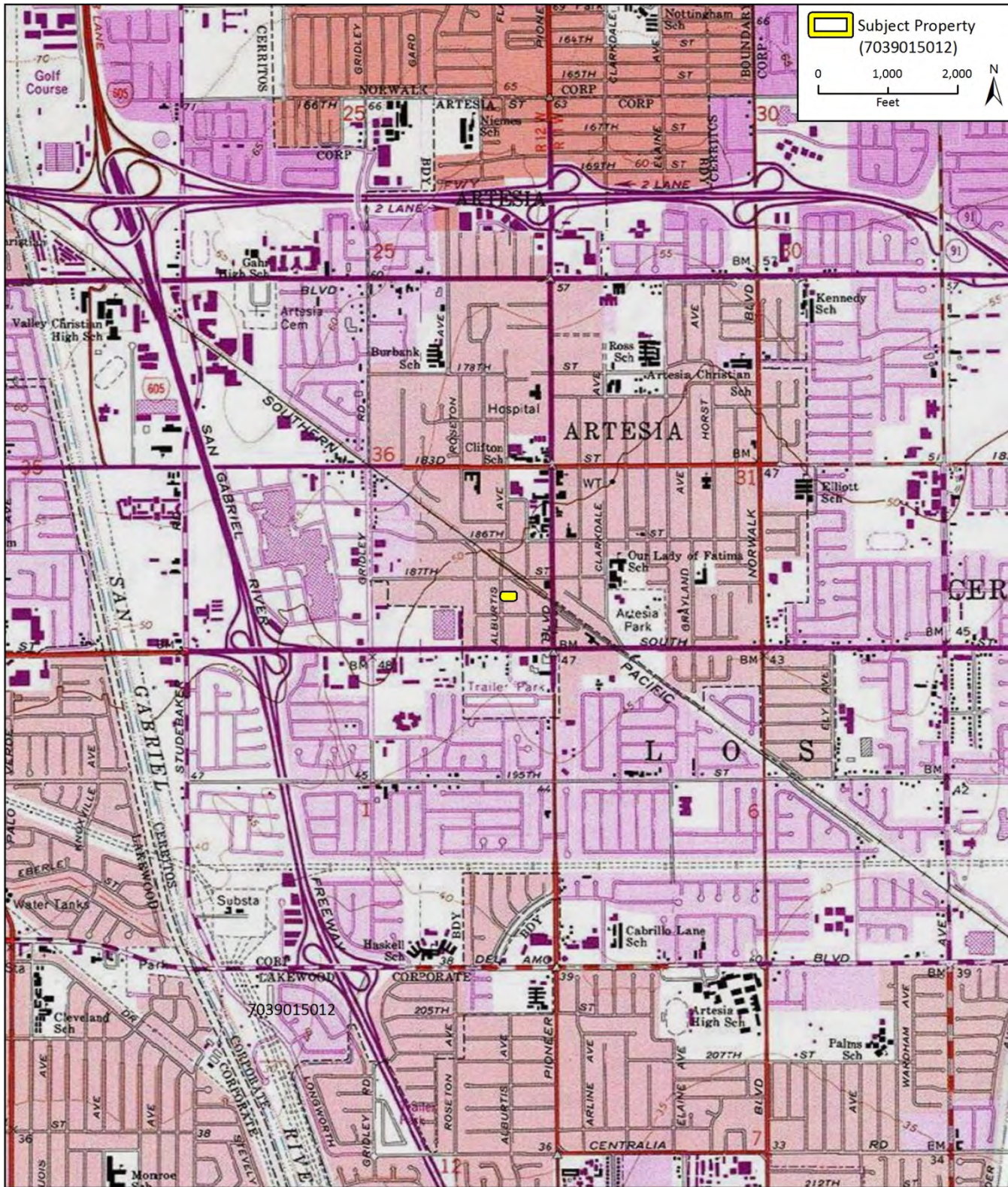
Page 2 of 3

*Resource Name or # 18724 Alburdis Ave (Map Reference No. 32-004)

*Map Name: Los Alamitos

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 18724 Alburdis Avenue (Map Reference No. 32-004)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Residential
*B5. Architectural Style: Craftsman-influenced

***B6. Construction History:**

According to parcel data, the building was constructed in 1920. A two-story addition was constructed at the rear of the building and windows were replaced at an unknown date.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a residential building constructed in 1920. A search of city directories indicates that A.W. Lucas resided at this address in 1980 (Ancestry.com 2011). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). Although the building features elements of the Craftsman style, the large rear addition and replacement of original windows have altered its integrity such that is not highly representative of the style; it therefore 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also recommended not eligible as a contributor to any existing or potential historic districts. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

***B12. References:**

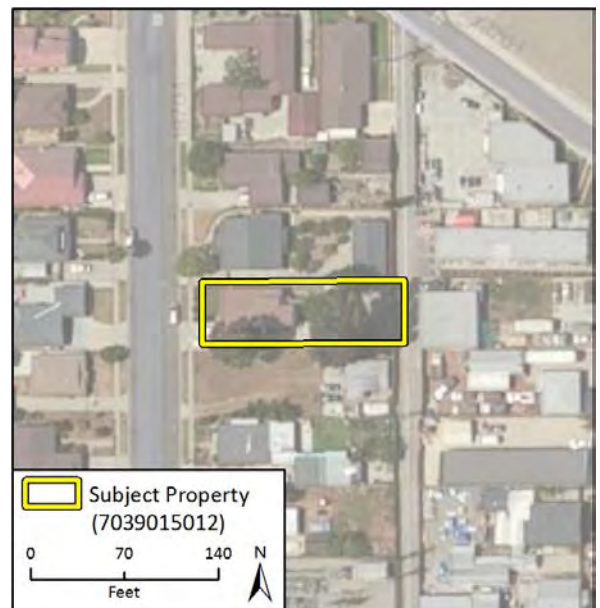
- Ancestry.com. U.S. City Directories, 1975, 1980 [database on-line]. Artesia, California, City Directory. Provo, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed December 2018.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2019.
- Los Angeles, City of: Public Library. "Los Angeles Street - Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed December 2018

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 10, 2018

(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 3

*Resource Name or #: 18729 Corby Avenue (Map Reference No. 32-005)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township 3S, Range 12W, Section 36

c. Address: 18729 Corby Avenue City: Artesia

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

e. Other Locational Data: APN: 7039-015-004

S.B.B.M.
Zip: 90701

***P3a. Description:**

The subject property is a one-story single-family residence built in the Minimal Traditional style. The home has a nearly square footprint and sits on a concrete foundation. It is capped by a hipped roof with narrow eaves that is clad with asphalt shingles. Smooth stucco sheathes its wood frame structural system. Windows are aluminum, horizontal sliding and non-original vinyl, 1/1 sashes. The primary entry is located on the eastern façade beneath a partial width porch supported by what appear to be cylindrical posts. The entry door was obscured from view by a metal security door. The property is located mid-block on a level parcel that is mostly paved with concrete. Landscaping is limited to the park strip planted grass in the public right-of-way. Alterations include: the replacement of original windows and roofing materials; the resizing of window openings; the replacement of porch support posts.

At the rear of the property is a detached garage. The rectangular plan building features a gabled roof, horizontal wood plank siding, and a metal roll-up and solid wood door, both on the east elevation.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; camera facing west.

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

Historic Prehistoric Both

Ca. 1951 (Los Angeles County Office of the Assessor; Netronline 2018; UCSB 2018)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First St. Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

December 3, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

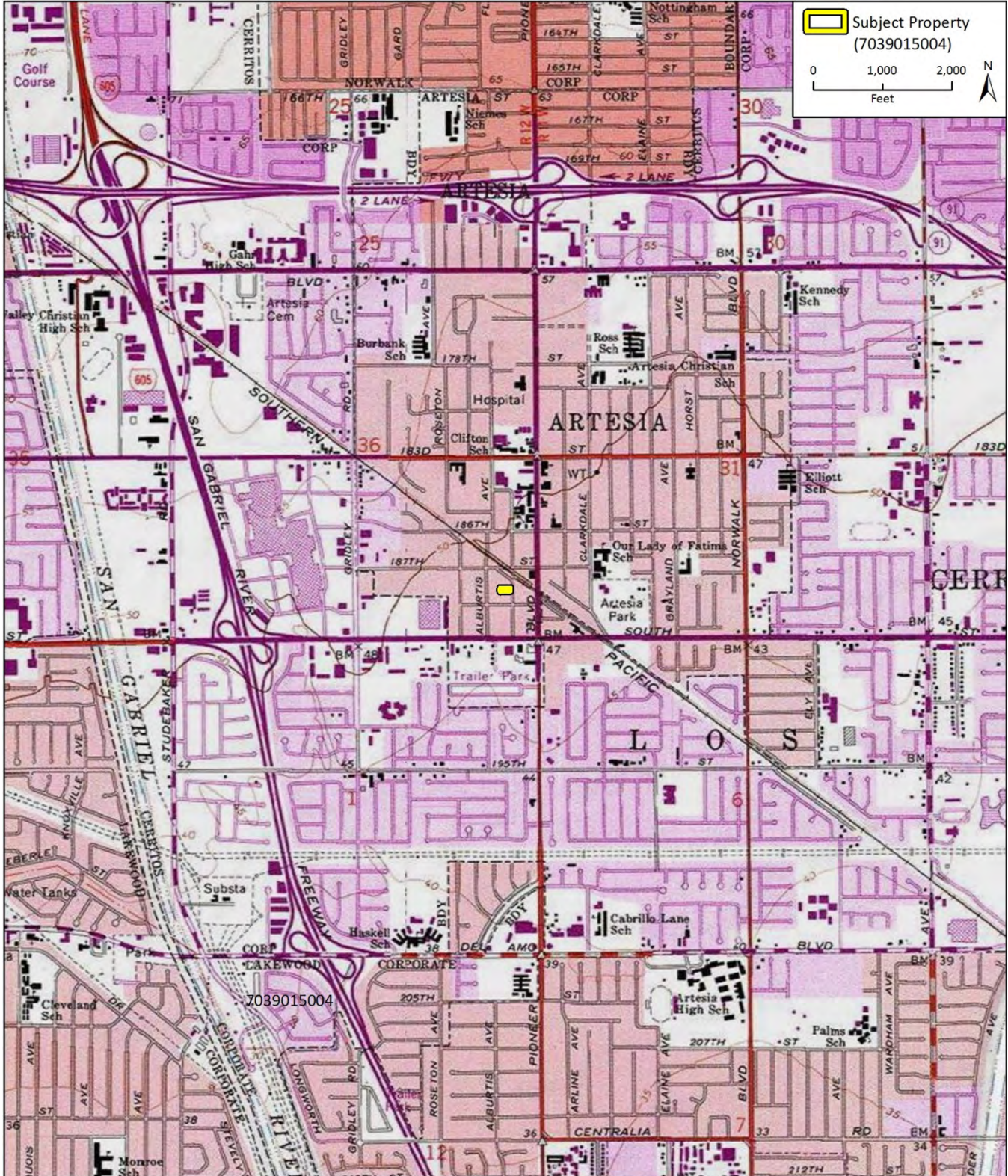
Page 2 of 3

*Resource Name or # 18729 Corby Avenue (Map Reference No. 32-005)

*Map Name: Los Alamitos

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 18729 Corby Avenue (Map Reference No. 32-005)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

***B6. Construction History:**

According to parcel data, the subject residence was constructed in 1951. However, historic aerial images suggest the residence and garage appeared on the property sometime between 1953 and 1960 (Netronline 2018; UCSB 2018).

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

According to parcel data, the single-family residential building was constructed in 1951. Historical city directories list Noah Lardon as the property's occupant in 1980 (Ancestry 2011). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a Minimal Traditional-style single-family residential building and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

***B12. References:**

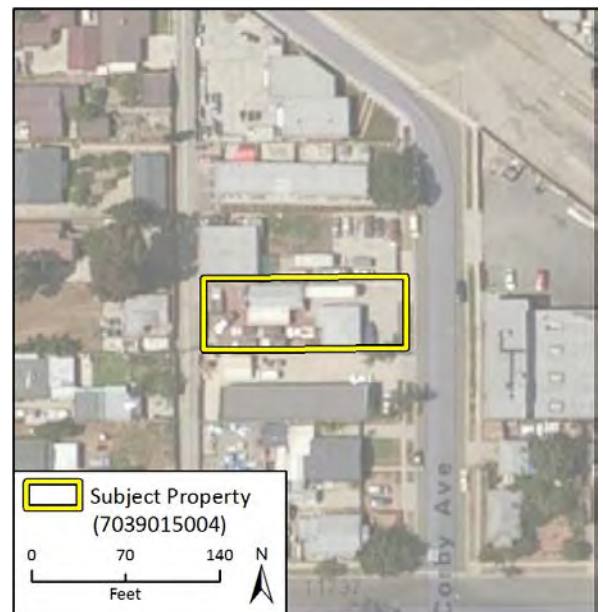
- Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Huntington Park, California, City Directory. Provo, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed Dec. 2018.
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed Dec. 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed Dec. 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.
- UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerial photos of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Dec. 2018

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 10, 2018

(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 3

*Resource Name or #: 18726 Albutis Avenue (Map Reference No. 32-006)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township 3S, Range 12W, Section 36 S.B.B.M.
c. Address: 18726 Albutis Avenue City: Artesia Zip: 90701
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 7039-015-011

***P3a. Description:**

The subject property is a one-story vernacular residential building. The irregular plan building sits on a concrete foundation and is capped by a roof that is alternately gabled and pent and is sheathed in asphalt shingles. Vertical wood plank siding sheathes its wood frame structural system. The building is not clearly visible from the public right-of-way and the windows types could not be determined. The main entrance is located on the west elevation and exhibits a wood panel door. The property is located mid-block on a level parcel and is landscaped with a lawn, mature trees, and several ornamental plants and shrubs. Alterations include the replacement of the original door.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation; camera facing east.

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

Historic Prehistoric Both

1949 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First St., Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

December 11, 2018

***P10. Survey Type:**

Intensive

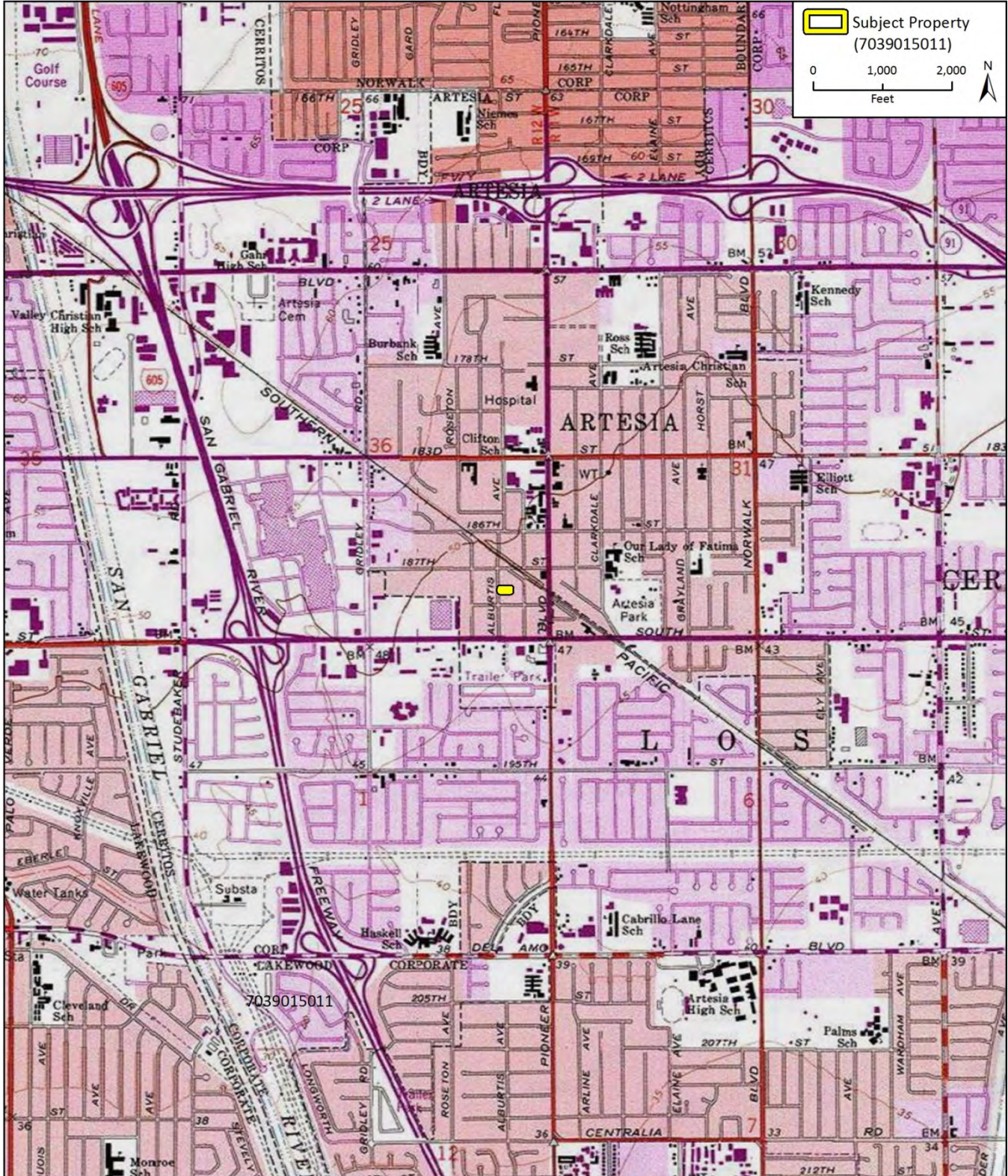
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 18726 Alburdis Avenue (Map Reference No. 32-006)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: N/A

***B6. Construction History:**

According to parcel data, the subject building was constructed in 1949. The front door was subsequently replaced.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residential building constructed in 1949. A search of city directories and a newspaper database revealed only that W.H. Cox was listed at this address in 1980 (Ancestry.com 2011; Newspapers.com 2018). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a vernacular single-family residential building and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

***B12. References:**

Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Artesia, California, City Directory. Provo, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed November 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed November 2019.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed November 2018.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed November 2018.

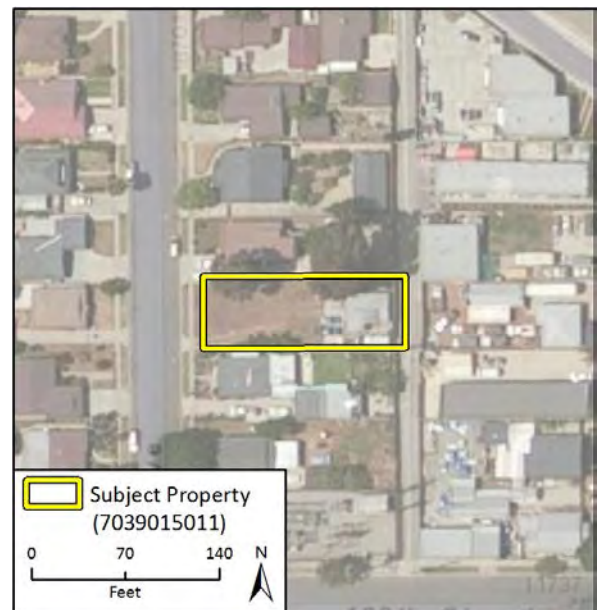
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed November 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 12, 2018

(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 3

*Resource Name or #: 18734 Albutis Avenue (Map Reference No. 32-007)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township 3S, Range 12W, Section 36 S.B.B.M.

c. Address: 18734 Albutis Ave City: Artesia Zip: 90701

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

e. Other Locational Data: APN: 7039-015-010

***P3a. Description:**

The subject property is a vernacular one-story residential building. The rectangular plan building sits on a concrete foundation and is capped by a gable-on-hip roof sheathed in asphalt shingles. Smooth stucco, board-and-batten siding, and a common bond brick veneer sheathe its wood frame structural system. Windows are aluminum, horizontal sliding sashes. The front door is located on the west elevations and is obscured by a metal security door. The property is located mid-block on a level parcel and is with a lawn and mature trees. Although no substantial alterations are apparent from the public right-of-way, historic aerial imagery suggests there is a rear addition.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation; camera facing east.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both

1973 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
N/A

*P8. Recorded by:
James Williams
Rincon Consultants
250 E. First St., Suite 1400
Los Angeles, CA 90012

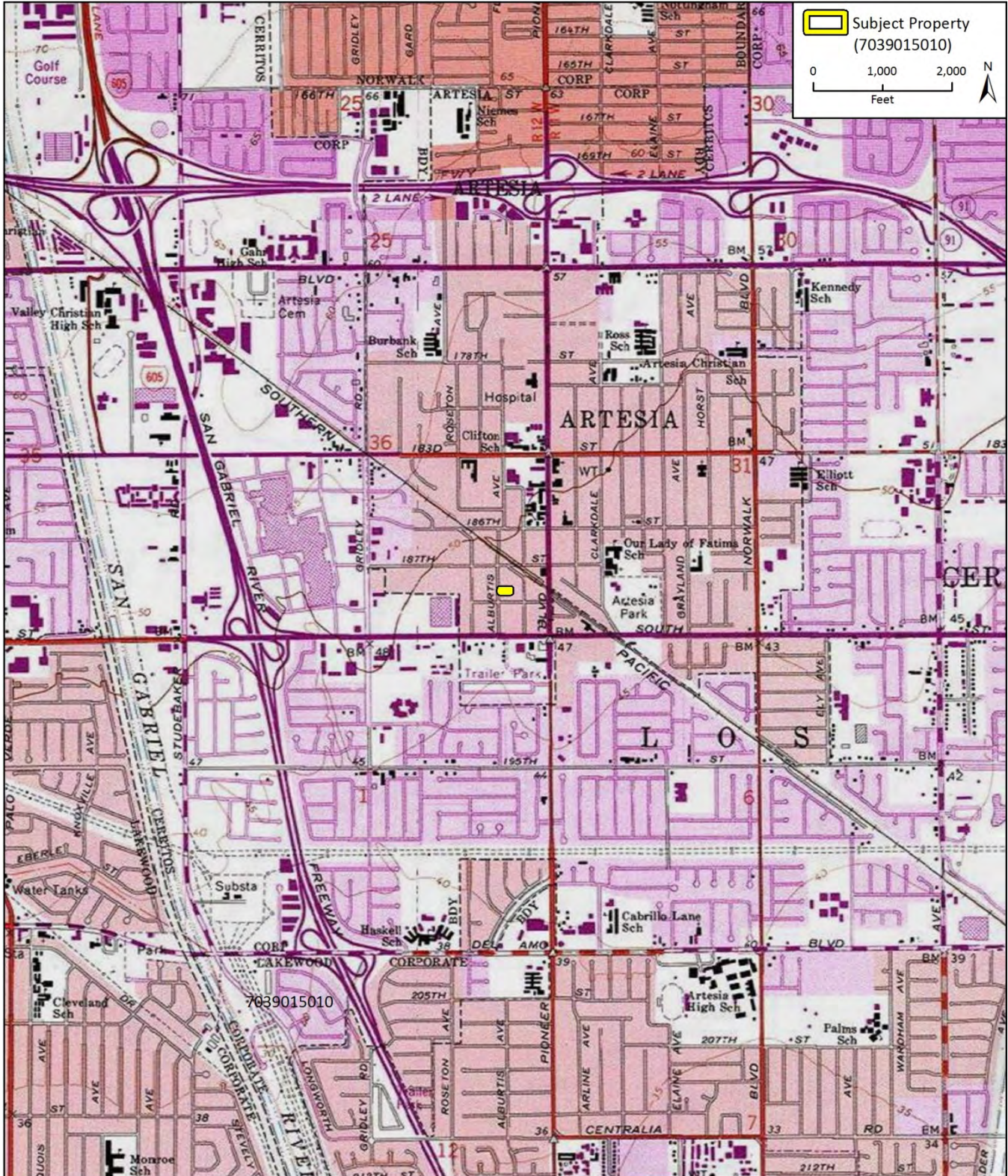
*P9. Date Recorded:
December 3, 2018

*P10. Survey Type:
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 18734 Alburdis Avenue (Map Reference No. 32-007)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Residential B4. Present Use: Residential
 *B5. Architectural Style: N/A

***B6. Construction History:**

The residence was constructed in 1973, according to parcel data. Historic aerial imagery suggests a rear addition was constructed sometime between 1994 and 2002 (NETROnline 2018).

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residential building constructed in 1973. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is an ordinary example of a vernacular single-family residential building and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

***B12. References:**

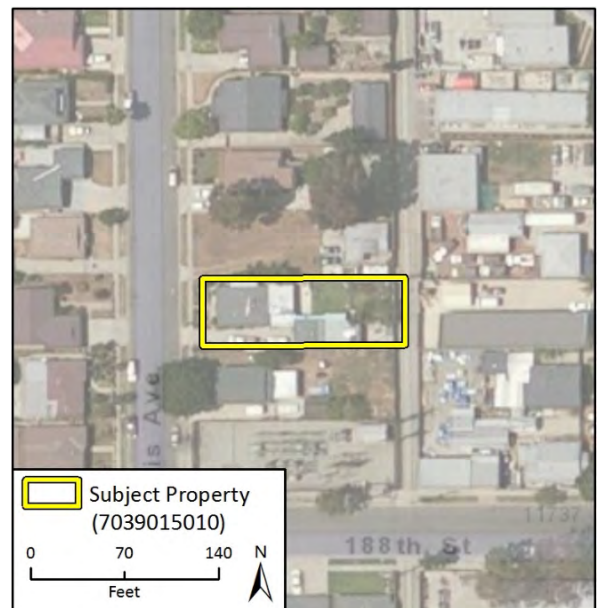
- Ancestry. "United States City Directories, 1822-1995." [digitized archive]. Artesia, 1975, 1980. <https://search.ancestry.com/search/db.aspx?dbid=2469&path=>. Accessed December 2018.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2019.
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 9, 2018

(This space reserved for official comments.)



Other Listings
Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: 18739 Corby Avenue (Map Reference No. 32-008)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township 3S, Range 12W, Section 36
S03.0S12.0W36 S.B.B.M.

c. Address: 18739 Corby Avenue City: Artesia Zip: 90701

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

e. Other Locational Data: APN: 7039-015-002

***P3a. Description:**

The subject property is a one-story vernacular residential building. The rectangular plan building sits on a concrete foundation and is capped by a gabled roof sheathed in asphalt shingles. Horizontal wood panel siding sheathes its wood frame structural system. Windows are wood, 1/1 double-hung and single-pan, fixed sashes. The front door is located on the east elevation, its type obscured by a metal security door. The property is located mid-block on a level parcel and is landscaped with a lawn and decorative plants and shrubs. Alterations include the replacement of original window and roofing materials.

Aerial imagery suggests there is an ancillary building located to the immediate northeast of the residence. It possesses a rectangular plan and a gabled roof. Due to site constraints, no further details could be ascertained.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

East and south elevations; camera facing west.

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

Historic Prehistoric Both

1912 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First St., Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

December 3, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

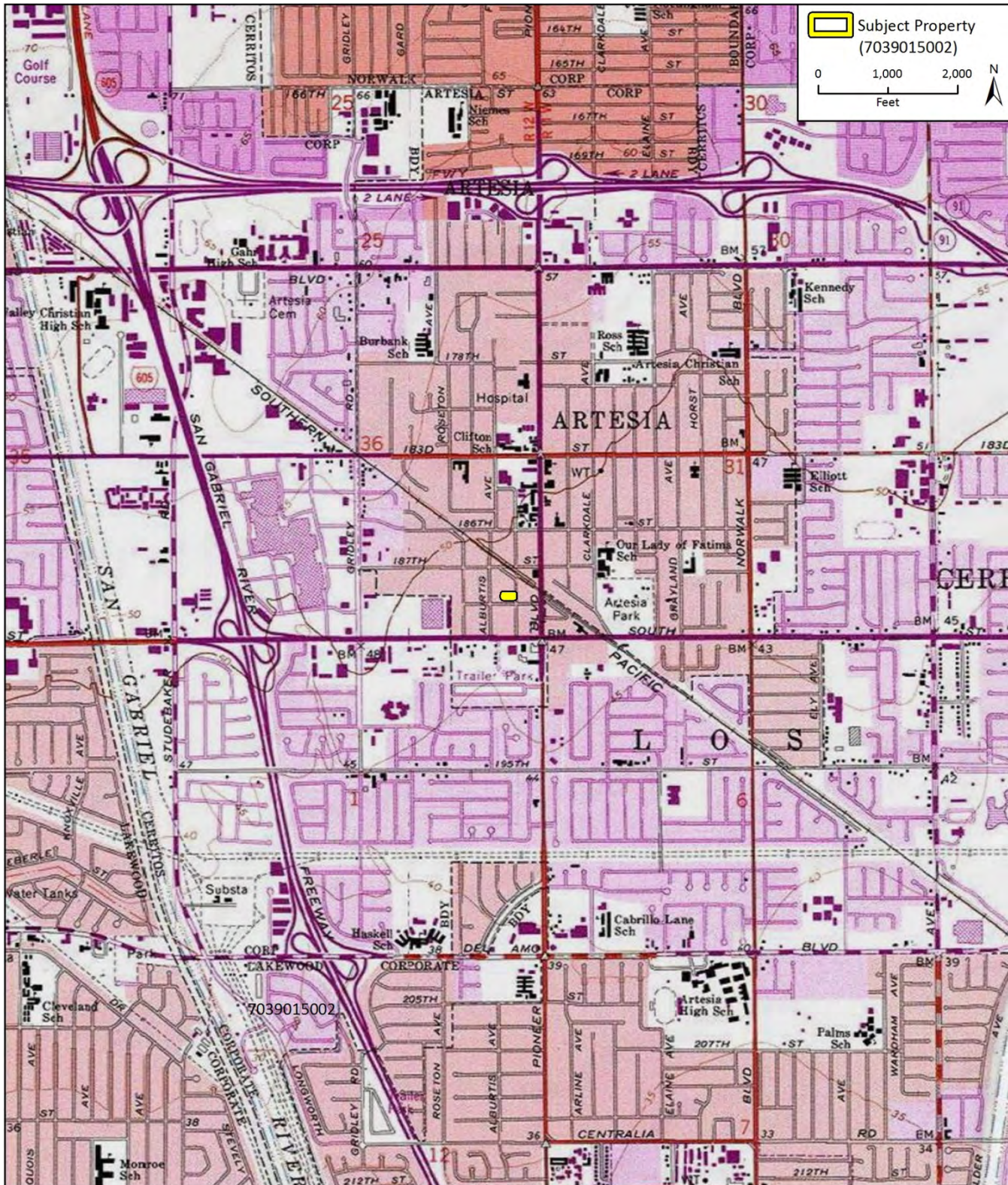
Page 2 of 3

*Resource Name or # 18739 Corby Avenue (Map Reference No. 32-008)

*Map Name: Los Alamitos

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 18739 Corby Avenue (Map Reference No. 32-008)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Residential
*B5. Architectural Style: N/A

***B6. Construction History:**

According to parcel data, the subject resource was constructed in 1912 with possible alterations carried out in 1925.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residential building constructed in 1912. Residents listed at this address in city directories include Mrs. E.D. Stelling. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a vernacular single-family residential building and 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). There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The property is also recommended ineligible as a contributor to any existing or potential historic districts. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

***B12. References:**

- Ancestry. "U.S. City Directories, 1822-1995." [digitized archive]. Artesia, 1975, 1980. <https://search.ancestry.com/search/db.aspx?dbid=2469&path=>. Accessed December 2018.
- Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants
*Date of Evaluation: December 9, 2018

(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 3

*Resource Name or #: 18738 Albutis Ave (Map Reference No. 32-009)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township 3S, Range 12W, Section 36

c. Address: 18738 Albutis Ave

City: Artesia

S.B.B.M.
Zip: 90701

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

e. Other Locational Data: APN: 7039-015-010

***P3a. Description:**

The subject property is a one-story single family residence with no discernible style. The rectangular plan building sits on a concrete foundation and is capped by a gabled roof with exposed rafter tails that is sheathed in asphalt shingles. Smooth stucco sheathes its wood frame structural system. Windows are aluminum, horizontal sliding and wood or vinyl, 1/1 sashes. The front door is located on the west elevation and is obscured by a metal security door. Alterations include the replacement of original windows, the installation of decorative metal porch roof supports, and the construction of a rear addition. The building's stucco siding also appears to be non-original. To the immediate southeast of the residence is a detached garage. It features a rectangular plan, a gabled roof, and vertical wood siding. The property is located mid-block on a level parcel and is landscaped with a lawn and a mature ficus tree.

*P3b. Resource Attributes: HP2. Single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:

West and south elevations; camera facing east.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1923 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
Rincon Consultants
250 E. First St., Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

December 3, 2018

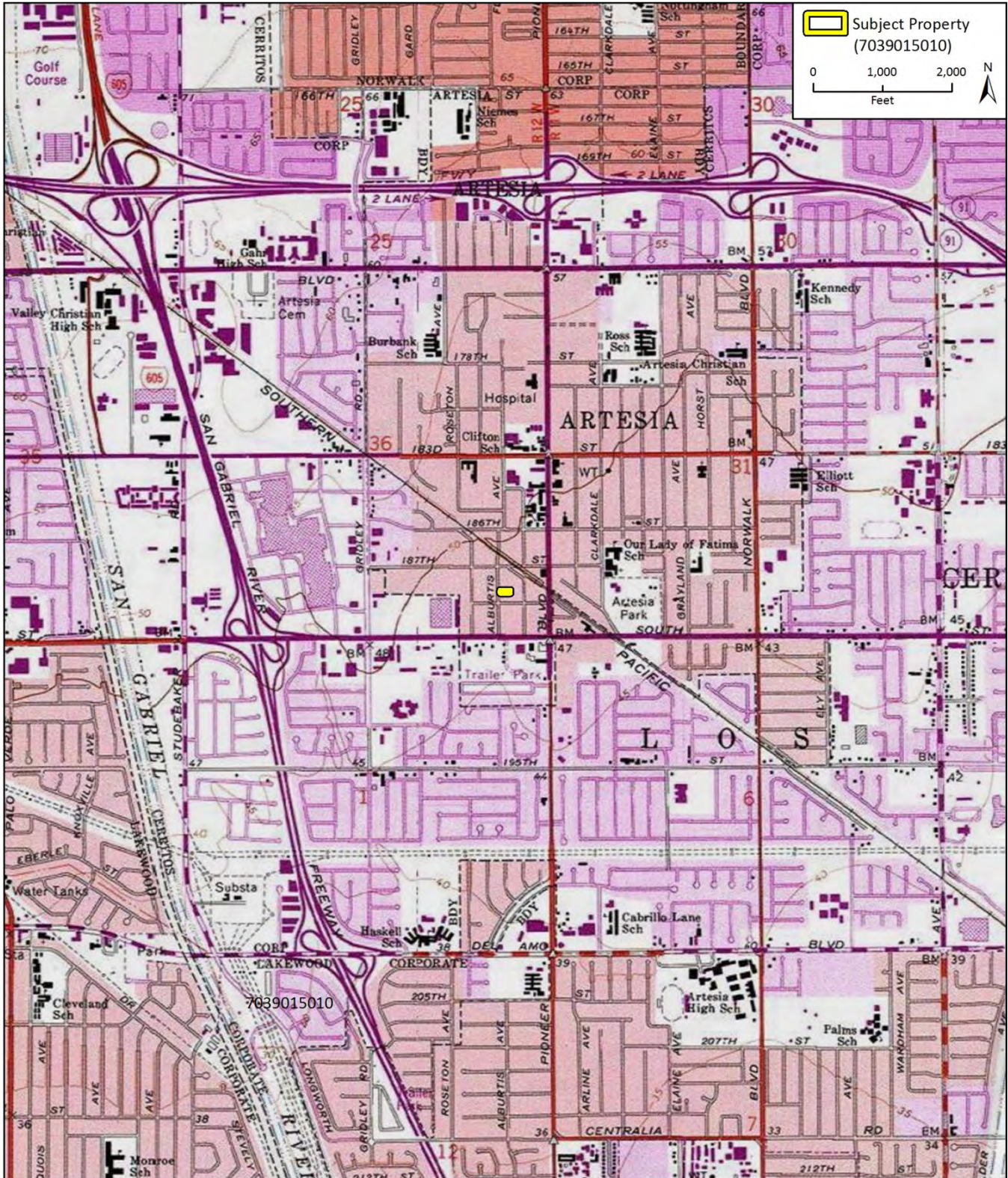
*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 18738 Alburdis Avenue (Map Reference No. 32-009)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: No discernible style

***B6. Construction History:**

According to parcel data, the subject residence was constructed in 1923. Parcel data and historic aerial photographs suggest the detached garage date from sometime before 1953 (Netronline 2018).

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residential building constructed in 1923. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). Although the building may have been originally designed in the Craftsman style of architecture, alterations including the replacement of windows, exterior cladding, and porch posts have resulted in a loss of integrity and it 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

***B12. References:**

Ancestry. "U.S. City Directories, 1822-1995." [digitized database]. 1975, 1980. <https://search.ancestry.com/search/db.aspx?dbid=2469&path=>. Accessed December 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.

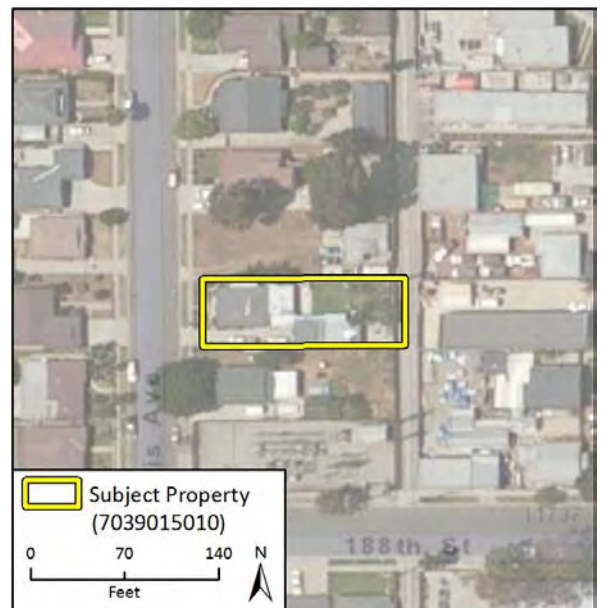
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 9, 2018

(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 3

*Resource Name or #: 18745 Corby Avenue (Map Reference No. 32-010)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township: 3S, Range: 12W, Section: 36

c. Address: 18745 Corby Avenue

City: Artesia

S.B.B.M.
Zip: 90701

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

e. Other Locational Data: APN: 7039-015-001

***P3a. Description:**

The subject property includes a single-family residence and a shed. The residence, influenced by the Craftsman bungalow style, is roughly rectangular in plan, clad in horizontal board siding, and capped by a front-gabled roof with asphalt shingles. Windows are wood casement and double-hung. The primary entrance is located at the east elevation below a front-gabled porch roof supported by square columns. Located on the east elevation, the front door was obscured by a metal screen door. Decorative beams project from the gable ends of both roof systems.

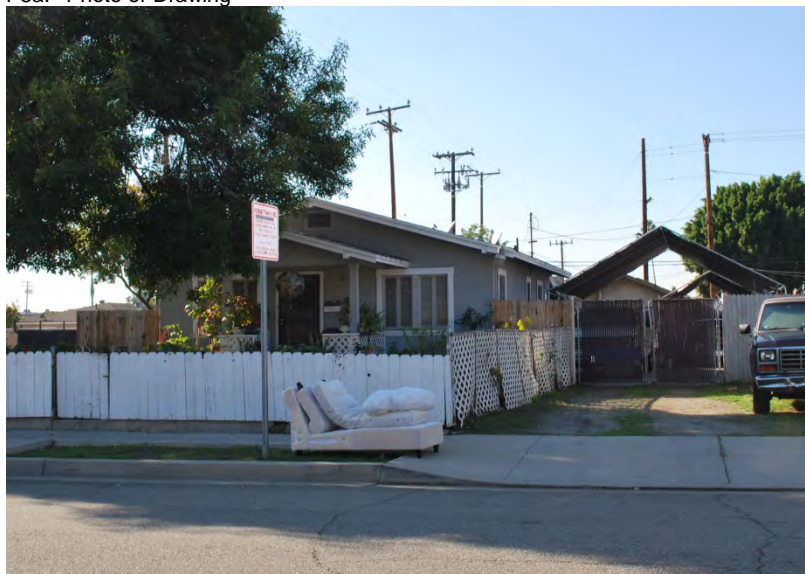
A single-story industrial building is located to the rear (west) of the residence. It is rectangular in shape, clad in stucco, and features a flat roof. A shed roof projects from the eastern elevation supported by metal poles. It is accessed from the south by a curb cut and gate on 188th Street. A pedestrian door is also present on the south elevation.

The residence is located at the northwest corner of the Corby Avenue and 188th Street intersection on a level parcel landscaped with shrubs, flowers, and a mature tree.

*P3b. Resource Attributes: HP2. Single Family Property; HP8. Industrial Building

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

P5a. Photo or Drawing



P5b. Description of Photo:

North and east elevations; camera facing west.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

Residence: 1925; Ancillary building: 1963 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Barbara Burkhardt & James Williams
Rincon Consultants
250 E. First St., Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

December 8, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

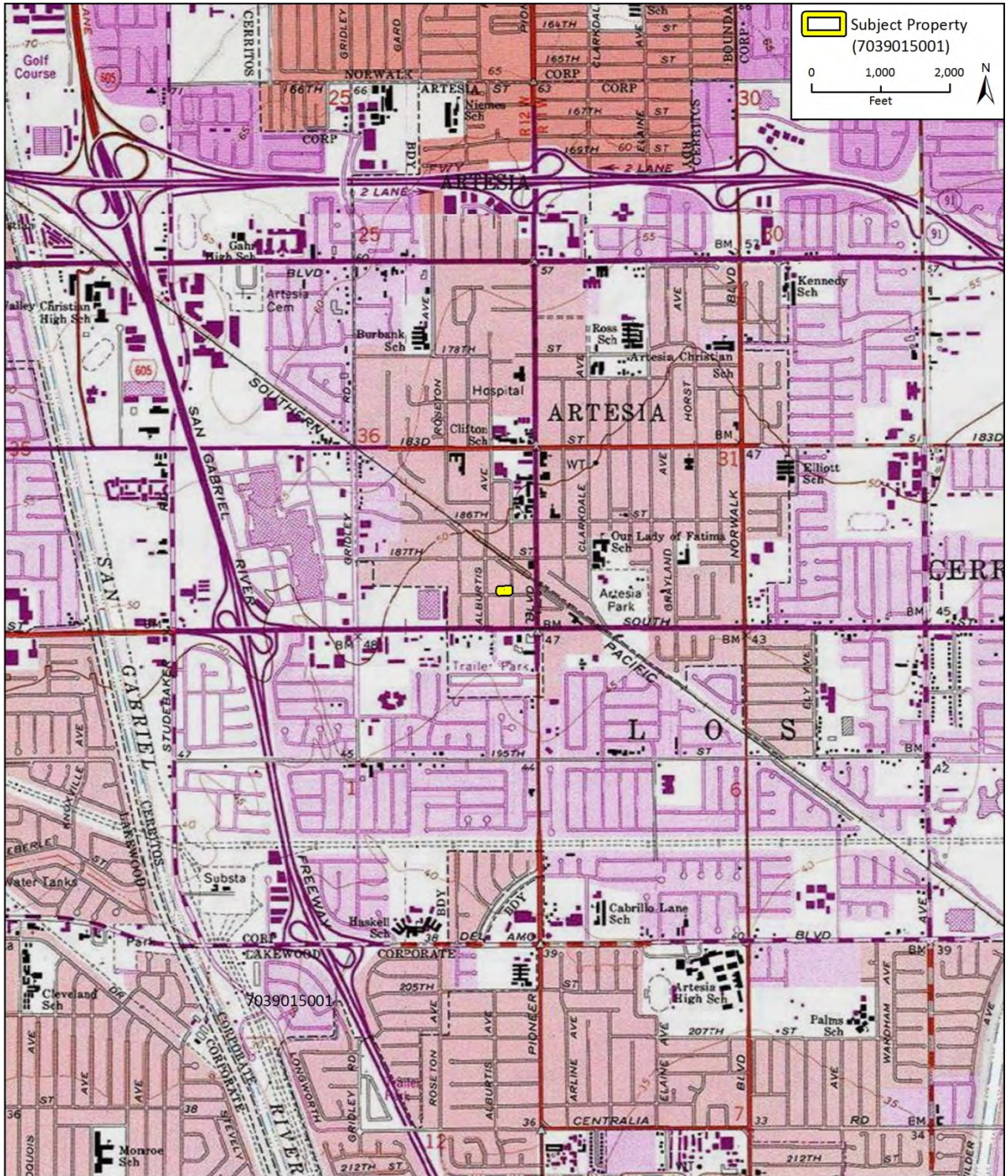
Page 2 of 3

*Map Name: *Los Alamitos*

*Resource Name or # 18745 Corby Avenue (Map Reference No. 32-010)

*Scale: 1:24,000

*Date of map: 1981



State of California X The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 18745 Corby Avenue (Map Reference No. 32-010)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Residential B4. Present Use: Residential/Industrial
 *B5. Architectural Style: Residence: Craftsman Bungalow

***B6. Construction History:**

According to assessor data, the residential building was constructed in 1925, with possible additions in 1927, while the ancillary building was constructed in 1963.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property consists of a single-family residential building constructed in 1925 and an industrial building constructed in 1963. The Los Angeles County Assessor lists the owner as Navtar Group. Known owners/occupants, based on available city directories, include T. J. Martin. Archival research failed to identify the architect and/or contractor, or any additional consequential information about its former owners or occupants.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). While the property features elements of the Craftsman-style, these features are limited to its materials and minimal elements of its design such as the decorative beams, and it is not highly representative of the style and does not rise to the level of National or State-wide significance (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

***B12. References:**

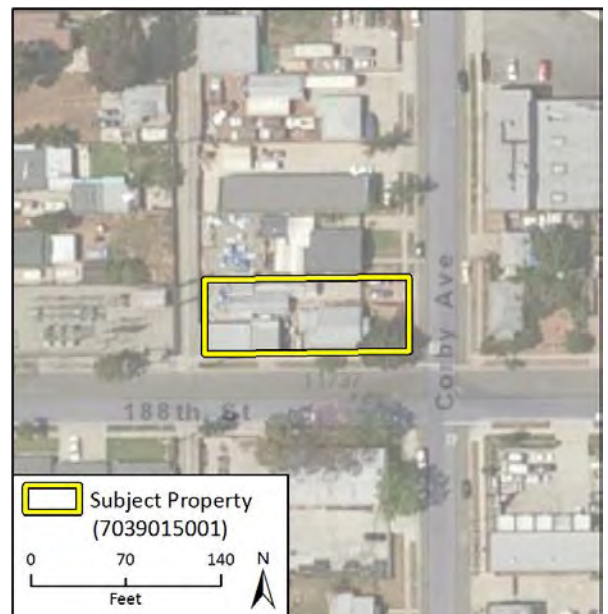
- Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed November 30, 2018.
- Lusky's 1960 Artesia "Yellow Book" Criss Cross City Directory. Ancestry.com. Accessed November 30, 2018.
- Lusky's Artesia - Cerritos - Norwalk Telephone Directory, 1975-76 Edition. Ancestry.com. Accessed November 30, 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 30, 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 30, 2018.
- NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed November 30, 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 9, 2018

(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 3

*Resource Name or #: 18801 Pioneer Boulevard (Map Reference No. 32-011)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township: 3W, Range: 12W, Section: 39

c. Address: 18801 Pioneer Boulevard City: Artesia

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

e. Other Locational Data: APN: 7039-013-008

S.B.B.M.
Zip: 90701

***P3a. Description:**

The subject property is a single-story, three-unit commercial building, largely rectangular in plan with a chamfer at the northeast corner. The building is finished in stack-bond concrete block and smooth stucco and features a flat roof with a modest cornice. A shade canopy wraps around the northeast corner of the building, marking the primary entrance at the chamfer. Secondary entrances are located on the northern elevation and, like the primary entrance, feature aluminum and glass shopfront door and window systems. The property is located at the southwest corner of N. Pioneer Blvd. and 188th St. on a level parcel that is landscaped with shrubs. The building can be accessed via Pioneer Blvd. or 188th St. through a small parking lot. The building is in good repair. Alterations include the addition of the shade canopy.

*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo:

North and east (front) elevations. View southwest.

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

Historic Prehistoric Both

1956 (Los Angeles County Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Barbara Burkhardt & James Williams
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 16, 2018

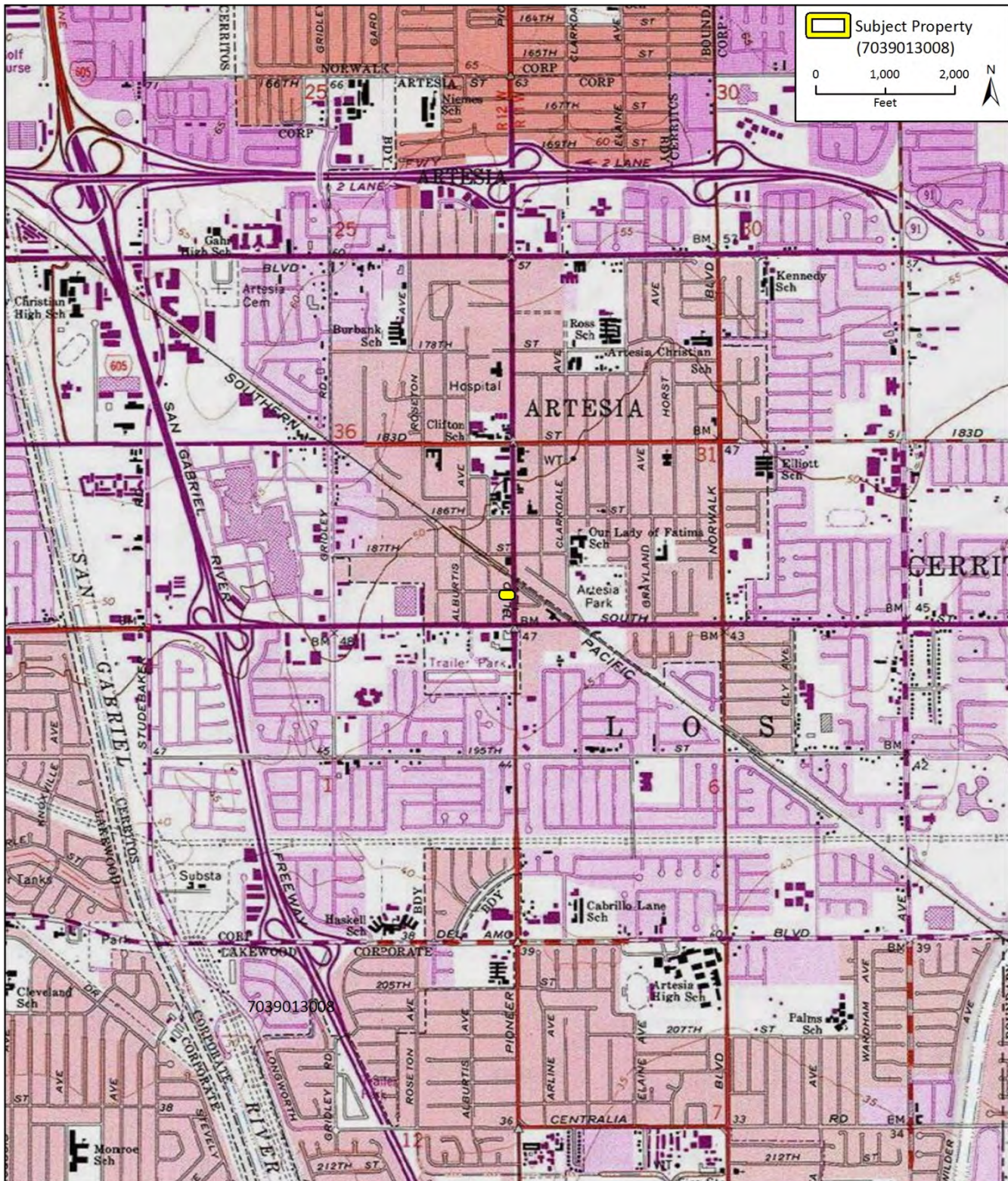
***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 18801 Pioneer Boulevard (Map Reference No. 32-011)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: N/A

*B6. Construction History:

According to county parcel data, the building was constructed in 1956.

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property is a single-story commercial building constructed in 1956. Parcel data and city directories list the following past owners and occupants: Hollis Emmons, Pioneer Liquor, Emmons Holly Liquor Store and the Jerry J. and Julie N. Park Trust. Archival research failed to ascertain the architect and/or builder, or any other consequential information about former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a commercial building and 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also recommended ineligible as a contributor to any existing or potential historic resources. In addition, the property is recommended ineligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed November 2018.

Lusky's Artesia - Cerritos - Norwalk Telephone Directory, 1975-76 Edition. Ancestry.com. Accessed November 2018.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 29, 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

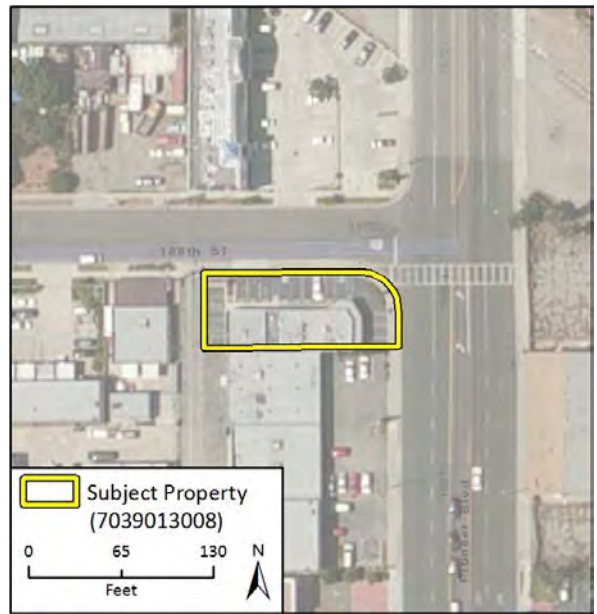
NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed November 2018.

B13. Remarks:

*B14. Evaluator: B. Burkhart & J. Williams, Rincon Consultants

*Date of Evaluation: December 19, 2018

(This space reserved for official comments.)



Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 11748 188th Street (Map Reference No. 32-012)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township: 3S, Range: 12W, Section: 36 S.B.B.M.
c. Address: 11748 118th Street City: Artesia Zip: 90701
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 7039-013-023

***P3a. Description:**

The subject property is a rectangular parcel located mid-block on 188th Street between Corby Avenue and Pioneer Boulevard. It includes two buildings, a commercial storefront sited at the front (north) of the parcel extending almost its full width, and an ancillary structure at the rear (southwest corner) of the parcel. Roughly rectangular in plan, the primary building sits on a concrete foundation and is capped by a roof that is flat at the rear and low-pitched gabled at the front. The roof is sheathed entirely in roll-on roofing material. Smooth stucco sheathes its structural system. Windows are aluminum, horizontal sliding sashes. Entrances to the building are located on the north and east elevations and feature metal, roll-up, solid wood, and glazed aluminum doors. The building has incurred no substantial alterations. The ancillary building is rectangular in plan, finished in stucco, and features a flat roof. The east elevation includes two metal swing-up garage doors. Landscaping consists of small shrubs and trees planted along the perimeter of the site.

***P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo:

North and east facades; camera facing southwest.

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

Historic Prehistoric Both

1977 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 16, 2018

***P10. Survey Type:**

Intensive pedestrian

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural and Paleontological Resource Impacts Analysis Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

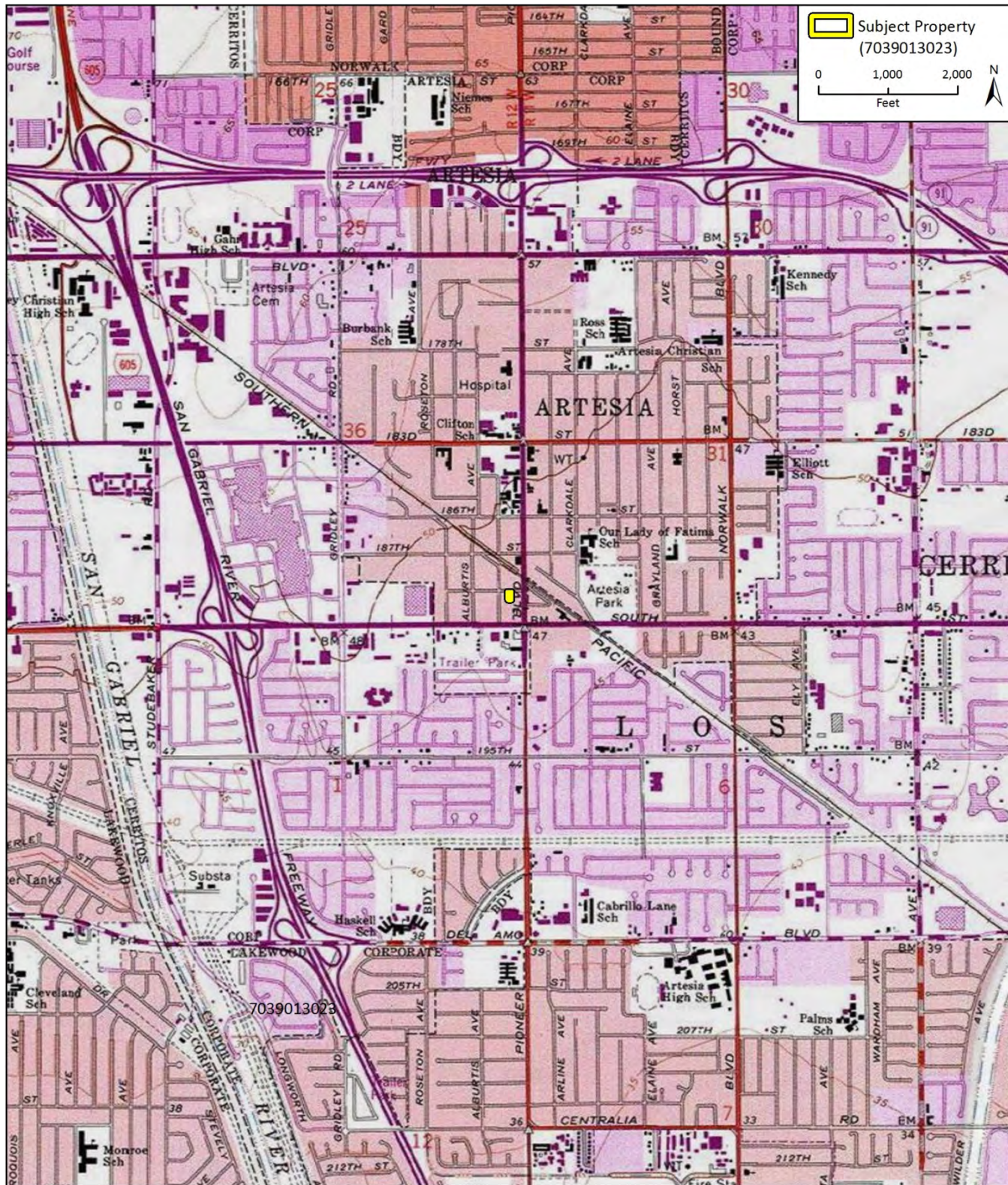
Page 2 of 3

*Map Name: Los Alamitos

*Resource Name or # 11748 188th Street (Map Reference No. 32-012)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 11748 188th Street (Map Reference No. 32-012)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial
B4. Present Use: Commercial

*B5. Architectural Style: None

***B6. Construction History:**

Parcel data indicates the subject building was constructed in 1977.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-story commercial building constructed in 1977. The Los Angeles County Assessor lists William L. and Shirley A. Walker and Donald N. and Dorothy A. Walker as previous owners of the property. A search of city directories revealed that Mrs. J.L Ferreira occupied the property in 1980 (Ancestry 2011). Most recently South Coast Auto Body Service operated from the property. Archival research failed to identify any consequential information about former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a commercial building and 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also recommended ineligible as a contributor to any existing or potential historic districts. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

***B12. References:**

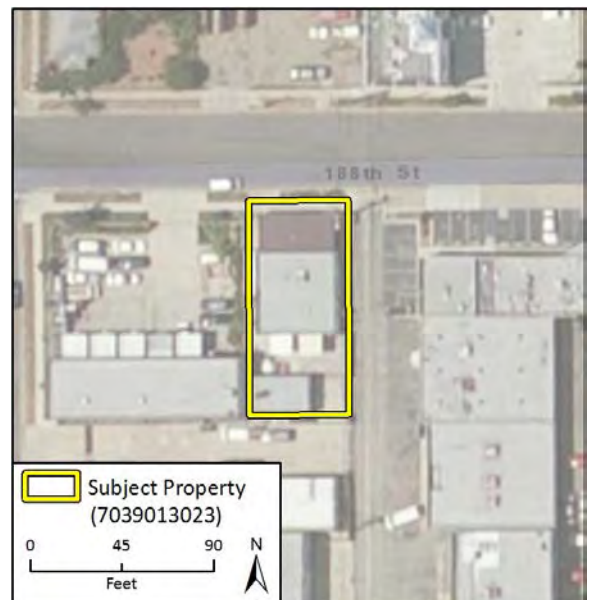
- Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Artesia, California, City Directory. Provo, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed December 2018.
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed December 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed December 2018.
- NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. <https://newspaperarchive.com/>. Accessed December 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed December 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: December 14, 2018

(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 3

*Resource Name or #: 18803 Corby Avenue (Map Reference No. 32-013)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township: 3S, Range: 12W, Section: 36 S.B.B.M.
c. Address: 18803 Corby Avenue City: Artesia Zip: 90701
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: APN: 7039-014-005 and -006

***P3a. Description:**

The subject property is a tall single-story industrial warehouse structure situated on a property consisting of two parcels. The rectangular plan building is finished in aluminum paneling and features a front-gabled roof. The primary entrance is located at the east (front) elevation where there are two-pedestrian doors that appear to be wooden. There is a large metal roll-up door at the rear. No windows were observed at the time of evaluation. The property is located at the southwest corner of 188th Street and Corby Avenue, on a level parcel that is landscaped with a small lawn and several mature trees.

*P3b. Resource Attributes: HP8. Industrial Building

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

P5a. Photo or Drawing



P5b. Description of Photo:

East (front) and north elevations. View southwest.

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

Historic Prehistoric Both

1973 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Barbara Burkhart & James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

December 12, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

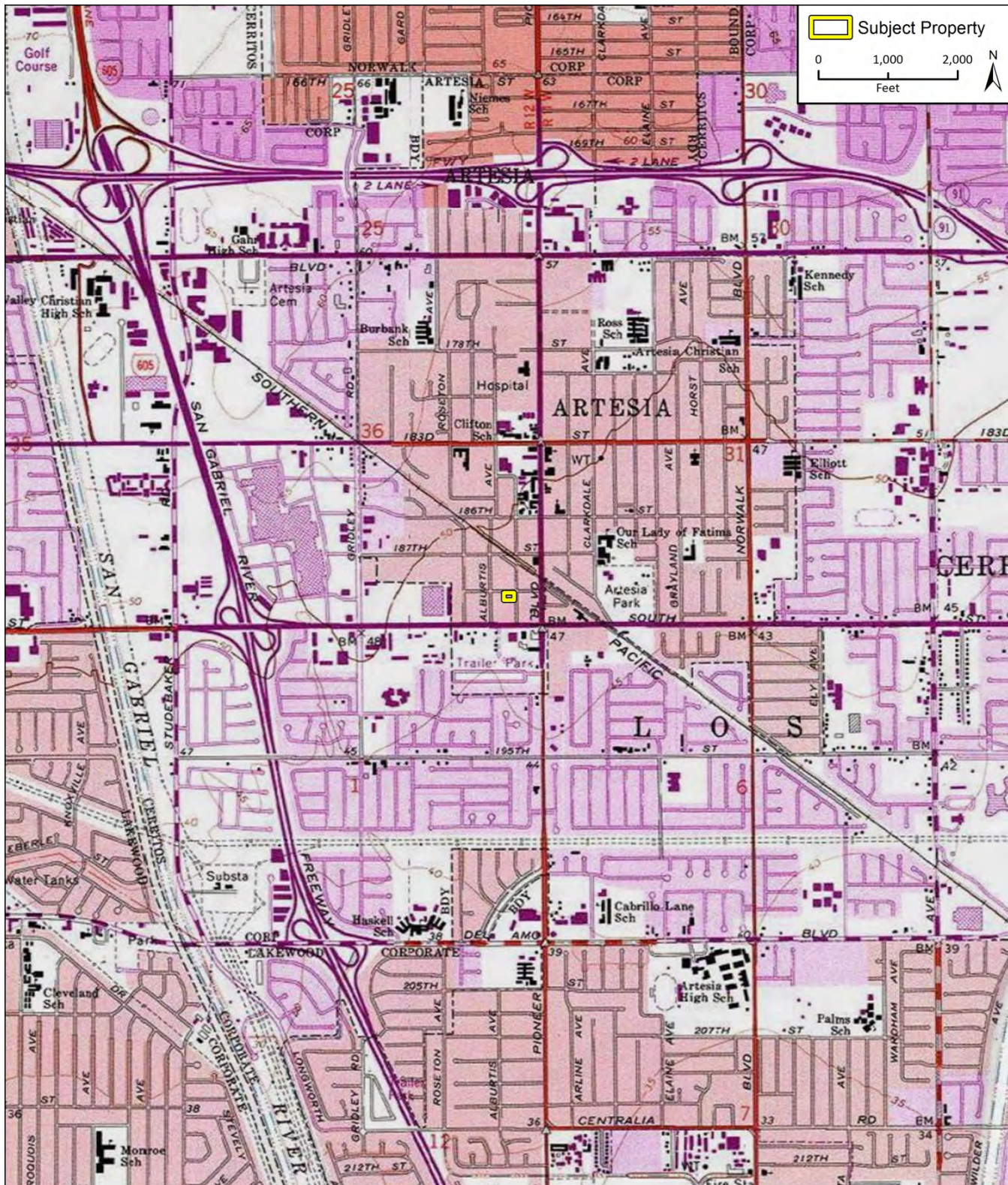
Page 2 of 3

*Map Name: Los Alamitos

*Resource Name or # 18803 Corby Avenue (Map Reference No. 32-013)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 18803 Corby Avenue (Map Reference No. 32-013)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Church
B4. Present Use: Industrial
*B5. Architectural Style: N/A

***B6. Construction History:**

According to assessor data, the subject building was constructed in 1973.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is an industrial building constructed in 1973. The Los Angeles County Assessor lists J and L Victor LLC as previous owners. Known owners/occupants, based on a search of the Los Angeles Times and available city directories, included Calmetal & Supply Co. Additionally, a previous structure on the site housed Holy Family Catholic Church, prior to 1973. Archival research failed to identify the architect and/or contractor, or any additional consequential information about its former owners or occupants.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of an industrial building and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

***B12. References:**

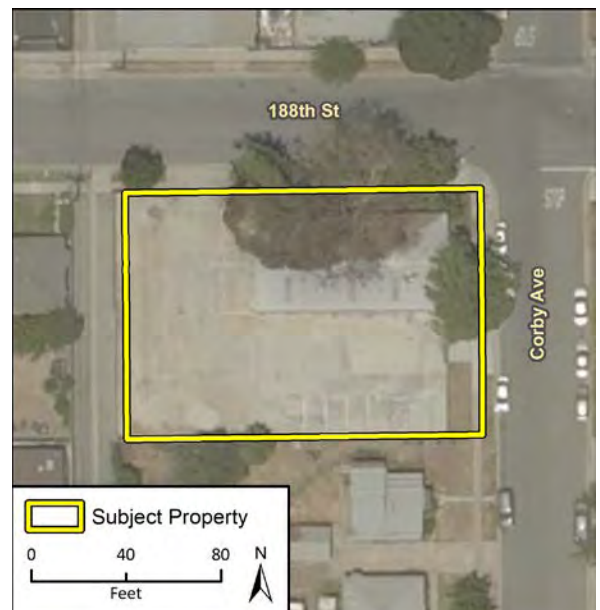
- Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed November 30, 2018.
- Lusky's 1960 Artesia "Yellow Book" Criss Cross City Directory. Ancestry.com. Accessed November 30, 2018.
- Lusky's Artesia - Cerritos - Norwalk Telephone Directory, 1975-76 Edition. Ancestry.com. Accessed November 30, 2018.
- Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed November 30, 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed November 30, 2018.
- NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. <https://newspaperarchive.com/>. Accessed November 30, 2018.

B13. Remarks:

*B14. Evaluator: B. Burkhart & J. Williams, Rincon Consultants

*Date of Evaluation: December 19, 2018

(This space reserved for official comments.)



Other Listings
Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: 18809-18811 Pioneer Boulevard

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township: 3S, Range: 12W, Section: 36

S.B.B.M.

c. Address: 18809-18811 Pioneer Boulevard City: Artesia Zip: 90701

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

e. Other Locational Data: APN: 7039-013-007, 7039-013-006

***P3a. Description:**

The subject property is a single-story three-unit commercial building, rectangular in plan. It is finished in painted brick and features a flat roof with an exaggerated stucco overhang running the length of the building's eastern elevation. The primary façade is located at the eastern elevation and consists of three sets of aluminum and glass shopfront doors and windows. The property is located mid-block on a level parcel. It is mostly paved but has some landscaping consisting of small shrubs and trees. The building is accessed via a driveway from Pioneer Boulevard. The addition on the south side of the building constitutes the only substantial alteration to the building.

*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo:

East (front) elevation. View northwest.

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

Historic Prehistoric Both

1966 with a 1990 addition (Los Angeles County Assessor, 2018)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Barbara Burkhart & James Williams
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 16, 2018

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

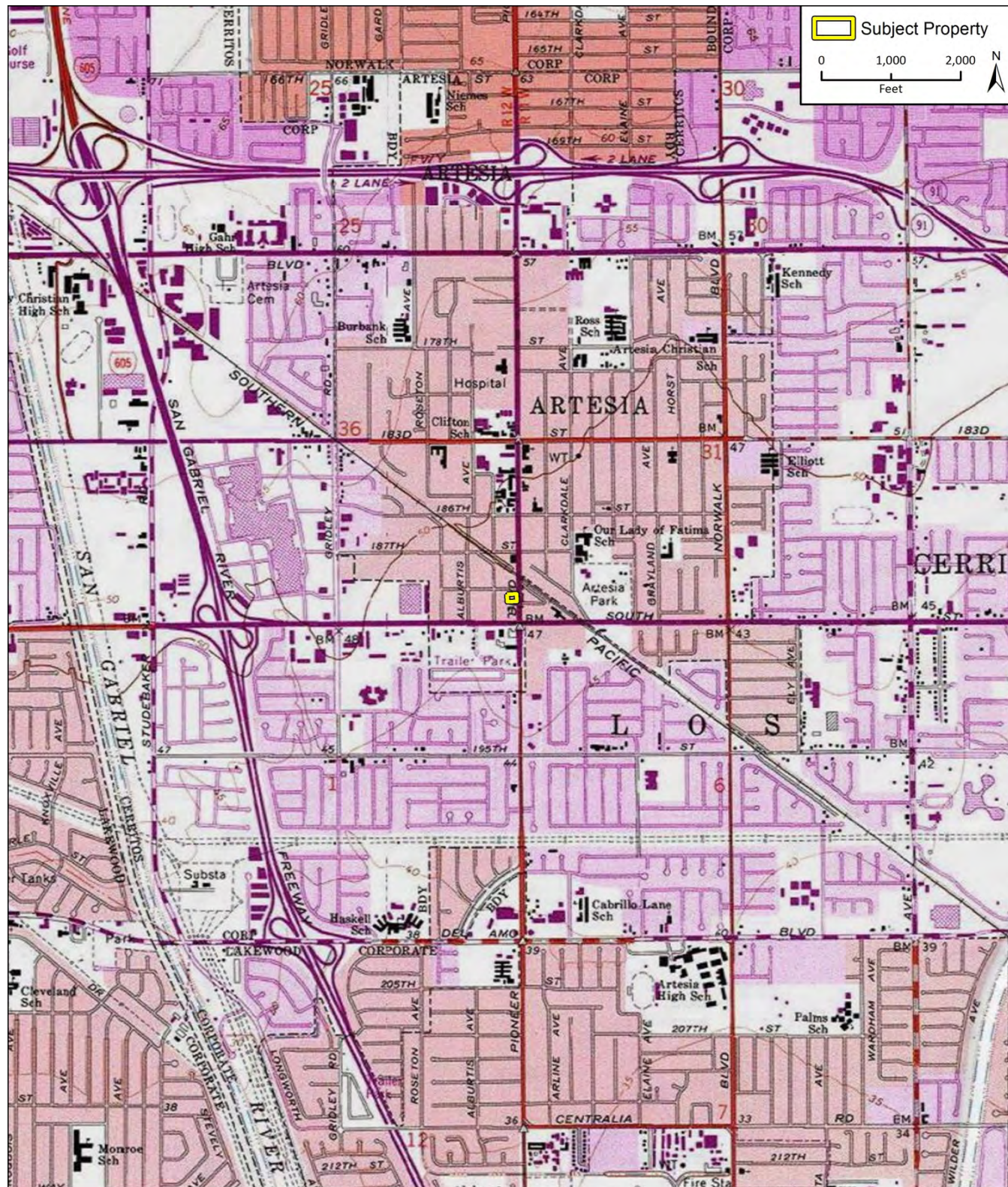
Page 2 of 3

*Resource Name or # 18809-18811 Pioneer Boulevard (Map Reference No. 32-014)

*Map Name: Los Alamitos

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 18809-18811 Pioneer Boulevard (Map Reference No. 32-014)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: N/A

*B6. Construction History:

According to county parcel data, the building was first developed in 1966. An addition was constructed on its south side in 1990.

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property is a single-story commercial building constructed in 1966 with an addition doubling its size in 1990. The Los Angeles County Assessor lists Mary Kwon as a past owner. Previous tenants include Cliff Arkell Realty and The Black Knight. Recently, the building was home to Jalaram, Jasleen's Beauty Salon, Oneer, Elite Teacher Supplies and Bombay Jewel. Archival research failed to identify the architect and/or contractor, or any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The building is a relatively ordinary example of a commercial building and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also recommended ineligible as a contributor to any existing or potential historic districts. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed November 2018.

Lusky's Artesia - Cerritos - Norwalk Telephone Directory, 1975-76 Edition. Ancestry.com. Accessed November 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed November 29, 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed November 2018.

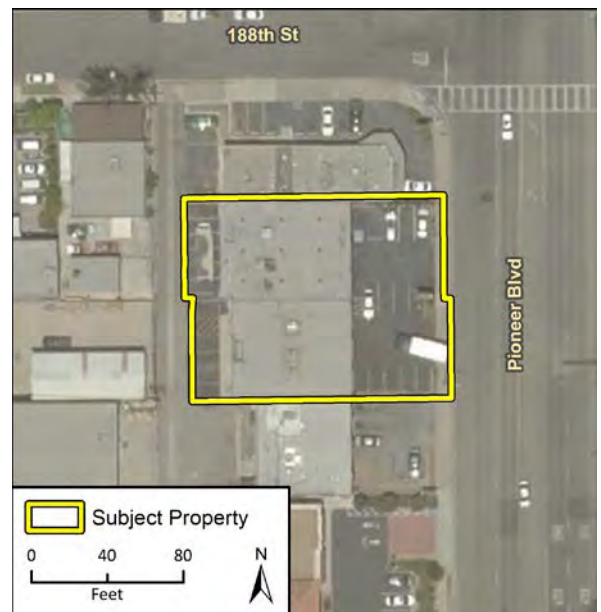
NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. <https://newspaperarchive.com/>. Accessed November 2018.

B13. Remarks:

*B14. Evaluator: B. Burkhart & J. Williams, Rincon Consultants

*Date of Evaluation: December 19, 2018

(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 3

*Resource Name or #: 18813 Corby Avenue (Map Reference No. 32-015)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township: 4S, Range: 12W, Section: 1

c. Address: 18813 Corby Avenue City: Artesia

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

e. Other Locational Data: APN: 7039-014-016

S.B.B.M.
Zip: 90701

***P3a. Description:**

The subject property is a vernacular single-story residential building. The building is largely rectangular in plan, finished in stucco, and features a front-gabled roof. Windows are non-original aluminum sliders, and one has been enclosed to accommodate an HVAC unit. The primary entrance is located on the eastern elevation and displays a wooden door. A front-gabled, stucco-clad detached garage with wood-plank, swing-out double doors is situated at the rear of the lot. The property is located mid-block on a level parcel and is landscaped with a lawn and mature trees. Alterations include the application of stucco, the installation of replacement windows, and the enclosure of a window aperture.

*P3b. Resource Attributes: HP2. Single Family Property

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

P5a. Photo or Drawing



P5b. Description of Photo:

East (front) and north elevations. View southwest.

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

Historic Prehistoric Both

1915 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Barbara Burkhart & James Williams
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

November 15, 2018

***P10. Survey Type:**

Intensive

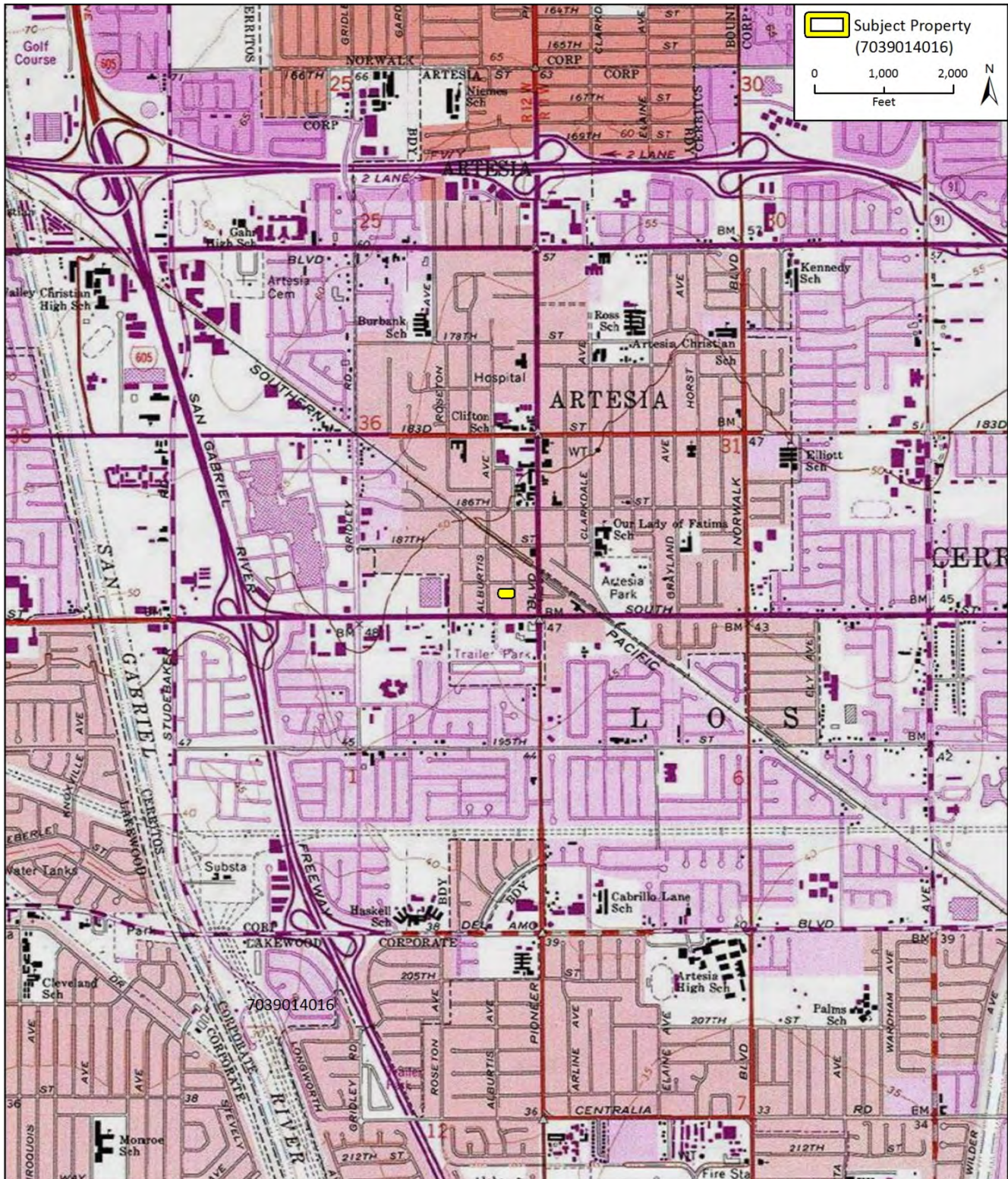
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 18813 Corby Avenue (Map Reference No. 32-015)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Residential

*B5. Architectural Style: N/A

*B6. Construction History:
Built in 1915 with possible addition in 1927. Windows replaced at unknown date.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residence constructed in 1915, with a possible addition constructed in 1927. Parcel data, historical newspapers, and city directories list Wei Jie Qi and Manuel and Mary Fernandes as past occupants and owners of the property. Manuel is listed as a gardener in the 1960 Artesia city directory. Archival research failed to identify any additional information of consequence about former owners or occupants.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a vernacular single-family residential building and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

*B12. References:

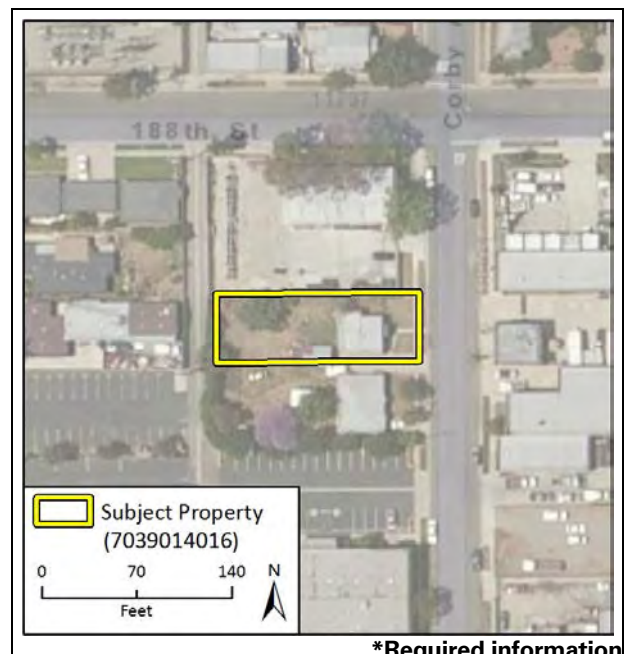
- Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed November 29, 2018.
- Lusky's 1960 Artesia "Yellow Book" Criss Cross City Directory. Ancestry.com. Accessed November 29, 2018.
- Lusky's Artesia – Cerritos – Norwalk Telephone Directory, 1975-76 Edition. Ancestry.com. Accessed November 29, 2018.
- Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed November 29, 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed November 29, 2018.
- NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. <https://newspaperarchive.com/>. Accessed November 29, 2018.

B13. Remarks:

*B14. Evaluator: B. Burkhart & J. Williams, Rincon Consultants

*Date of Evaluation: December 19, 2018

(This space reserved for official comments.)



Other Listings
Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: 18819 Pioneer Boulevard (Map Reference No. 32-016)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township: 4S, Range: 12W, Section: 01

c. Address: 18819 Pioneer Boulevard City: Artesia

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

e. Other Locational Data: APN: 7039-013-005

S.B.B.M.
Zip: 90701

***P3a. Description:**

The subject property is a one-story commercial building designed in a Modern-influenced style. Rectangular in plan, the building is finished in concrete block and features a flat roof. The heavily massed roof has a broad overhang past the façade and is clad in horizontal wood plank siding. Located on the east side of the building, the façade features two bays each with aluminum-framed commercial door and window systems. Awnings are mounted over each of the two entries. The building is located mid-block on a level parcel. Although the majority of the property is paved with a surface parking lot, it also includes a small lawn area. No major alterations were noted.

*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo:
East (front) elevation; view west.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1977; Los Angeles County Assessor

*P7. Owner and Address:

N/A

*P8. Recorded by:

Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

January 18, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural and Paleontological Resource Impacts Analysis Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

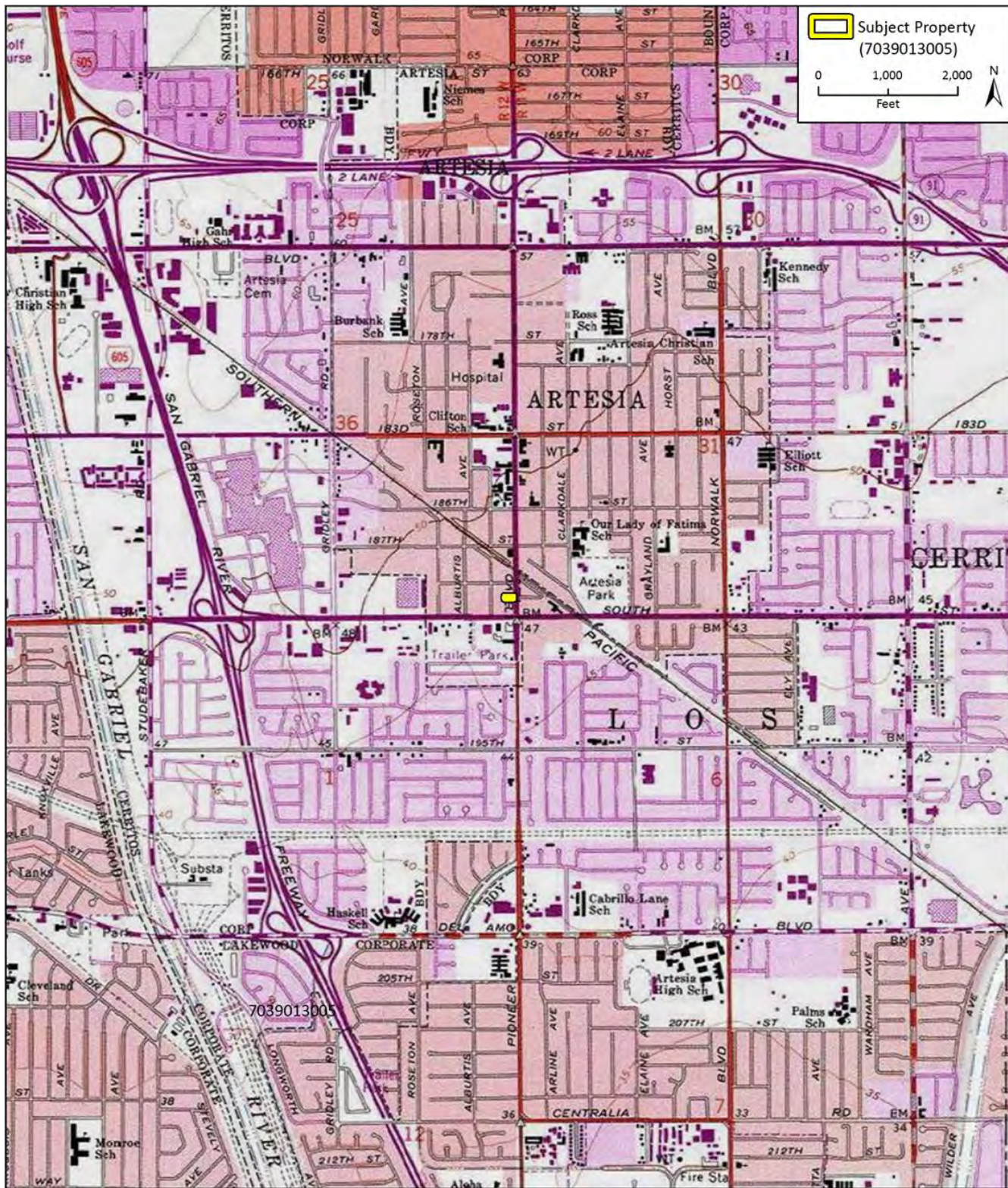
Primary #
HRI#
Trinomial

*Resource Name or # 18819 Pioneer Boulevard (Map Reference No. 32-016)

*Map Name: Los Alamitos

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 18819 Pioneer Boulevard (Map Reference No. 32-016)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Modern

***B6. Construction History:**

According to county parcel data, the building was constructed in 1977.

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The subject property is a single-story commercial building constructed in 1977. The Los Angeles County Assessor lists the Rafael F. and Aida C. Gomez Trust as a previous owner. Archival research failed uncover further information regarding the building or its past owners or tenants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a commercial retail building and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also recommended ineligible as a contributor to any existing or potential historic districts. In addition, the property is recommended ineligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed November 2018.

Lusky's Artesia - Cerritos - Norwalk Telephone Directory, 1975-76 Edition. Ancestry.com. Accessed November 28, 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed November 2018.

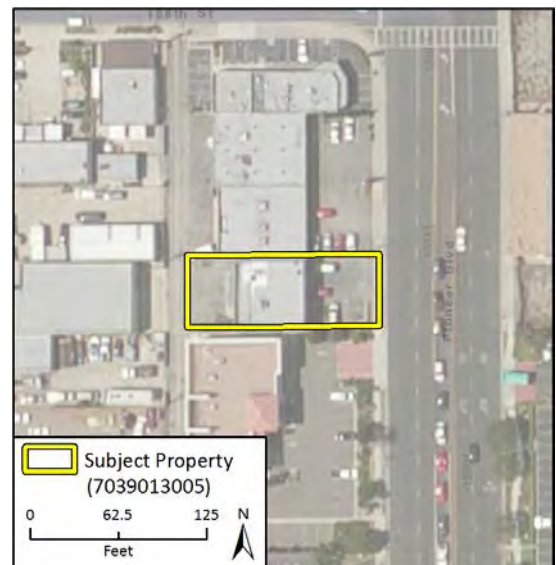
NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. <https://newspaperarchive.com/>. Accessed November 2018.

B13. Remarks:

*B14. Evaluator: B. Burkhart & J. Williams, Rincon Consultants

*Date of Evaluation: December 19, 2018

(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 3

*Resource Name or #: 18819 Corby Avenue (Map Reference No. 32-017)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township: 4S, Range: 12W, Section: 1

c. Address: 18819 Corby Avenue City: Artesia

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

e. Other Locational Data: APN: 7039-014-015

S.B.B.M.
Zip: 90701

***P3a. Description:**

The subject property is a one-story single-family residence built in the Minimal Traditional style. The building is largely square in plan, finished in stucco, and displays a hipped roof clad in asphalt shingle with narrow eaves. A small, narrow attached garage is located on the south end of the building. The garage door appears to be the original wooden tilt-up door. Windows are mostly wooden double-hung sashes, but also include a replacement aluminum slider. The primary entrance, located on the eastern façade, is accessed via a set of concrete steps with a metal railing. It consists of a solid wood door, and a side entrance on the north elevation has a wood paneled door. The property is located mid-block on a level parcel and is landscaped with a lawn and mature trees. The building is in fair condition, and no substantial alterations besides the window replacement were apparent during the field survey.

*P3b. Resource Attributes: HP2. Single Family Property.

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



P5b. Description of Photo:
East elevation. View west.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1957 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

Susan Zamudio-Gurrola
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 15, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

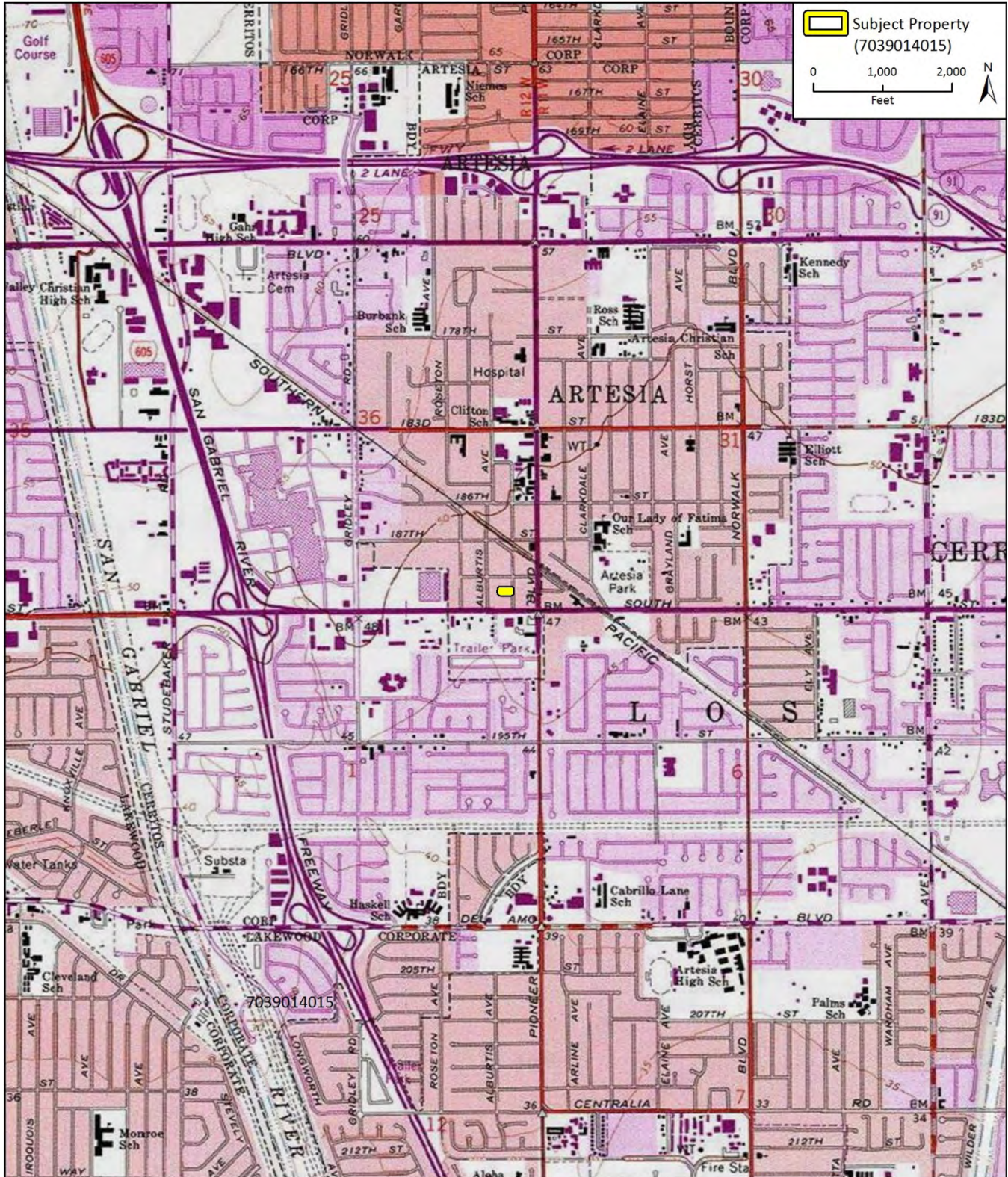
Page 2 of 3

*Map Name: *Los Alamitos*

*Resource Name or # 18819 Corby Avenue (Map Reference No. 32-017)

*Scale: 1:24,000

*Date of map: 1981



State of California X The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 18819 Corby Avenue (Map Reference No. 32-017)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Residential B4. Present Use: Residential
 *B5. Architectural Style: Minimal Traditional

*B6. Construction History:
 According to assessor data, the building was constructed in 1957.

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

*B8. Related Features: None
 B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A
 Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a single-family residential building constructed in 1957. The Los Angeles County Assessor lists Weijie Qi as a previous owner. Archival research failed to identify any consequential information about former owners or occupants.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a Minimal Traditional single-family residential building and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also recommended ineligible as a contributor to any existing or potential historic districts. In addition, it is recommended ineligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

*B12. References:

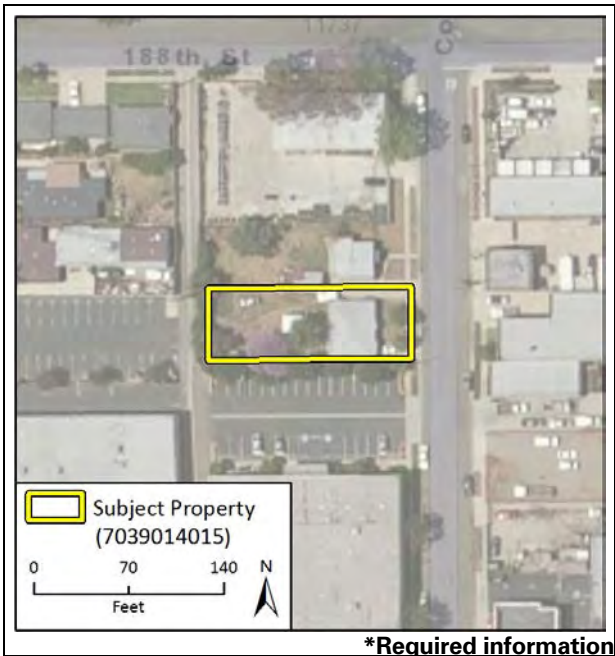
- Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed November 2018.
- Lusky's 1960 Artesia "Yellow Book" Criss Cross City Directory. Ancestry.com. Accessed November 2018.
- Lusky's Artesia - Cerritos - Norwalk Telephone Directory, 1975-76 Edition. Ancestry.com. Accessed November 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 29, 2018.

B13. Remarks:

*B14. Evaluator: B. Burkhart & J. Williams, Rincon Consultants

*Date of Evaluation: December 19, 2018

(This space reserved for official comments.)



Other Listings
Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: 11727 South Street (Map Reference No. 32-018)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township: 4S, Range: 12W, Section: 1

c. Address: 11727 South Street City: Artesia

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

e. Other Locational Data: APN: 7039-014-017

S.B.B.M.
Zip: 90701

***P3a. Description:**

The subject property is a single-story department store building. It is rectangular in plan and features a flat roof with a stepped parapet at the south (front) elevation. The majority of the building is finished in split-faced concrete blocks; however the primary elevation features shopfront display area marked by a storefront system at the lower level, while the upper level projects overhead, finished in smooth stucco and supported by large square columns finished in tile. The primary entrances are located at the south elevation, below the highest portion of the stepped parapet, and are further marked by a metal canopy that projects over a set of entry stairs and ramp. Rear entrances include a glazed aluminum commercial door on the ground floor and a solid wood or metal door at the mezzanine level. The building is in good repair. Alterations include the remodeling of the primary elevation. The property is located at the northwest corner of the South Street and Corby Avenue intersection, on a level parcel and is landscaped by a lawn and mature trees.

*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo:

South (front) and east elevations. View northwest.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1974 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

November 16, 2018

*P10. Survey Type:

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

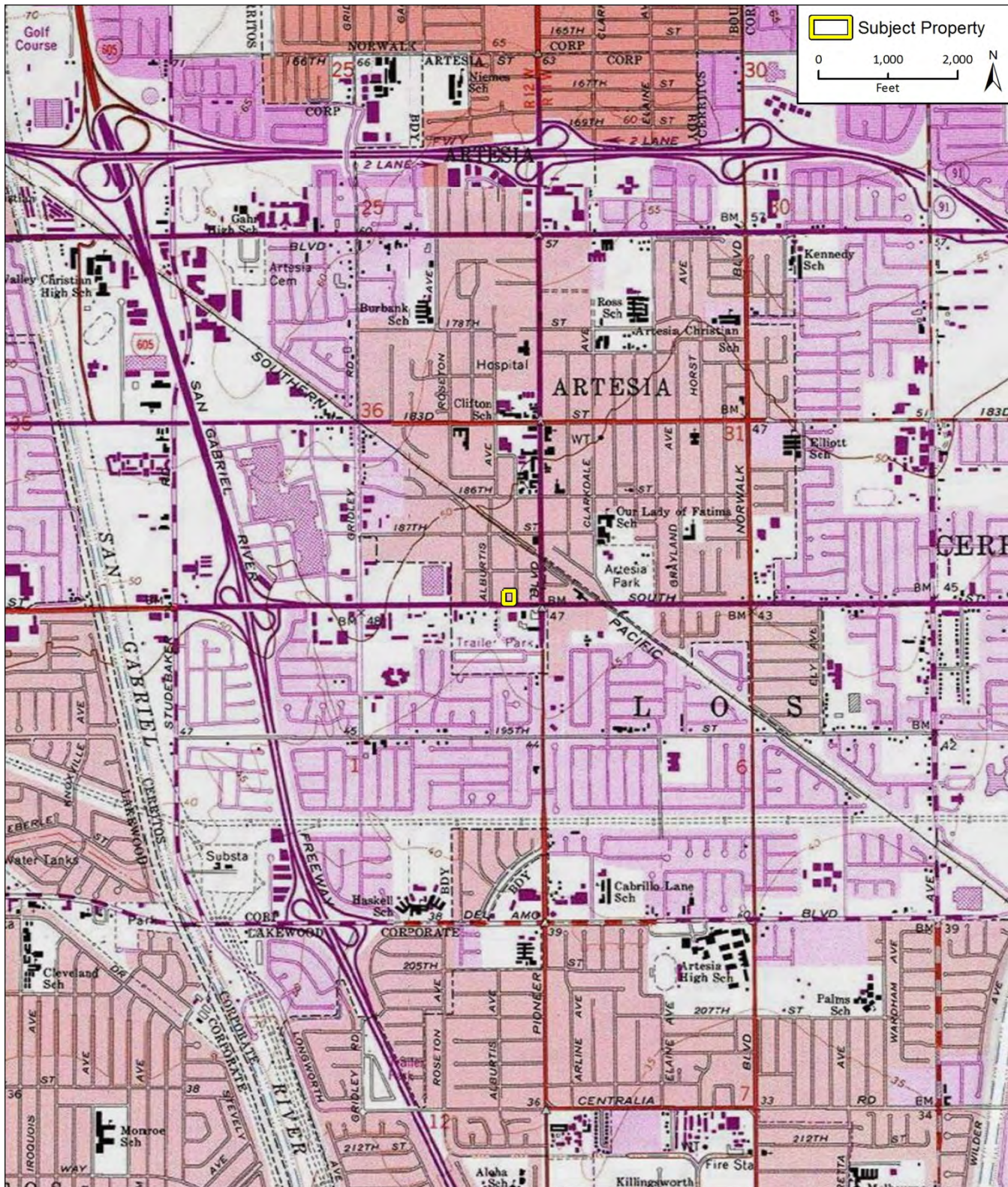
Page 2 of 3

*Map Name: Los Alamitos

*Resource Name or # 11727 South Street (Map Reference No. 32-018)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 11727 South Street (Map Reference No. 32-018)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial
B4. Present Use: Commercial
*B5. Architectural Style: Utilitarian

***B6. Construction History:**

According to assessor data, the building was constructed in 1974. Visual observation suggests the south-facing storefronts have been remodeled.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a commercial building constructed in 1974. An advertisement published that year in the *Los Angeles Times* suggests it was developed as RB Furniture. The property has continued to serve as a furniture store to the present. Additional occupants include Leather Expo, Homelife Furnishings, Best Buy Furniture Outlet, and Sit 'n Sleep. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is an ordinary example of a utilitarian commercial building and 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). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is recommended ineligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed May 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed May 2019.

Netonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed May 2019.

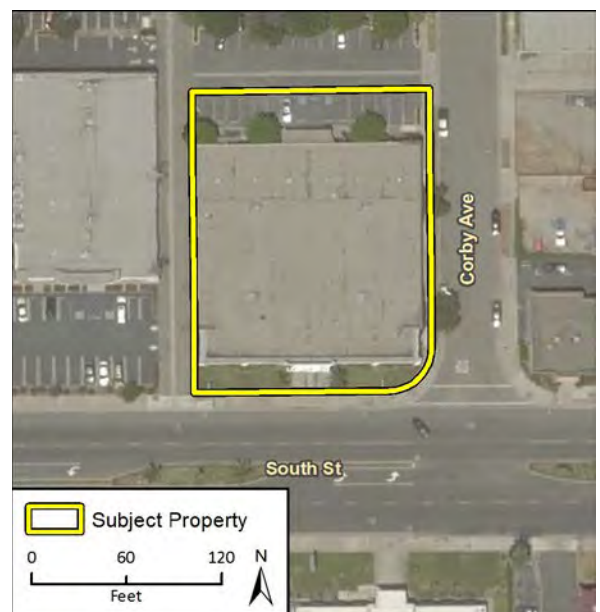
Newspapers.com. "Home." [digitized archive]. Newspaper Articles and Advertisements, *Los Angeles Times*, 1974-2007. <https://www.newspapers.com/>. Accessed May 2019.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: May 16, 2019

(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 3

*Resource Name or #: 11755 South Street (Map Reference No. 32-019)

P1. Other Identifier:

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township 4S, Range 12W, Section 1

c. Address: 11755 South Street

City: Artesia

S.B.B.M.
Zip: 90701

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

e. Other Locational Data: APN: 7039-013-021; 7039-013-010

***P3a. Description:**

The subject property is a one-story industrial building designed in no discernable style. The L- plan building sits on a concrete foundation and is capped by a flat roof sheathed in roll-on composition cladding. Smooth stucco, which is scored in a grid pattern on the south elevation, sheathes its structural system. Windows are steel; casement. Entrances to the building are located on the east elevations and include a solid, standard size and three vehicle bays with corrugated metal doors. The property is located mid-block on a level parcel and is landscaped with a brick planter with a shrub. The easternmost bay door constitutes a possible alteration; it includes a standard size door installed within a swing-up garage door.

*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo:

East (secondary) elevation; taken from east, camera facing west.

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

Historic Prehistoric Both

1972 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Steven Treffers
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 18, 2018

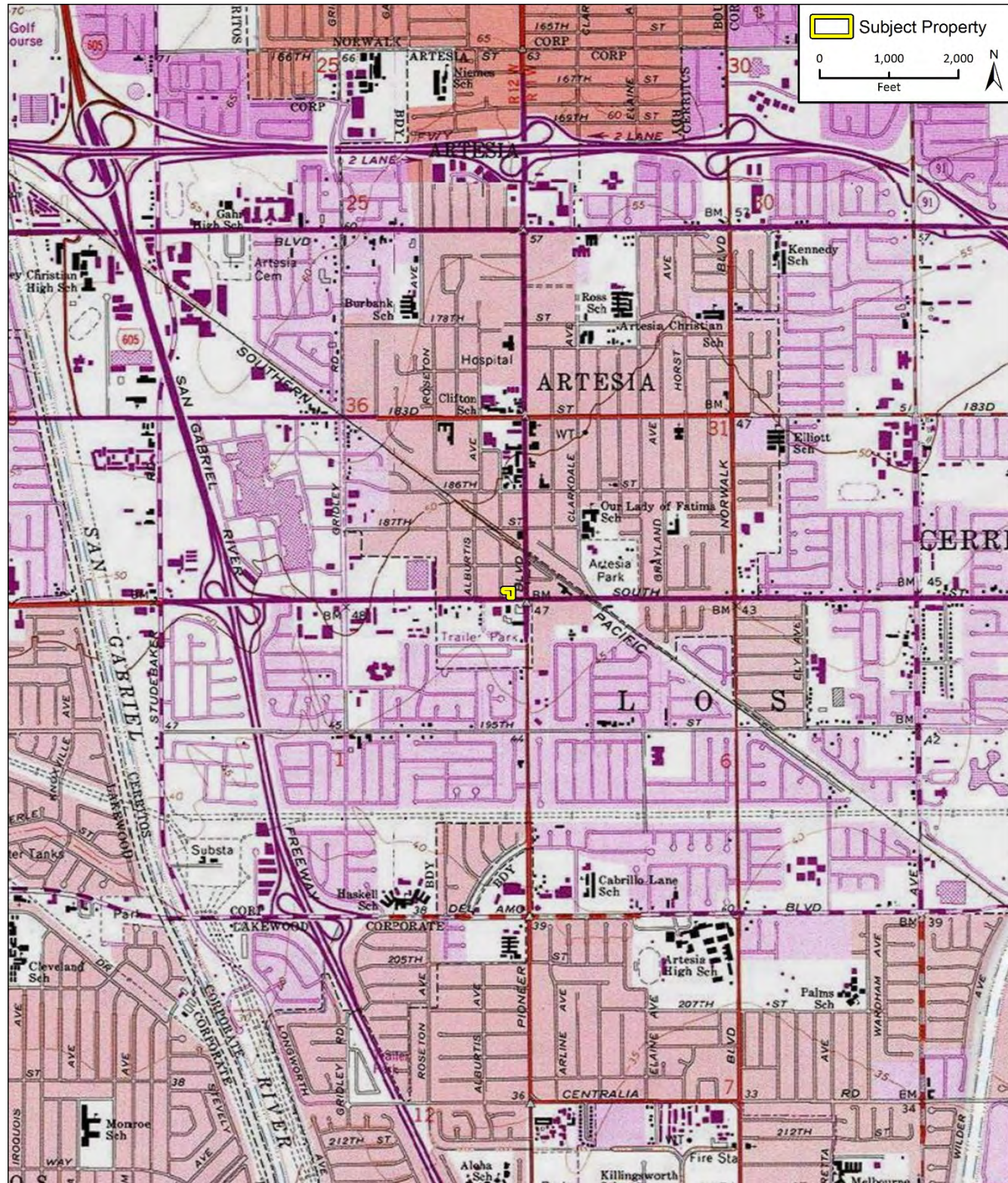
***P10. Survey Type:**

Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural and Paleontological Resource Impacts Analysis Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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

*Resource Name or # 11755 South Street (Map Reference No. 32-019)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Automotive repair
B4. Present Use: Vacant
*B5. Architectural Style: No discernable style
*B6. Construction History:

The subject building was constructed in 1972 (Los Angeles County Office of the Assessor).

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property was an automotive service building constructed in 1972. Because building permits for this property were not available, the identities of its designer and developer could not be determined. The building housed Freddy's Radiators at least as early as 1990. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is designed in no discernable style and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970.

<http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed July 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed July 2018.

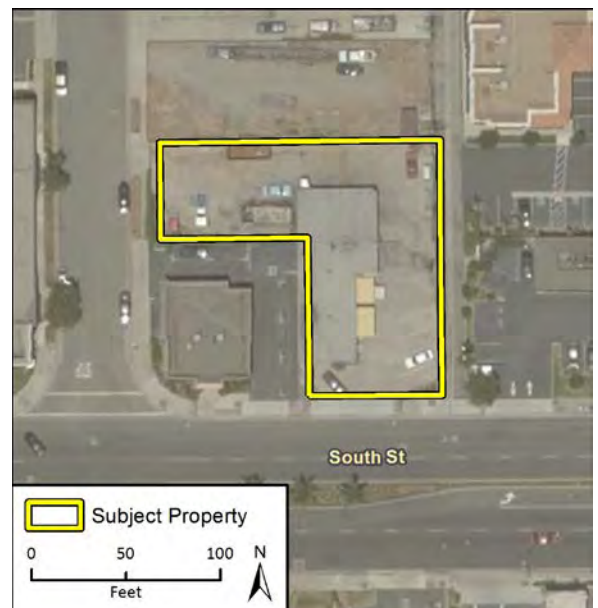
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed July 2018.

B13. Remarks: N/A

*B14. Evaluator: Steven Treffers, Rincon Consultants

*Date of Evaluation: October 24, 2018

(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 3

*Resource Name or #: 11767 South Street (Map Reference No. 32-020)

P1. Other Identifier: Angels Burger

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

*b. USGS 7.5' Quad: *Los Alamitos* Date: 1981 Township 4S, Range 12W, Section 1

S.B.B.M.

c. Address: 11767 South Street

City: Artesia

Zip: 90701

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

e. Other Locational Data: APN: 7039-013-026

***P3a. Description:**

The subject property is a one-story fast food restaurant building with no discernible style. The rectangular plan building sits on a concrete foundation and is capped by a hipped roof sheathed in asphalt shingles with an exaggerated fascia board. A brick exterior sheathes its structural system. Windows are mostly fixed, metal sash. The main entrance is located on the south elevation and features a glazed, metal frame, commercial door. The property is a corner lot with level terrain and is landscaped with strips of grass planted with small shrubs and mature trees. Alterations include the remodeling of the roof and the replacement of the windows and public entry door.

*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo:

South elevation; camera facing northeast. Photo taken 1/16/2018.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1957 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

N/A

*P8. Recorded by:

James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:

January 16, 2018

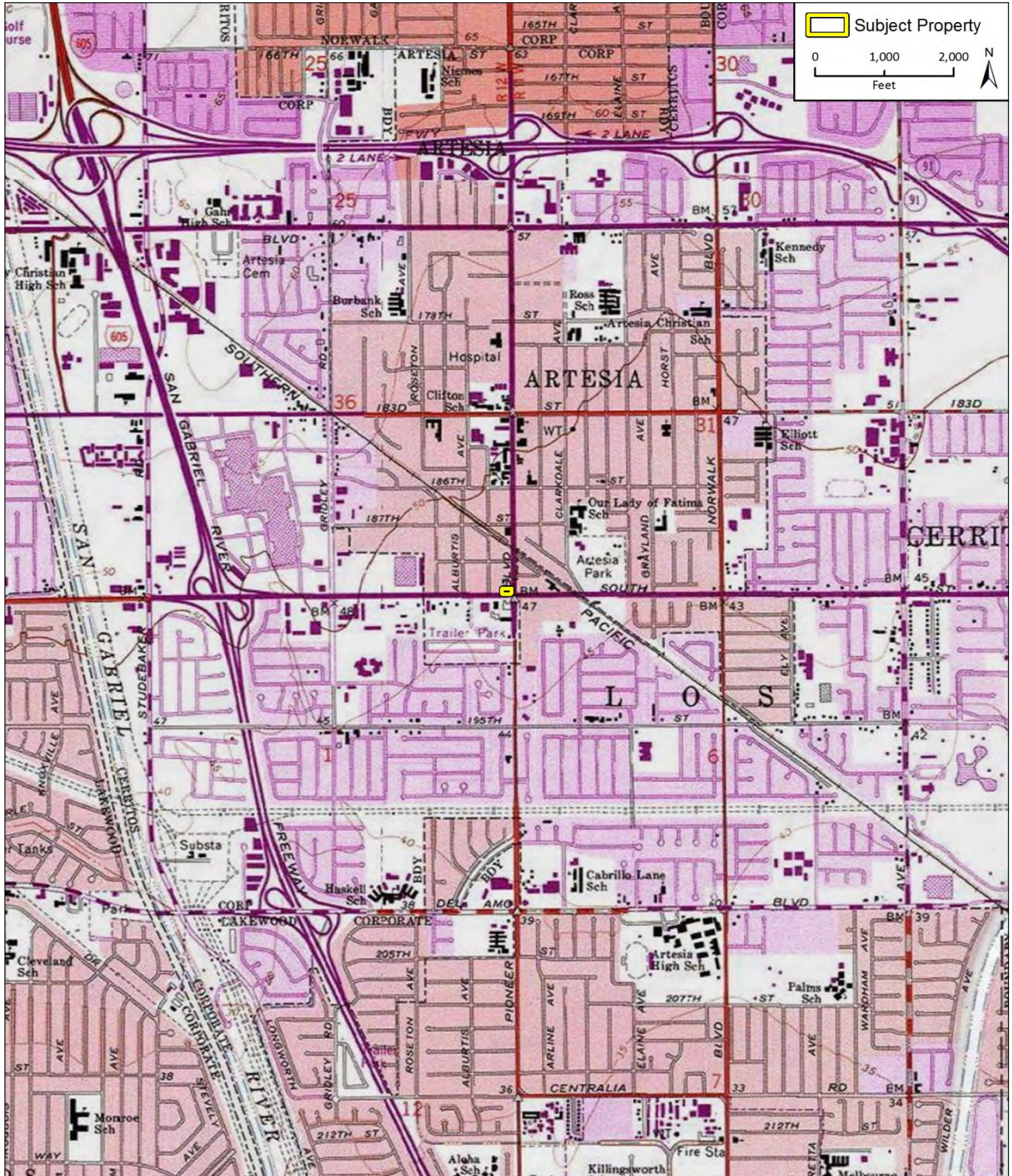
*P10. Survey Type:

Intensive

*P11. Report Citation:

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

*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 X The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 11767 South Street (Map Reference No. 32-020)

*NRHP Status Code 6Z

Page 3 of 3

B1. Historic Name: N/A
 B2. Common Name: Angels Burgers
 B3. Original Use: Unknown B4. Present Use: Restaurant
 *B5. Architectural Style: No discernible style

***B6. Construction History:**

According to County assessor data, the subject building was constructed in 1957. Aerial photographs suggest the roof was remodeled sometime between 1972 and 1994 (Netronline 2018). The windows and public entry door appear to be replacements.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a commercial restaurant building constructed in 1957. At the time of the field survey, it was operated as Angels Burgers. Because building permits for the property were unavailable, the identity of the building's designer and developer could not be ascertained. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is an ordinary example of a fast food restaurant building and 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). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also recommended ineligible as a contributor to any existing or potential historic districts. In addition, the property is recommended ineligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A

***B12. References:**

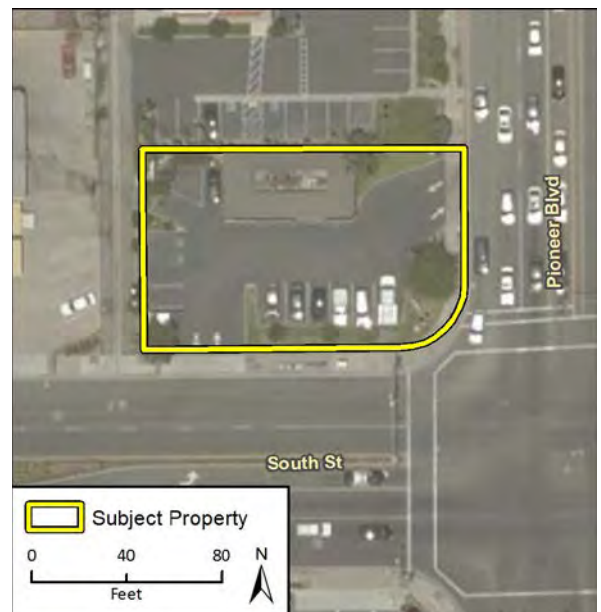
- Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2018.
- Los Angeles, City of: Public Library. "Los Angeles Street - Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed October 2018.
- Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>. Accessed October 2018.
- Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed October 2018.
- Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed October 2018.
- ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed October 2018.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: October 16, 2018

(This space reserved for official comments.)



Other Listings
Review Code

Reviewer

Date

Page 1 of 4

***Resource Name or #:** 81644 Alburdis Avenue (Map Reference No. 32-021)

P1. Other Identifier: Artesia Historical Society Museum; Frampton/Dantema House

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

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township 3S, Range 12W, Section 36

S.B.B.M.

c. Address: 81644 Alburdis Avenue City: Artesia

Zip: 90701

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

e. Other Locational Data: Northeast corner of Alburdis Avenue and 187th Street/ APN: 7039-010-901

***P3a. Description:**

The subject property is the Artesia Historical Society Museum, which consists of two buildings situated at on a triangular parcel located at the northeast intersection of Alburdis Avenue and 187th Street in the city of Artesia. The primary building is a Spanish Colonial Revival-style former residence sited at the front (south) of the parcel behind a neatly landscaped area that includes pathway access from the public right-of-way.

The primary building is one and one-half stories in height and features an L-shaped plan. It sits on a raised foundation and is topped by an intersecting gabled roof clad in red clay tile. Its exterior walls are clad in a textured stucco. Windows appear to be primarily wood-framed; double-hung, casement, and fixed pane sashes. A covered walkway extends from one of the building's elevations, providing shelter to the primary entrance, which exhibits a solid wood door accessible via three rounded concrete steps.

To the immediate north of the primary building is a single-story rectangular-planned ancillary building. Containing restroom facilities, the building is utilitarian in nature and features no discernable architectural style. Its walls are stucco clad and it is topped with a steeply-pitched gabled roof clad in clay tile. Two metal doors line its south elevation.

***P3b. Resource Attributes:** HP 15. Educational Building

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



P5b. Description of Photo:
West façade; view east-facing.

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

Historic Prehistoric Both

Constructed in 1929 on Pioneer Boulevard; moved to current location in 2003 (see ***B6**)

***P7. Owner and Address:**

City of Artesia
18747 Clarkdale Avenue
Artesia, CA 90701

***P8. Recorded by:**

Rachel Perzel
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

October 2018

***P10. Survey Type:** Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

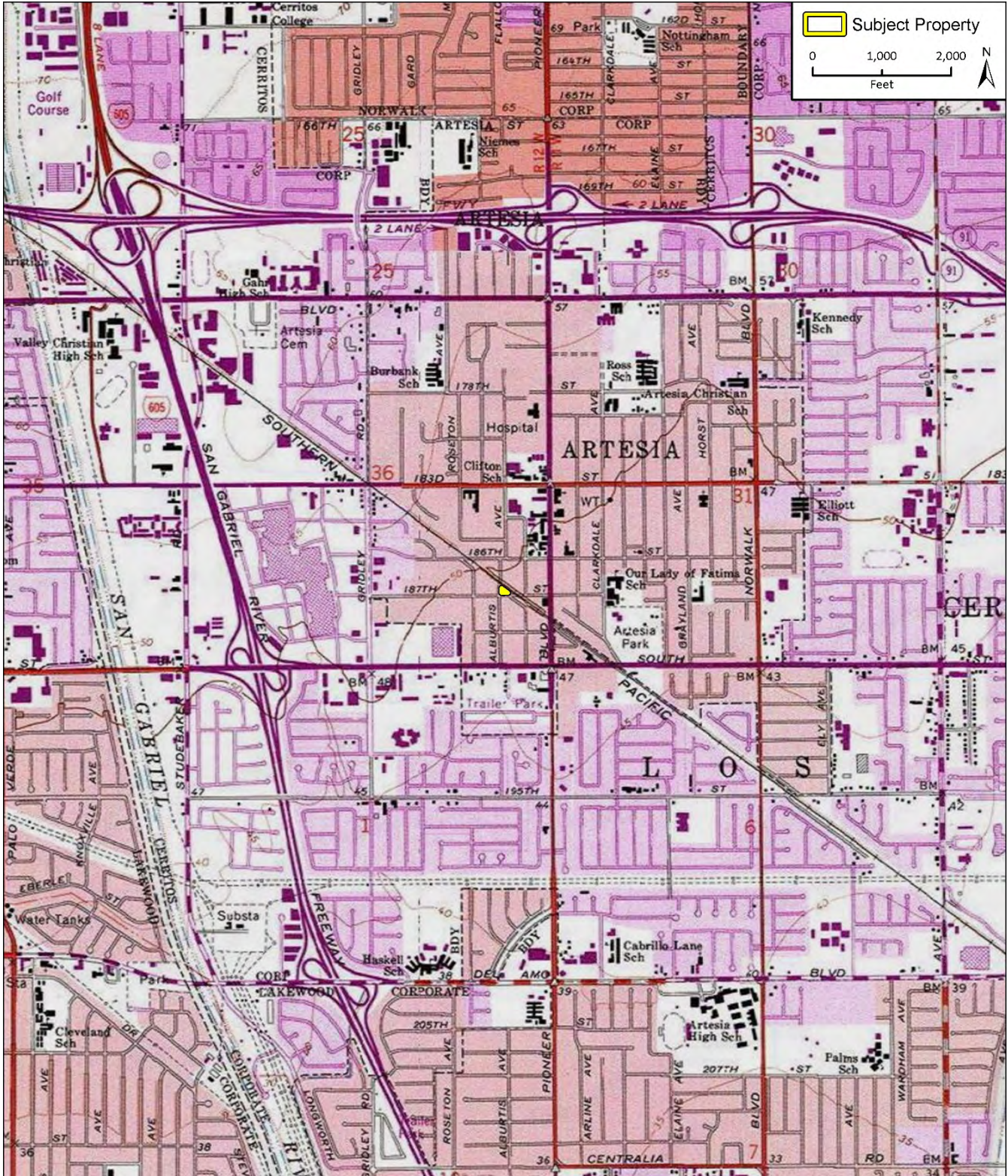
Page 2 of 4

*Map Name: Los Alamitos

*Resource Name or # 81644 Albutis Avenue (Map Reference No. 32-021)

*Scale: 1:24,000

*Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 81644 Alburdis Avenue (Map Reference No. 32-021)

*NRHP Status Code 5D1

Page 3 of 4

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Residence

B4. Present Use: Artesia Historical Society Museum

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History:

The parcel's primary building was constructed in 1929 on Pioneer Boulevard in Artesia. In 2003, the building was relocated to its current site (then a City-owned park) on the corner of Alburdis Avenue and 187th Street (Associated Historical Societies of Los Angeles County 2013). The ancillary building was added to the property in 2011 (Google var.).

*B7. Moved? No Yes Unknown Date: 2003 Original Location: Pioneer Boulevard, Artesia

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

The Frampton/Dantema House was originally constructed in 1929 by Arthur E. and Helen G. Frampton (Associated Historical Societies of Los Angeles County 2013). Arthur Frampton was one of several siblings to Sarah A. Frampton, an early settler to Artesia originally from Idaho (Federal Census Records, var.). According to a review of Federal Census Records and historic-era newspaper clippings, Arthur and Helen Frampton lived at 17924 South Pioneer Boulevard for several decades, making it the likely original site of the Frampton/Dantema House (Federal Census Records, var.; newspaperarchive.com var.). An aerial image taken in 1976 confirms the presence of an L-planned residence located roughly at 17924 Pioneer Boulevard (UCSB 1976). Arthur and Helen Frampton lived in the home on Pioneer Boulevard for the entirety of their married life; it was eventually purchased by a neighbor and member of the Artesia Historical Society (Personal Communication 2019). In 2003, the property was sold by then-owners Wayne and Maria Dantema. Planned for demolition, the City of Artesia and Artesia Historical Society partnered to have the Frampton/Dantema House moved to its current location, then in use as a City-owned park (Associated Historical Societies of Los Angeles County 2013). Since its relocation, the Frampton/Dantema House has undergone small alterations in keeping with routine maintenance. The ancillary building continuing restroom facilities was added to the property in 2011 (Google var.). See continuation sheet.

B11. Additional Resource Attributes: N/A

*B12. References:

Associated Historical Societies of Los Angeles County
2013. Artesia Historical Museum. Accessed online at
www.ahslac.org/project/artesia-historical-museum/. Accessed December 2018.

Federal Census Records
Various. For Arthur E. and Helen G. Frampton. Online at Ancestry.com.
Accessed July 2019.

Google
Various. Aerial imagery of 18644 Alburdis Avenue. Online at
www.google.com/maps. Accessed July 2019.

National Park Service
1995. National Register Bulletin. How to Apply the National Register Criteria
for Evaluation. Online at <https://www.nps.gov/nr/publications/bulletins/nrb15/>.
Accessed July 2019.

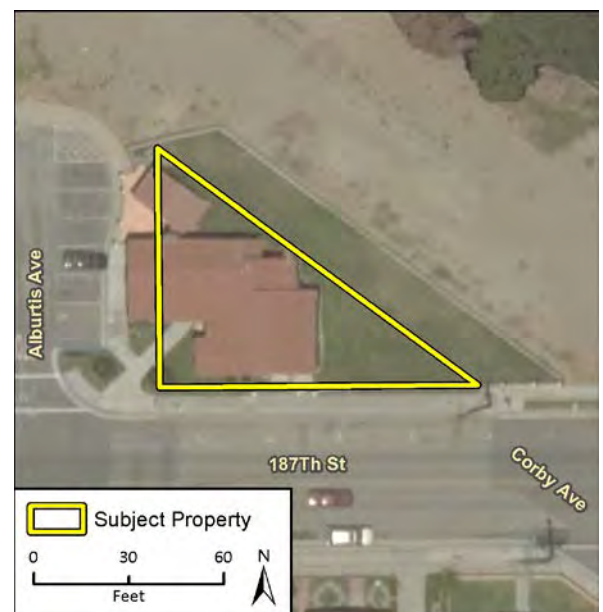
See Continuation sheet

B13. Remarks: N/A

*B14. Evaluator: Rachel Perzel, Rincon Consultants

*Date of Evaluation: July 8, 2019

(This space reserved for official comments.)



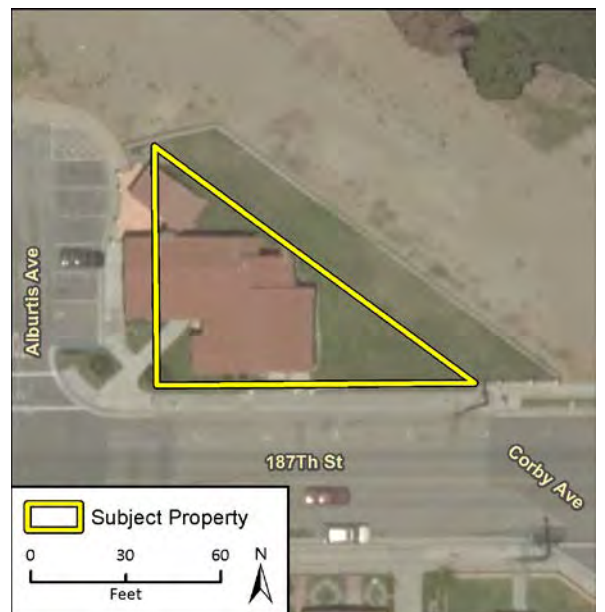
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 81644 Alburdis Avenue (Map Reference No. 32-021)

*NRHP Status Code 5D1

Page 3 of 4

(This space reserved for official comments.)



***B10. Significance, continued:**

The subject property is one of two contributors to the Artesia Historic District, adopted by ordinance in 2014, and is therefore considered a historical resource for the purposes of the California Environmental Quality Act (CEQA). Despite its local designation as a historic district contributor, the property does not appear to have been previously evaluated for listing in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR).

Due to its relocation, the subject property has lost integrity of location, setting, feeling, and association, and it is recommended ineligible for listing in the NRHP or CRHR as a result. CRHR *Special Considerations* state that a moved building that is otherwise eligible may be listed in the CRHR if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource (Office of Historic Preservation 2001). While the Frampton/Dantema House was moved to avoid demolition, its current location is not compatible with its original location, which was mid-block and not adjacent to a railroad right-of-way. Further archival research conducted in support of this study failed to identify any information which suggests the property meets CRHR designation criteria. The property is not associated with important events in the history of the nation, state, region or city of Artesia (Criterion 1). While the Frampton family members were early settlers to Artesia and Arthur and Helen Frampton appear to have been active in the community, they are not known to be persons significant in the history of the nation, state, region of city of Artesia (Criterion 2). While a good example of the Spanish Colonial Revival style as applied to a residence in Artesia, the Frampton/Dantema House does not expressly embody the Spanish Colonial Revival style, nor does it represent a type, period, or method of construction. It is not known to be the work of a master or possess high artistic values (Criterion 3). The records search results and research conducted for this study failed to indicate that the subject property is likely to yield important information about prehistory or history (Criterion 4). As a result of the information presented above, the subject property is recommended ineligible for listing in the NRHP as an individual resource.

Similar to CRHR special considerations, NRHP *Criteria Consideration B* states that a resource will qualify for listing in the NRHP if it was removed from its original location but is significant primarily for architectural value or is the surviving structure most importantly associated with a historic person or event (National Park Service 1995). The Frampton/Dantema House is not significant primarily for architectural value nor is it the surviving structure most importantly associated with a historic person or event. It is therefore recommended ineligible for listing in the NRHP. The property is additionally recommended ineligible as a contributor to any existing or potential CRHR or NRHP-eligible historic districts.

***B12. References, continued:**

NewspaperArchive.com

Var. Newspaper Articles, various by location and date. Online at <https://www.newspaperarchive.com/>. Accessed July 2019.

Office of Historic Preservation

2001. California Office of Historic Preservation Technical Assistance Series #7-How to nominate a Resource to the California

Register of Historical Resources. Online at

http://ohp.parks.ca.gov/pages/1056/files/07_TAB%207%20How%20To%20Nominate%20A%20Property%20to%20California%20Register.pdf. Accessed July 2019.

Personal Communication

2019. Between Rachel Perzel and Artesia Historical Society President Barbara Applebury. via telephone. July 8 and 9.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online.

http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed July 2019.