

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3CS

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

B1. Historic Name: S. Kamada restaurant, Atomic Café

B2. Common Name: Señor Fish

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

*B5. Architectural Style: vernacular

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

Built circa 1913 (*Builder & Contractor*). Alterations: corner window opening infilled, earthquake bolts added and most windows and storefront replaced (dates unknown), exterior doors removed and replaced with tile bulkhead and storefront, surface-mounted security grilles replaced with interior roll-down security grilles at windows (Building Permit # B05LA12793, 2008). West wall Gunned (year unknown).

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

*B8. Related Features:

B9a. Architect:

b. Builder:

*B10. Significance: Theme: Development in Los Angeles: Early 20th Century Area:

Period of Significance: 1965-1989

Property Type: commercial building

Applicable Criteria: 1

The subject property building was completed in about 1913. Assessor's records cite a date of 1896; however review of Sanborn Fire Insurance Company maps from that time reveal a no longer extant, smaller, triangular building at the side of the lot at that time. The smaller building had been removed by 1948 (www.historicaerials.com). The exact construction date of the subject building is not known, but a trade magazine suggested that brothers, Etienne and Domingo Oyharzabal were planning "to finance construction of a 4-story business building at the southwest corner of 1st and Alameda Streets" in 1913 (*Builder & Contractor*). The Messrs. Oyharzabal were notably Basque, and Domingo, who was born in 1846, died that year. Domingo Oyharzabal is said to have established "the best-known pioneer ranching family on San Juan Capistrano" (Zubiri). By 1910, Oyharzabal owned more than 10,000 acres of land and was a significant landowner and rancher, with his younger brother, Etienne (1890-1961). The family sold the ranch in 1960, and the current Ritz-Carleton in Dana Point is located on their former property. Orange County was partially established by Basques, and continues to have a strong Basque influence, as does other California communities, including Bakersfield. As early as the 1880s, the nearby intersection of Alameda and Aliso streets was the center of Los Angeles' Basque-town, with more than ten Basque boarding houses, or ostatuak (Echeverria). It was in these boarding houses that sheep herders stayed during the off-season and informally learned skills from one another to assimilate into American culture.

In 1915, a Japanese restaurant under the name S. Kamada was listed in the city directory at the subject property. No consequential information was found regarding S. Kamada, and little other information was found regarding tenants until 1946. The year after the United States' atomic bombing of Nagasaki and Hiroshima, Japan, Minoru and Ito Matoba opened a small restaurant, oddly named the Atomic Café at 117 South San Pedro Street. They moved the small restaurant to the subject property building by 1965 and kept late hours, from 4PM to 4AM. It was popular with intellectuals and pseudo-intellectuals, notoriously known as an "after drinking" destination (Fong). People-watching at the Atomic Café is said to have revealed the seamier side of late night Little Tokyo. The proprietor was born in Whitefish, Montana, in 1913, enlisted in the U.S. Army and married Ito Nishi (b. 1922) in 1943 (Social Security Death Index, United States World War II Enlistment Records, 1936-1943). Although precise provenance of the café name is not known, in the aftermath of the second World War, names for restaurants and bars were common in Japan, where (See Continuation Sheet)

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

*B12. References:

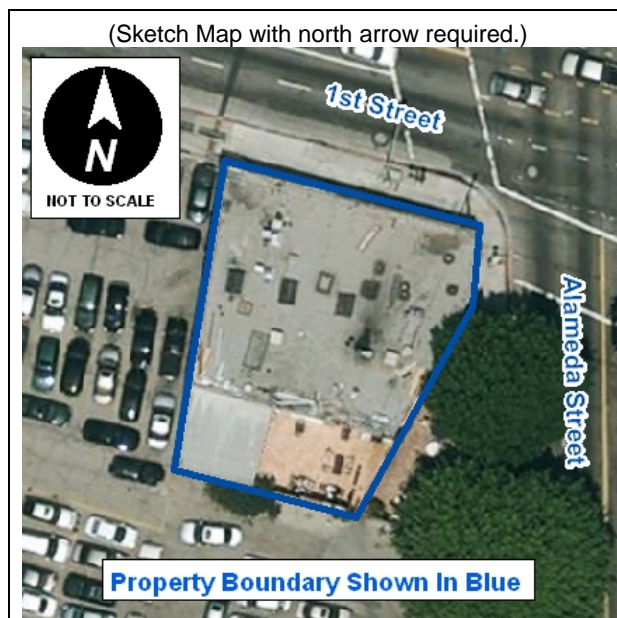
(see Continuation Sheet)

B13. Remarks:

*B14. Evaluator: F. Smith

*Date of Evaluation: 3/26/09

(This space reserved for official comments.)



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

Primary #
HRI#
Trinomial

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

*Recorded by: Francesca Smith

*Date: March 26, 2009

☒ Continuation

☐ Update

*B10. Significance: (continued from page 3)

Mr. Matoba traveled there extensively in the 1930s and likely in years after.



Figure 1. Atomic Café, circa 1982. Los Angeles Central Library, [V]iew From A Loft [sic]

The name may have been a sarcastic jab at the duplicity of Cold War ideology in postwar America. A documentary film and later book, both entitled *The Atomic Café* (1982) does not appear to have any direct connection to the subject property building or business. By the late 1970s and '80s the Matoba's daughter, Nancy focused the business on the emerging punk rock underground. The quirky after-hours restaurant became part of the rapidly rowing punk underground. On their album, *Electrify Me*, The Plugz, considered the first Latino-punk band, described "hanging out at the Atomic Café ("Adolescent" Restless/Plugz, 1978). In their self-titled, first album, the well-known new wave group, The Motels included a single titled *Atomic Café*. Much like it was in earlier decades, the eclectic crowd included punk rock and new wave artists and fans sharing the unique venue with local politicians, and reportedly, Japanese Mafiosi. The small establishment was known for its iconic, three-sided, and blade neon signs, late hours-4PM to 4 AM, and for the diverse menu.

Unique offerings included chop suey, pork-udon or chashu over Japanese noodles, and baloney and rice (under breakfast items, Honda, menu). The Atomic Café closed in 1989. Mr. Matoba died in Eugene, Oregon, in 1997 (Social Security Death Index). No additional consequential information was found regarding the family that owned and operated the Atomic Café.

Despite described alterations, the building retains adequate integrity to be recognizable to its original appearance, but is not a significant example of the vernacular style. It is not directly associated with any persons significant in our past (Criteria B/2), nor does it 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). The building does not represent a significant and distinguishable entity whose components lack individual distinction to be considered a contributor to a large historic district. There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The subject property building is significant for its direct association with a pattern of events linked to Japanese-Americans: as the site of an early Japanese restaurant, as well as its long-time identity as the iconic Atomic Café from 1946 (this property from 1965-1989, Criterion 1). While hundreds of restaurants and cafes in downtown Los Angeles have come and gone since 1946, few have achieved curious cult status of the Atomic Café. The subject property is eligible for listing in the California Register under Criterion 1, with a period of significance from 1965-1989, at the local level of significance. It is not eligible for National Register listing as its period of significance is fewer than 50 years ago and it does not meet the exceptional significance threshold to qualify under Criteria Consideration G.

***B12. References:**

Atomic Café menu, (unpublished restaurant menu) circa 1980s: 4

Builder & Contractor. January 9, 1913: 16.

California Social Security Death Index.

City of Los Angeles, Building Permit # B05LA12793, 2008.

Echeverria, Jeronima. *Home Away From Home: A History of Basque Boardinghouse*. Reno: University of Nevada Press, 1999: 76.

Fong, Tom. Telephone interview with Francesca Smith, May 13, 2008.

Honda, Harry. E-mail message to Deanna Matsumoto, May 16, 2009.

Pacific Telephone & Telegraph Co. *Los Angeles Street Address Directory*, 1915: 2564.

Pacific Telephone & Telegraph Co. *Los Angeles Street Address Directory*, 1961: 349.

Pacific Telephone & Telegraph Co. *Los Angeles Street Address Directory*, 1965: 43.

Sanborn Fire Insurance Co., *Maps of Los Angeles, CA: 1894-1900 and 1906-1951*: various sheets.

[View] From A Loft. "Atomic Fish"

<http://images.google.com/imgres?imgurl=http://viewfromaloft.typepad.com/photos/uncategorized/may_24.jpg&imgrefu

CONTINUATION SHEET

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

*Recorded by: Francesca Smith

*Date: March 26, 2009

☒ Continuation

☐ Update

rl=http://viewfromaloft.typepad.com/viewfromaloft/2007/01/atomic_fish.html&usg=__L4SK7li8KzJlxtxxQ3WJLWiNCA=&h=800&w=500&sz=241&hl=en&start=6&um=1&tbnid=3MbJluNDPhzJDM:&tbnh=143&tbnw=89&prev=/images%3Fq%3Datomic%2Bcafe%26hl%3Den%26sa%3DN%26um%3D1> Accessed May 13, 2009.

United States World War II Enlistment Records, 1936-1943.

Zubiri, Nancy. *A Travel Guide to Basque America*. Reno: University of Nevada Press, 2006: 101.

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 #: 314 East 2nd Street building (No. 7-31)

P1. Other Identifier: Eigiku Café and or Eigiku Restaurant, Kouraku Japanese Restaurant

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

***a. County:** Los Angeles

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

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

B.M. San Bernardino

c. Address: 312-314 East 2nd Street

City: Los Angeles

Zip: 90012

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

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

APN: 5161-022-003

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a two-story, lowrise office building. Designed in a simple, Contemporary style, it is two bays wide and has a flat roof. The building façade is the enframed window wall type and is configured in a rectangle in plan. The ground floor is recessed storefront with a side entrance and features a tapered, butted glass display case and low, clearstory windows above. A security door on the west side likely leads to the second floor. The second floor is a continuous, solid sign band with a small, internally lit box sign and a blade sign at the side. Both signs are embellished with chasers around the exterior perimeters. A textured stucco "chimney" on the west side extends above the roofline. Alterations include complete reconfiguration/remodel circa 1960s (dates unknown). The extant building was likely built or remodeled in the 1960s or 1970s. The building is located mid-block, with mid-rise buildings on either side.

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

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

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



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009, Photograph # 2576

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

☒ Historic ☐ Prehistoric ☐ Both

1896, Los Angeles County Office of the Assessor
circa 1906, Sanborn Fire Insurance Company maps

***P7. Owner and Address:**

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

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

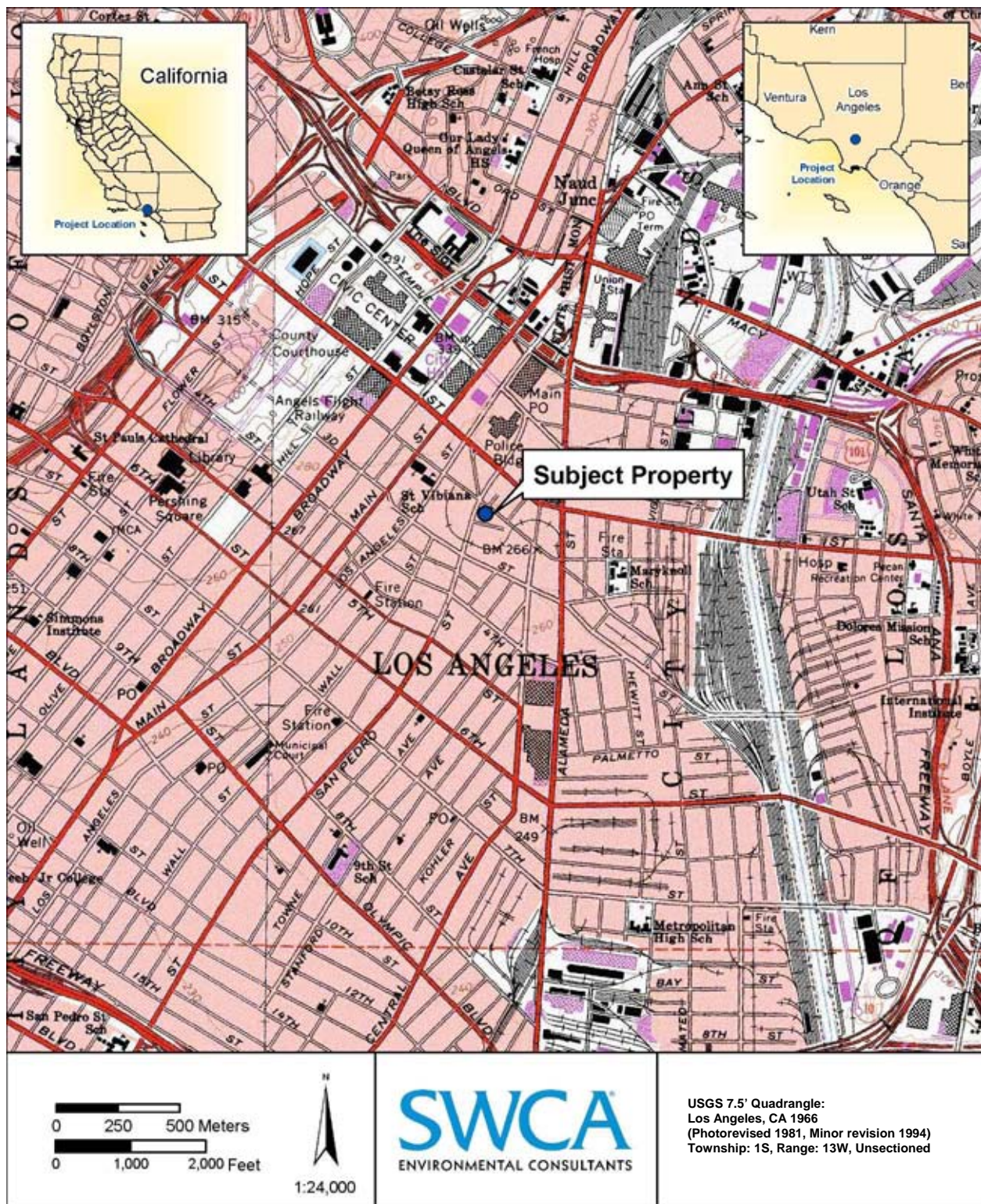
***P9. Date Recorded:** March 16, 2009

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

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

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

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



BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 314 East 2nd Street building (No. 7-31)

B1. Historic Name: Eigiku Café and or Eigiku Restaurant

B2. Common Name: Kouraku Japanese Restaurant

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

*B5. Architectural Style: Contemporary

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

Built circa 1906 (Sanborn Fire Insurance Company maps). Alterations: remodeled 1977 (Morishita).

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

Original Location: N/A

*B8. Related Features:

B9a. Architect:

b. Builder:

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria:

Although tax assessor records list the subject property as having been built in 1896, review of Sanborn Fire Insurance Company maps from 1900 reveals a dwelling at 312 and a separate blacksmith shop at 314 East 1st Street. By 1906, 314 and 316 East 1st Street are depicted as a three-story restaurant building with a wood truss roof and glass skylights (see Figure 1). The extant building was likely either built or remodeled in the 1960s or 1970s. From about 1954-1987, the tenant was Eigiku Café and or Eigiku Restaurant which served traditional Japanese cuisine (*Los Angeles Street Address Directory*, various years). Although Eigiku is widely credited as the second restaurant in the United States to serve sushi, beginning in 1966 (Corson), establishment the building has since been altered and is not recognizable to its appearance in 1966. Lore holds that the first American sushi restaurant was called Kawafuku (nearby at 240 East 1st Street), although a Mitsubu *Sushi* was listed in directories as early as 1956 at the same address. Kawafuku was demolished to make way for the New Otani (completed in 1977). In 1977, then-owner of the subject property, Tomoko Morishita brought an architect and tradesmen from her native Japan to remodel the building. It is not known when the building was reduced from three to two stories. The tenant is currently Kouraku Restaurant.



Because of described alterations, the building is not recognizable to its appearance in 1966. The claim of being the second restaurant to serve sushi was explored but not corroborated in research. The current building is not directly associated with any persons significant in our past or for its association or linkage to events (Criteria A/1 and B/2). 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). The building does not represent a significant and distinguishable entity whose components lack individual distinction to be considered a contributor to a large historic district. There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The subject property is not eligible for listing in the California or National registers.

Figure 1. Historic photo of subject building.

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

*B12. References:

Corson, Trevor. *The Zen of Fish: The Story of Sushi*. New York: Harper Collins, 2007: 43

Morishita, Tomoko (former owner). Telephone interview with F. Smith, April 27, 2009.

Sanborn Fire Insurance Co., *Maps of Los Angeles*, CA: 1894-1900. Vol. 1, sheet 16.

Sanborn Fire Insurance Co., *Maps of Los Angeles*, CA: 1906, update to 1951,

Volume

2, sheet 162.

Sushi & Saki. "The History of Japanese Restaurant [sic] in Little Tokyo" <www.sushiandtofu.com/images/march-l=http://www.sushiandtofu.com/Articles/3_2007_HistoryofJapaensesresinLittletokyo.html&usg=__1nk5ShSEPygkd2uXXHauGDzKig=&h=300&w=400&sz=43&hl=en&start=7&sig2=0timageNhq6OR-8P9Wo6Q&um=1&tbnid=8PeUNbaXV5OExM:&tbnh=93&tbnw=124&prev=/images%3Fq%3DEigiku%26ndsp%3D20%26hl%3Den%26um%3D1&ei=SgX2SbWYDJaktAPLyPXmCg>

B13. Remarks:

*B14. Evaluator: F. Smith

*Date of Evaluation: 3/26/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

no scale



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 #: 326 East 2nd Street building (No. 7-32)

P1. Other Identifier: Little Tokyo Movie Theatre, Rafu Busan

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

***a. County:** Los Angeles

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

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

B.M. San Bernardino

c. Address: 326 East 2nd Street

City: Los Angeles

Zip: 90012

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

e. Other Locational Data:

APN: 5161-022-011

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

The subject property is a two-story building, configured in an irregular rectangular in plan,. The is three bays wide and has a flat roof with a parapet. The front of the building, is faced in troweled concrete, with concrete masonry units defining irregularly sized bays on the first level, and forming perpendicular "floating" walls on endwalls. The recessed primary entrance has a storefront door is in the smaller bay. Nearly continuous storefront windows are capped by a full length,, orange Plexiglas sign band, with Japanese characters and script conveying the name "Rafu Busan." The narrow western bay has a side entrance enclosed by security bars. A small planted area is circumscribed by a low fence and has a pole sign. The internally illuminated box sign is made up is in the shape of a fan with orange and black Plex spelling out "Rafu Busan" on block letters. The upper floor contains seven square, fixed windows. The building is located on a relatively, midblock level parcel, and occupies the entire parcel. It is in the Little Tokyo area of downtown Los Angeles and is surrounded by other low, mid, and high-rise buildings.

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

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

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



P5b. Description of Photo: (View, date, accession #) View southwest, April 20, 2009, Photograph #1002581

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

☒ Historic ☐ Prehistoric ☐ Both

1967, Los Angeles County office of the Assessor

***P7. Owner and Address:**

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

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

SWCA Environmental Consultants

625 Fair Oaks Avenue, Suite 190

South Pasadena, CA 91030

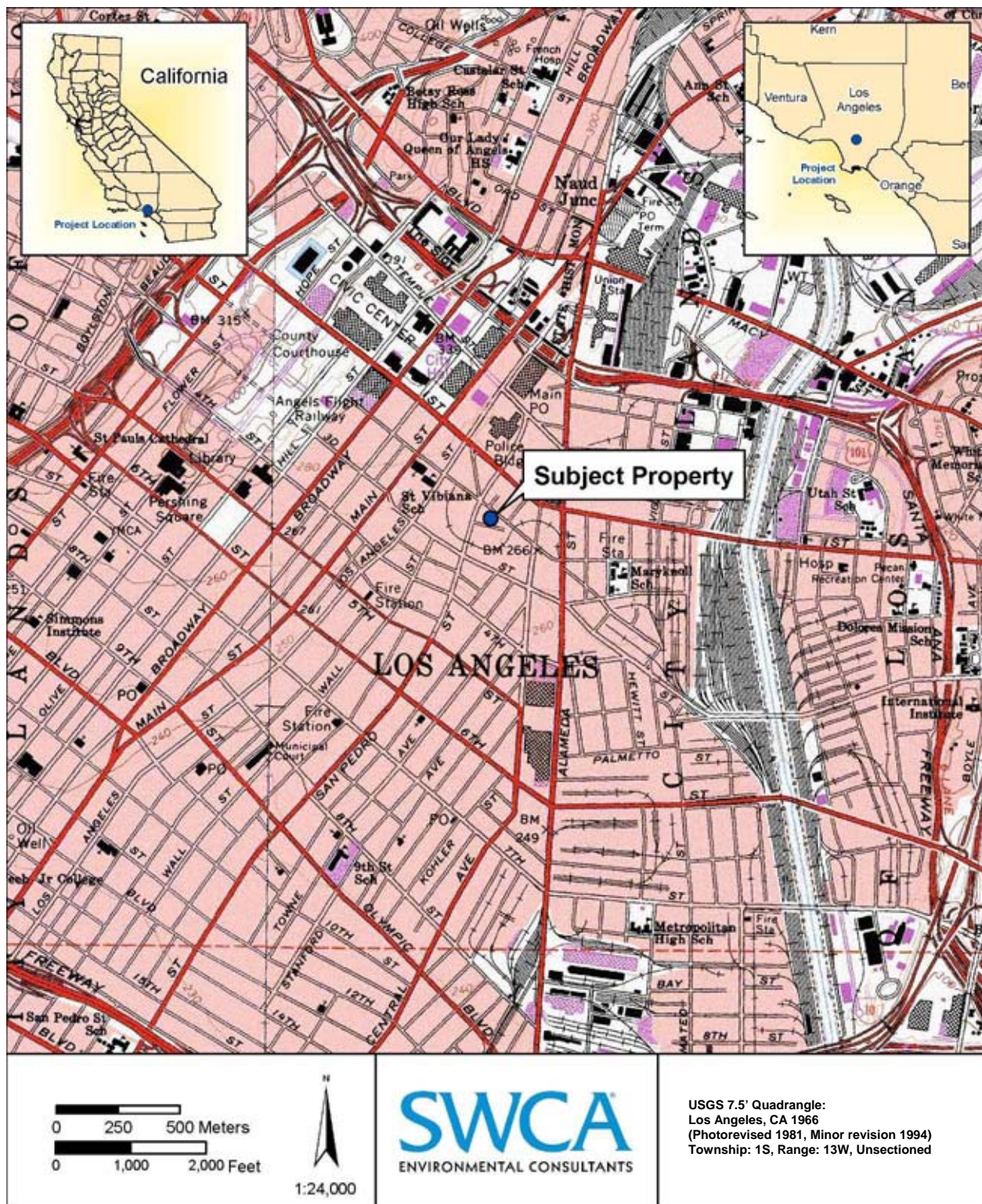
***P9. Date Recorded:** March 16, 2009

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

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

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

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



BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 326 East 2nd Street building (No. 7-32)

B1. Historic Name:

B2. Common Name: Little Tokyo Movie Theatre, Rafu Busan

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

*B5. Architectural Style: vernacular

*B6. Construction History: Built 1967.

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

*B8. Related Features:

B9a. Architect:

b. Builder:

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria:

The subject property building was completed in 1967, for Mr. and Mrs. Frank Hirohata, for use as the Little Tokyo Movie Theatre. No consequential information was found on the lives of the Hirohatas or regarding Little Tokyo Movie Theatre. In 1979, Rafu Busan, a gift emporium became the main tenant. No information was found on an architect or builder. The subject property is an ordinary example of a very common type, the vernacular commercial building. The building is not eligible for listing in the National or California registers under Criterion C or 3 for its architecture and does not warrant further evaluation under Criteria A/1 or B/2. No evidence was discovered to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to a larger historic district.

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

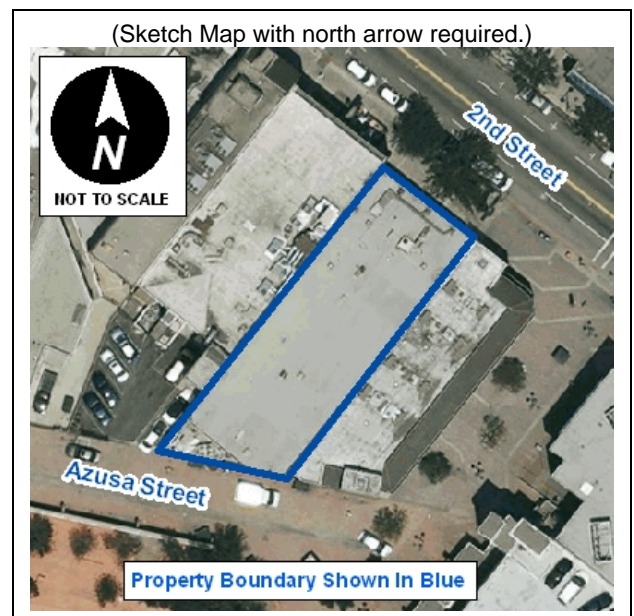
*B12. References:

13. Remarks:

B14. Evaluator: F. Smith, S. Carmack

*Date of Evaluation: 3/26/09

(This space reserved for official comments.)



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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 356-374 East 2nd Street building (No. 7-33)

P1. Other Identifier: Brunswig Drug, Purepac Corporation, Brunswig Square, American Apparel

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

***a. County:** Los Angeles

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

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

c. Address: 360 East 2nd Street

City: Los Angeles

Zip: 90012

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

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

APN: 5161-020-028

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

The subject property is highrise, irregular-plan office building with single story wings on either side. The building is clad in stucco and reflective-tinted windows. Brunswig Square was "reconstructed" in 1985, when three stories were added to the five-level building ("Little Tokyo Just Keeps on Building" Los Angeles Times, April 6, 1986: AA7).

A previous building at this location was constructed in 1930 for the Brunswig Drug Manufacturing Company. Review of Sanborn Fire Insurance Company maps dating to 1951 show a six-story Purepac Corporation building in place of the current tower. In 1971, a permit was issued for demolition (Building Permit, or BP #29462) and in 1972, further demolition followed a fire (BP #44750). Because of described new construction and/or modifications, the building is not recognizable to its original appearance from 1930. It is an ordinary example of a very common type, the remodeled commercial office building. As a recently altered building it is not eligible for listing in the National or California registers under Criterion C or 3 for its architecture and does not warrant further evaluation under Criteria A/1 or B/2 because of its lack of integrity and direct connections with events or persons. No evidence was discovered to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to a larger historic district.

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

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

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

View southwest, April 20, 2009, Photo 2585

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

☒ Historic ☐ Prehistoric ☐ Both

1985, Los Angeles Times

***P7. Owner and Address:**

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

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

SWCA Environmental Consultants

625 Fair Oaks Avenue, Suite 190

South Pasadena, CA 91030

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

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

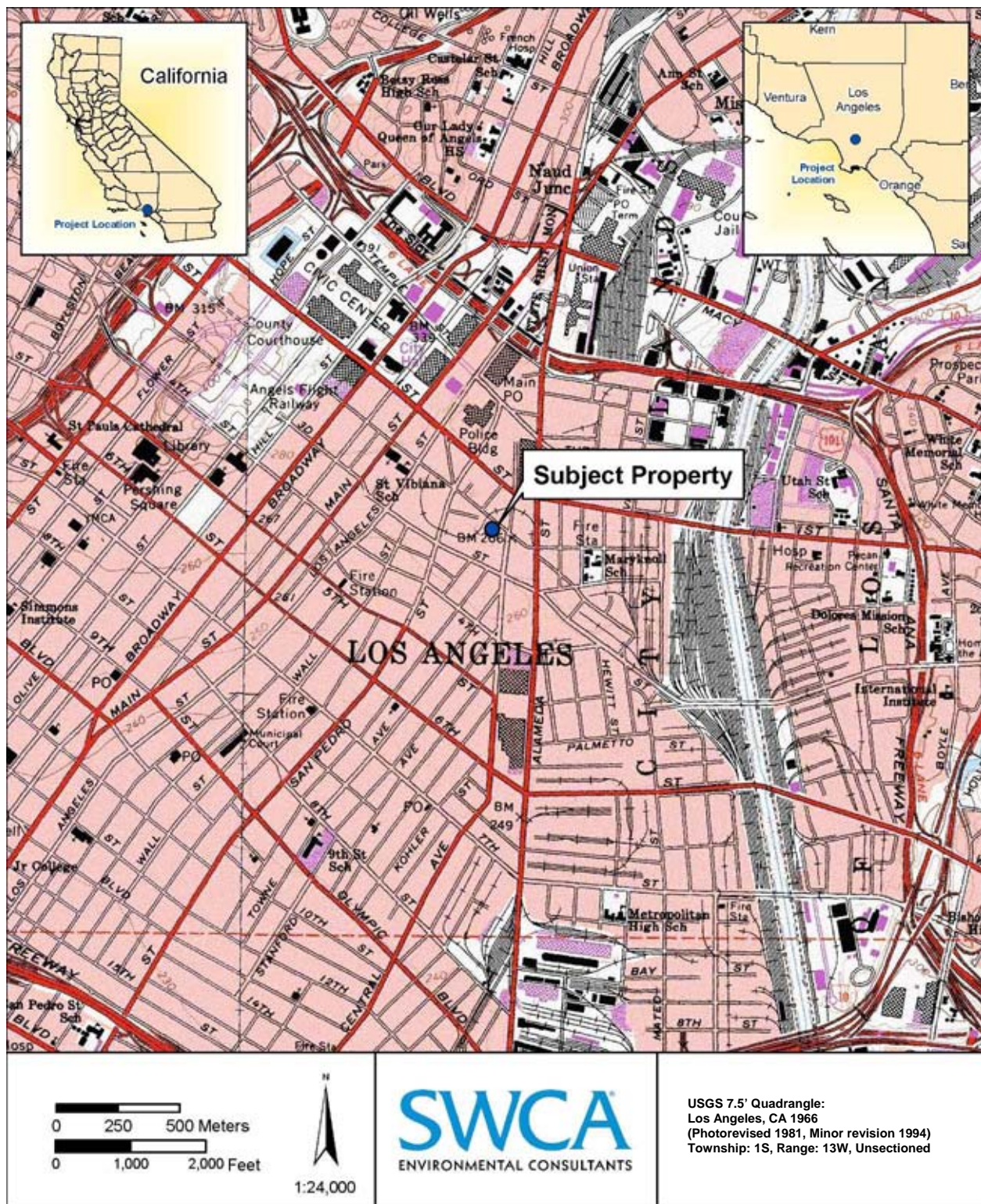
P5a. Photo or Drawing



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

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

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



BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 3CS

*Resource Name or # (Assigned by recorder) West 2nd Street, curb between Alameda and Central Street (7-34)

B1. Historic Name:

B2. Common Name:

B3. Original Use: curb B4. Present Use: curb

***B5. Architectural Style:**

***B6. Construction History:** Built circa 1880s (Sanborn Fire Insurance Company. *Insurance Maps of Los Angeles*, 1888: 23).

Alterations: portion east of current curb cut no longer extant (circa 2000), painted red in limited areas (dates unknown).

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

***B8. Related Features:**

B9a. Architect:

b. Builder:

***B10. Significance: Theme:** Commercial Development in Los Angeles: 19th Century **Area:** Los Angeles region

Period of Significance: 1880s-1959 **Property Type:** engineering, street improvement

Applicable Criteria: 1 and 3



Figure 1. Photograph of granite curb section. View north of finished grade. May 14, 2009. Photograph #051409 01.

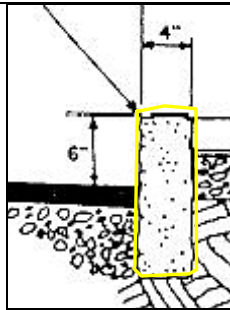


Figure 2. Standard detail of granite curb.

The subject property is a dressed granite curb, on the north side of 2nd Street, roughly between Alameda Street and Central Avenue. The curb is continuous on the west side of the block, terminating at the western curb of the central driveway curb cut. The granite curb is a rare resource type in Los Angeles and elsewhere in the United States, although Washington, D.C. continues to use granite for curb and gutter work in certain areas, its use is not common in current American public works. Granite as a curb material has a much longer life expectancy than concrete (upwards of 50 years versus 15). Review of masonry trade literature from the mid-20th century makes no mention of granite curbs, focusing on concrete finishing. Numerous records exist for construction data on granite curb projects in Los Angeles, but the latest was 1939 (*Engineering News & Record*).

The curb is not eligible for listing in the National Register because only a 40-60 foot segment remains, so its integrity does not meet the more stringent requirements. Because Los Angeles has few remaining concrete curbs, this section of concrete curb is eligible for listing for listing in the California Register under Criteria 1 and 3, at the local level of significance for its association with the development of the community and because it embodies the distinctive characteristics of a type (natural stone curbs, an archaic material), period (1880s or earlier), and method of construction (masonry stonework). It does convey its integrity of original, simple design, the location is assumed to be unchanged, the setting and configuration of nearby streets is nearly as it was in the 1880s, the materials remain (in the area where the curb is intact), it possesses its original workmanship, and retains its essential feeling, and basic associations.

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

***B12. References:**

Engineering News & Record, 1939: 74.

Sanborn Fire Insurance Company. *Insurance Maps of Los Angeles*, 1888: 23

13. Remarks:

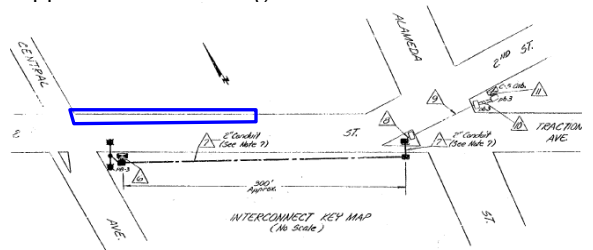
B14. Evaluator: F. Smith

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

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

Approximate limits of granite curb shown in blue



No scale

Excerpted from City of Los Angeles, Department of Transportation. "Traffic Signal System Plans," 1980: 8.

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

Primary #
HRI #
Trinomial
NRHP Status Code 35

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 216 South Alameda Street building (No. 7-35)

P1. Other Identifier: John A. Roebling's Sons Co., Robert Arranaga & Co., Inc.

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

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

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

c. Address: 216 South Alameda Street

City: Los Angeles

Zip: 90012

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

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

APN: 5163-009-005

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

The subject property is a three-story, midrise, industrial manufacturing building. The Classical Revival style building is notably an irregular triangle in plan, occupying a lot of the same approximate shape. The main entrance is one bay wide, at the tip of the triangle, and the building is faced in dark brick, laid up in Common bond. The natural stone, pedimented entrance on the main bay features dentils supported on decorative brackets above double doors with a glazed transom above. Above the entrance and on other end-wall elevations, there are punched, large, multi-light steel sash windows, with three-over-three awning windows at the center lights. The windows are paired on the end-walls and each window has a simple concrete header. Bays are separated by stepped out spandrels, terminating in decorative brick work below the cornice with *terra cotta*, Arts & Crafts-inspired ciphers punctuating each, spelling the monogram of the original owner, John A. Roebling. The geometrical, decorative masonry motif is increasingly ornate at the cornice, featuring brick, in decorative herringbone and basket-weave patterns. Classical, large, roof drain leaders are placed at corners. The flat roof features a simple elevator or stair tower on one side. Along the Alameda Street elevation, there are single-bay wide loading docks at the ground floor. A ghost sign on the east side reads "John A. Roebling's Sons" in block letters. Alterations include the addition of the current building owner's name above the pediment and masonry repairs at the upper floors and the addition of security bars (dates unknown). The building is located at the northeast corner of Alameda and 2nd streets, and occupies nearly the entire parcel, in the densely built-up Central Business District.

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

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

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



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # 1002464

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1913, Los Angeles County Office of the Assessor

*P7. Owner and Address:

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

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

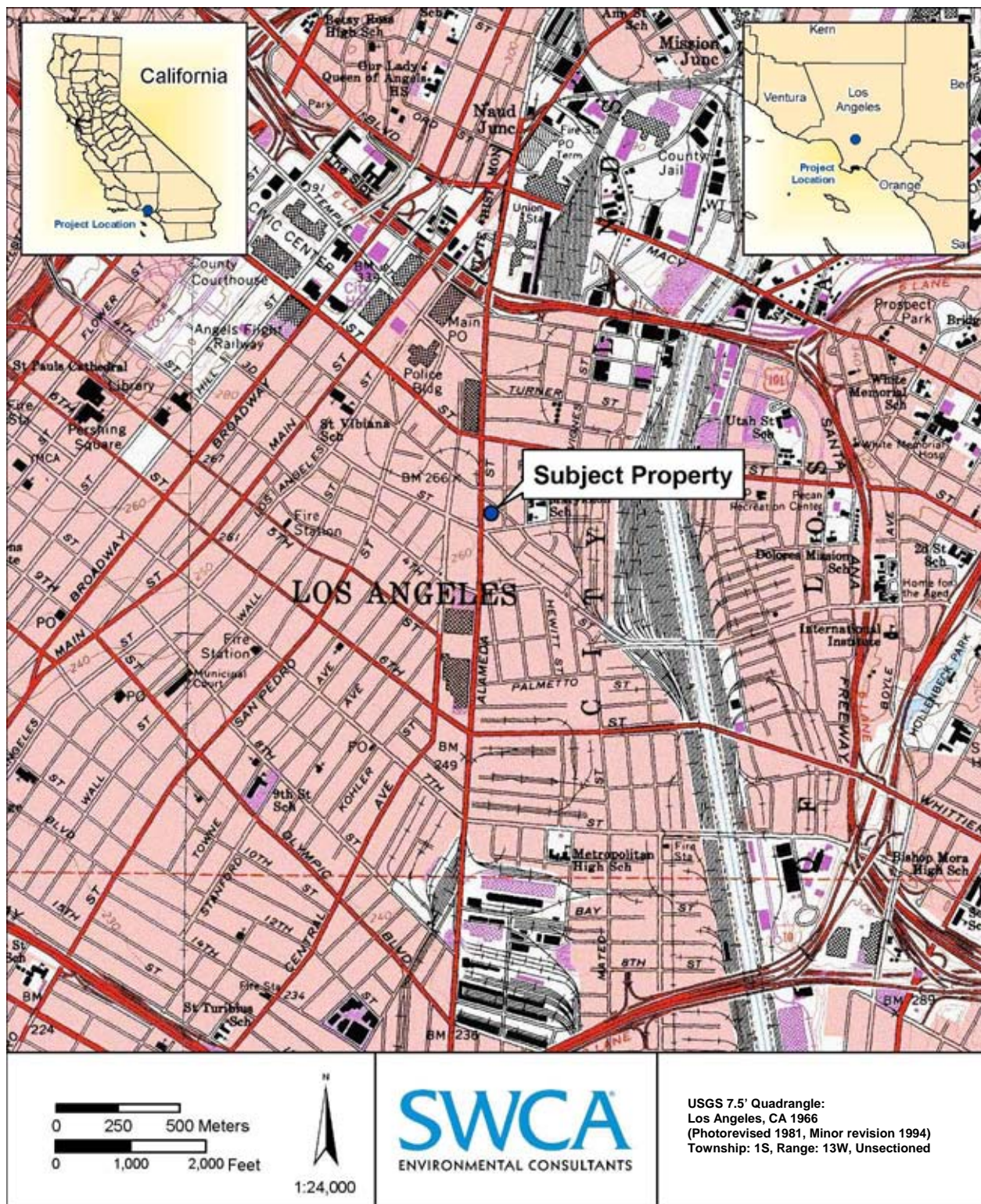
*P9. Date Recorded: March 16, 2009

*P10. Survey Type: (Describe) Intensive

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

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

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



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 216 South Alameda Street building (No. 7-35)

B1. Historic Name: John A. Roebling's Sons Co.

B2. Common Name: Robert Arranaga & Co., Inc.

B3. Original Use: industrial building B4. Present Use: industrial building

*B5. Architectural Style: Classical Revival

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

Built in 1913 (*Los Angeles County Assessor*). Alterations: small warehouse addition, 1924 (Building Permit or BP#25854, 6/21/1924), larger warehouse addition (BP#30063, 7/21/1924), alterations, 1938 (BP#21692, 6/20/1938), parapet veneer repair, 1988 (BP#188824, 12/09/1988). Security bars, loading dock canopy (dates unknown).

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

Original Location: N/A

*B8. Related Features:

B9a. Architect: Hudson & Munsell

b. Builder:

*B10. Significance: Theme: Commercial Development in Los Angeles, 20th Century

Area: Los Angeles region

Period of Significance: 1913-1956 Property Type: commercial building Applicable Criteria: B/2, C/3

The subject property building was completed in 1913. It was designed by Hudson & Munsell for John A. Roebling's Sons (JAR). The company's namesake, John Augustus Roebling was arguably the most influential civil engineer to have practiced in the United States. Best known for his daring suspension bridge design, the shared design and construction with his son and daughter-in-law of the Brooklyn Bridge (1883) remains an unmatched engineering and construction feat in American history. Roebling was born and educated in Germany, designed numerous innovative aqueducts, railroad and vehicle bridges in the U.S., and died suddenly as the result of an accident while surveying for the Brooklyn Bridge in 1869. His son, Washington Roebling, who was born in 1837, followed in his father's profession, and was a civil war officer whose engineering accomplishments were eventually equivalent to those of his father. During the complex construction of the Brooklyn Bridge, Washington was stricken by, and nearly died from complications of the compression sickness, or "the bends," a common but deadly constriction safety hazard. Technology developed for that project is still used to combat the condition. Roebling's wife, Emily Warren (1843-1903) is credited with acting of his behalf, carrying out his duties as Chief Engineer, completing construction management as a go-between from his bedside on the challenging and monumental project (Petroski).

Out of necessity and in order to implement his "efficient and economical" long-span suspension bridge designs, the elder Roebling had perfected the concept of devised "wire rope" in 1841, and began manufacturing the unique material on the family farm. John A. Roebling's Sons wire rope factory products changed civil engineering and moved to Trenton, New Jersey, in 1848. The Roeblings also designed a concrete fireproof floor system that was widely used in New York skyscrapers (Landau). As of 1908, JAR maintained a general office in New Jersey, with branch offices in New York, Chicago, San Francisco, Seattle, Portland and Cleveland. Their Los Angeles office was at Alameda and Market streets until the subject property was completed. They maintained rolling mills and steel works, and manufactured wire, wire rope and wire cable (American Iron). The company legacy lasted more than 100 years before it was liquidated at an unknown date after 1956.

(See Continuation Sheet)

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

*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: F. Smith

*Date of Evaluation: 3/26/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*Recorded by: Francesca Smith

*Date: March 26, 2009

☒ Continuation

☐ Update

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

The subject property building architects, Hudson & Munsell, the partnership of Frank D. Hudson (1868-1941) and William A.O. Munsell (1866-c. 1963) lasted from 1895 until the late 1920s. It was briefly dissolved in 1919 and reinstated in 1921 (*Southwest Builder & Contractor*). The firm's work was primarily in Los Angeles; residential projects included homes for: Thomas Barnard (1897), Mary L. Briggs (1912, Historic-Cultural Monument or H-CM # 477), Morris Cohn (1902, HC-M #84), A.F. Garts (Altadena, 1908), Secondo Guasti and Daniel Murphy (1910) and many others. Public and institutional works include: Masonic Temple (1907), Elks Club Building, (San Pedro, 1909), Los Angeles County Detention Home (1910), Los Angeles County Hall of Records (1908, demolished circa 1972), Engine Company No. 23 (1910, H-CM #165), Natural History Museum (1913, addition 1931 with Francis Pierpont Davis) and San Marino City Hall (1920) and Fire Station (1927). Their numerous school designs included, Hermon School (1923), 79th Street and 95th Street schools (both 1924) and Murchison Street School (1927). Church commissions involved Saint Anthony's (Long Beach 1902) and Chatsworth Methodist Church (1912). Munsell's long career and life included becoming a fine art painter of some note.

By 1956, John A. Roebling's' Sons had relocated to 5340 Harbor Street. Although the building was one of many under the Roebling's ownership at the time of its construction, it was directly associated with the tenure of Washington Roebling, who was president of the company at the time. It is not known when the current owner acquired the subject property. Although the building has undergone minor additions and modifications since its completion, it remains recognizable to its original appearance. Additions include: small and large warehouse additions (1924), the addition of security bars and a canopy over loading docks (dates unknown), and parapet repair (1988).

The subject property was found separately eligible for listing in the National Register as part of the Final EIR for the Amended Little Tokyo Redevelopment Plan. No evidence was located regarding SHPO concurrence for that finding. The subject property has not been significantly altered since that eligibility finding was made and remains eligible for listing in the National and California registers at the local level of significance under Criteria B/2 and C/3. Despite described limited alterations, the building retains sufficient integrity to be recognizable to its original appearance, and is rare remaining example of an architect-designed, Classical Revival style unreinforced masonry building. It is directly associated with persons significant in our past, during the tenure of Washington Roebling, who served as President of the JAR from 1921-1926 (Criterion B/2). Although the connection to the younger Roebling is tenuous, his overriding significance in American engineering history overrides the closeness of the direct connection with a person important in our past (the connection is admittedly slight). Despite imperfect brick repairs, the building embodies the distinctive characteristics of the Classical Revival type, the early to mid- 20th century period (1913-1956), the unreinforced masonry method of construction (Criteria C/3). The building does not represent a significant and distinguishable entity whose components lack individual distinction to be considered a contributor to a large historic district. There is no reason to believe that it is associated with important events in history (Criteria A/1) or that it may yield important information about prehistory or history (Criteria D/4).

***B12. References:**

American Iron and Steel Institute *Directory of Iron and Steel Works of the United States and Canada*. Philadelphia: American Iron & Steel Association (Institute), 1908:121, 122.

City of Los Angeles, various building permits.

Environmental Impact Report for the Amended Little Tokyo Redevelopment Plan (Final), June 2002:4.4-8.

Landau, Sarah Bradford and Carl W. Condit *Rise of the New York Skyscraper*. New Haven: Yale University Press, 1999: 252.

Petroski, Henry. *Engineers of Dreams: Great bridge Builders and the Spanning of America*. New York: Vintage Books, 1995: 49-52.

Pacific Telephone & Telegraph Co. *Los Angeles Street Address Directory*, 1956: 325.

Southwest Builder & Contractor. October 31, 1919: 11.

Southwest Builder & Contractor. April 11, 1921: 12.

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

Primary # 19-167028 (Update)

HRI #

Trinomial

NRHP Status Code 6Z

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 352 East First Street building (No. 7-36)

P1. Other Identifier: Moline Plow Company, Nisei Trading Company, Japanese Village Plaza

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

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

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

c. Address: 352 East First Street

City: Los Angeles

Zip: 90012

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

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

APN: 5161-017-033 and various others

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property previously recorded by 1977, is no longer extant. At the time of the evaluation for The Natural History Museum, the building was already slated for demolition. The three-story Nisei Trading Company building (formerly Moline Plow Company Building) was built in 1904 on what was then known as Moline Alley. The building was demolished in 1978 as part of development of the Japanese Village Plaza at 350 E. 1st Street. The multi-building plaza was designed by architect David Hyun, with assistance by Peyton Hall (personal communication, F. Smith). It was funded by local shop keepers with the Community Redevelopment Agency of the City of Los Angeles ("Little Tokyo's Grass Roots Project" *Los Angeles Times*, April 4, 1977).

The previously evaluated building is no longer extant, and the existing building was constructed less than 50 years ago. Not enough time has passed to develop historical perspective and to evaluate its significance. The property does not possess exceptional importance; it has no known associations with important events or persons, and is not a remarkable example of any architectural style. The property is not eligible for listing in the National or California registers under Criteria A/1, B/2 or C/ 3. No evidence was discovered to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to a larger historic district.

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

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

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



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

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1978, *Los Angeles Times*

*P7. Owner and Address:

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

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

*P9. Date Recorded: March 16, 2009

*P10. Survey Type: (Describe) Intensive

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

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

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

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

Primary # 19-167028 (Update)

HRI#

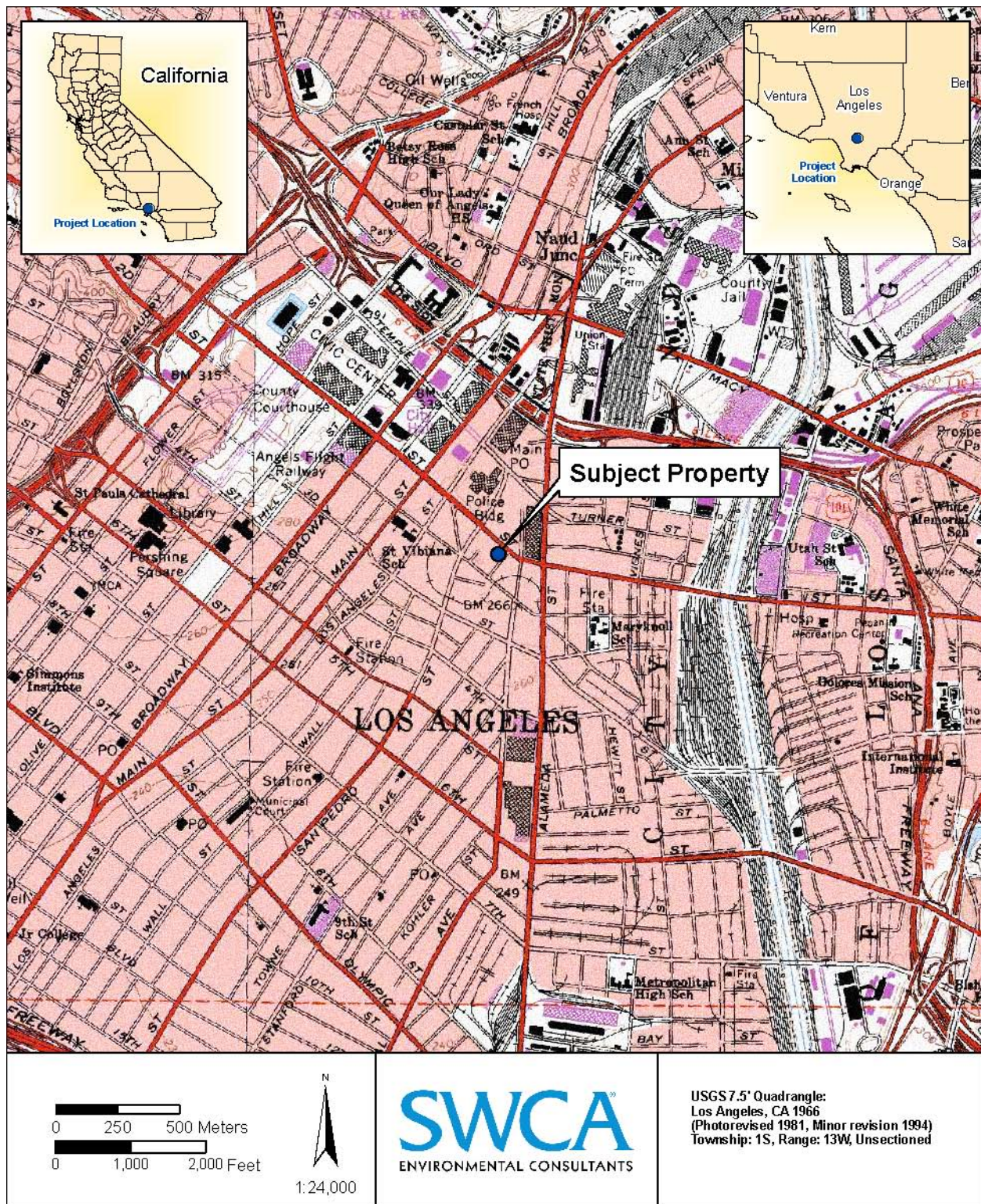
Trinomial

Page 2 of 2

*Resource Name or #: 352 East 1st Street building (No. 7-36)

*Map Name: Los Angeles, CA

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



HISTORIC RESOURCES INVENTORY

IDENTIFICATION

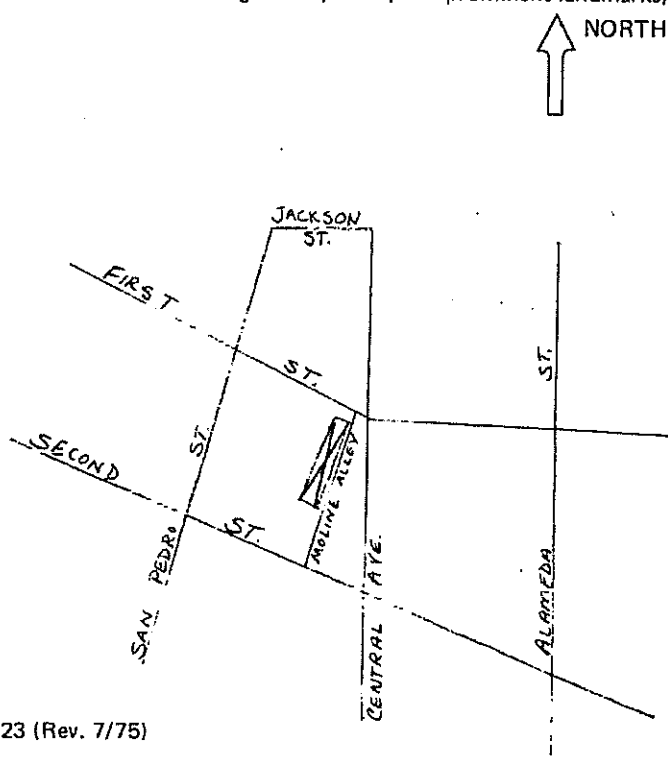
1. Common name: NISEL TRADING COMPANY
2. Historic name, if known: Moline Flow Company
3. Street or rural address: 352 East First Street
- City: Los Angeles ZIP: 90012 County: Los Angeles
4. Present owner, if known: City of Los Angeles Address: 200 N. Spring St.
- City: Los Angeles ZIP: 90012 Ownership is: Public ☒ Private ☐
5. Present Use: Offices & Storage Original Use: Factory & Offices
- Other past uses: _____

DESCRIPTION

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

A three-story, rectangular commercial building of red brick. The two upper floors contain three sets each of two double-sash windows with common lugsills on the facade, and singular arched windows along both sides. The lower floor facade consists of store fronts with large display windows. Major alterations include the remodeling of the store fronts on the facade, removal of the original parapet with corbeling, and enclosure of a side entrance. The lower floor is presently occupied by shops and the upper floor is used for storage.

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



8. Approximate property size:
Lot size (in feet) Frontage 50'
Depth 208'
or approx. acreage _____
9. Condition: (check one)
a. Excellent ☐ b. Good ☐ c. Fair ☒
d. Deteriorated ☐ e. No longer in existence ☐
10. Is the feature a. Altered? ☒ b. Unaltered? ☐
11. Surroundings: (Check more than one if necessary)
a. Open land ☐ b. Scattered buildings ☐
c. Densely built-up ☐ d. Residential ☐
e. Commercial ☒ f. Industrial ☐
g. Other ☐
12. Threats to site:
a. None known ☐ b. Private development ☐
c. Zoning ☐ d. Public Works project ☒
e. Vandalism ☐ f. Other ☐
13. Date(s) of enclosed photograph(s): June 1976
017-4

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

14. Primary exterior building material: a. Stone ☐ b. Brick ☒ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other ☐
15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐
16. Year of initial construction 1904 This date is: a. Factual ☒ b. Estimated ☐
17. Architect (if known): Morgan & Walls
18. Builder (if known): _____
19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ i. None ☒

SIGNIFICANCE

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

The building now housing the Nisshu Trading Company was originally built in 1904 for the Moline Plow Company. Designed by noted Los Angeles architect Morgan and Walls, the structure was very plain but suited to its function of the manufacture, storage, and sales of agricultural implements. The building was an integral part of the East First Street commercial district which was slowly becoming the center of the Japanese community in the city. By the end of World War II, the building was occupied by a Japanese firm and almost the entire community surrounding had been labeled "Little Tokyo" because of the concentration of Japanese residences and businesses. The structure is presently owned by the Los Angeles Community Redevelopment Agency and seems to be slated for destruction.

21. Main theme of the historic resource: (Check only one): a. Architecture ☐ b. Arts & Leisure ☐
c. Economic/Industrial ☒ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐
22. Sources: List books, documents, surveys, personal interviews, and their dates:
Los Angeles Times, June 12, 1904, V, 2; January 29, 1905, V, 1; July 2, 1905, p. 1.
Insurance Maps of Los Angeles, California. New York: Sanborn Map Co., 1906+. Mason, William M., & McKinstry, John, "The Japanese of Los Angeles," Los Angeles County Museum of Natural History Contributions in History, no. 1, 1969.
23. Date form prepared: April 1977 By (name): Tom Sitton
Address: 900 Exposition Blvd. City: Los Angeles ZIP: 90007
Phone: (213) 746-0410 x241 Organization: Natural History Museum

(State Use Only)

State of California — The Resources Agency
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 #: 131 South Olive Street parking structure (No. 8-1)

P1. Other Identifier: Parking Lot 17, "Tinkertoy" parking structure

***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:** Hollywood, CA **Date:** 1966 (Photorevised 1981) **T** 1S **R** 13W **Sec.** Unsectioned **B.M.** San Bernardino

c. Address: 131 South Olive Street City: Los Angeles Zip: 90012

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

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

APN: 5149-010-946

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

The subject property is a three-level parking structure. It has precast concrete decks, steel posts and beams, and a capacity of approximately 1,200 vehicles. Designed to be portable and demountable, the structure was described as "having a framework of columns, and horizontal as well as inclined beams and precast concrete slabs for placement...as well as ramps connecting the decks surfaces, the columns and beams being of standard sizes and bolted together, and the concrete slabs having connectors embedded therein so that the entire structure may be readily assembled at one site, then, when desired, may be readily disassembled for transportation and reassembly at another site" (United States Patent Office). Posts and beams are connected at 90-degree angles, and limited, inverted V braces provide additional support in various bays. The entirely utilitarian structure has no decorative embellishments- simple, painted metal guard rails surround the upper floors. The ground level is enclosed by a chain-link fence. The structure has open staircases. It is on a large parcel that slopes down a low hillside, with limited shrubs and hedges. It occupies an entire city block in the Central Business District.

***P3b. Resource Attributes:** (List attributes and codes) HP11. Engineering structure

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

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



P5b. Description of Photo: (View, date, accession #)
View southeast, March 16, 2009,
Photograph # IMG_0516

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

☒ Historic ☐ Prehistoric ☐ Both

1968, "Portable Auto Parking Site to be Studied"
Los Angeles Times.

***P7. Owner and Address:**

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

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

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

P10. Survey Type: (Describe) Intensive

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

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

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

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

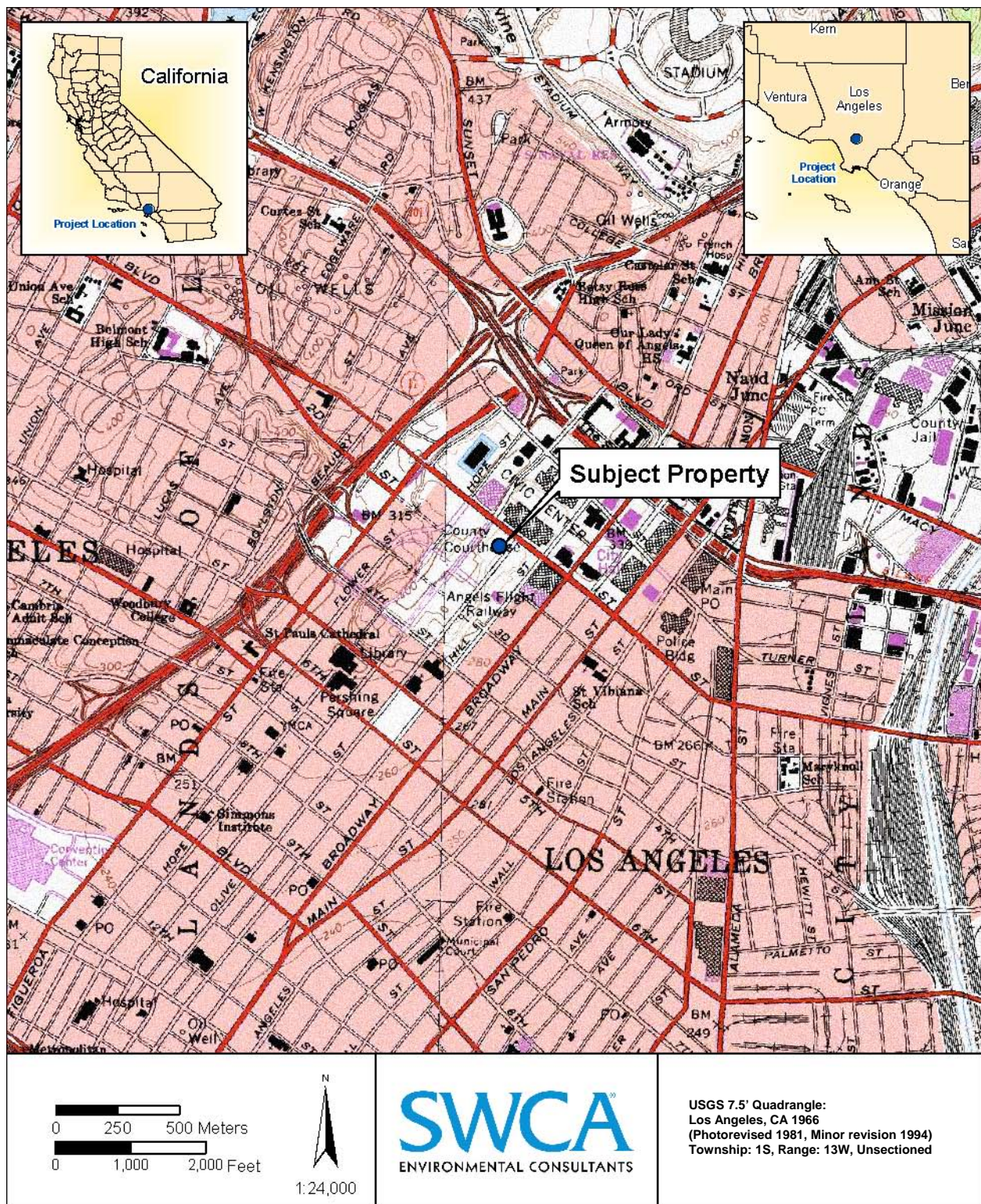
Primary #
HRI#
Trinomial

Page 2 of 3

*Resource Name or #: 131 South Olive Street parking structure (No. 8-1)

*Map Name: Los Angeles, CA

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



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 131 South Olive Street parking structure (No. 8-1)

B1. Historic Name:

B2. Common Name: Parking Lot 17, "Tinkertoy" parking structure

B3. Original Use: parking structure B4. Present Use: parking structure

*B5. Architectural Style: Utilitarian

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

Built in 1968 (*Los Angeles Times*).

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

Original Location:

*B8. Related Features:

B9a. Architect: Samuel Wacht

b. Builder: Portable Parking Structures, Inc.

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type: Parking structure

Applicable Criteria:

The subject property structure was erected in December of 1968 on a County-owned property known as "Parking Lot 17." The parking garage was built to inexpensively solve the growing demand for parking in the area. Charles Bentley of Portable Parking Structures, Inc. (PPS) was commissioned to build a structure similar to one erected at 140 Judge John Aiso Street (Tinkertoy #1, see DPR) earlier that year. PPS engaged an architect to design the other, blue-painted, more ornamental first-of-its-kind portable structure. Like its predecessor, the subject structure's austere design was not well received. It was likened to an erector set or "Tinkertoy," although no connection between the children's toy and the demountable parking facility was found. At the time, a leading architect warned that the structure would have a "deleterious effect of the fabric of the city" (DiMassa). Eventually, about 24 such structures were built in San Francisco, St Louis and Kansas City, and Missouri; more may have been constructed (*Time*).

This property was evaluated for the Grand Avenue Draft EIR (2006), which found that it was undistinguished in style and design, and not eligible for listing in the National or California registers. However, no DPR form was prepared to document the evaluation and no evidence of SHPO concurrence was found. The other example, Tinkertoy #1 was evaluated for historic significance in 2004 and found eligible for listing in the California Register under Criterion 3 as the first example of a portable, parking structure (EDAW, Inc.). Those findings were confirmed in this historic resources evaluation.

Like the other property, the subject property is a portable and removable parking structure and it retains integrity. As the second known example of portable parking structure erected in downtown Los Angeles, it is less significant, and contains no applied decoration to soften its appearance, as does Tinkertoy #1, the prototype. Although the structure retains integrity, as one of 24 such structures, it is not significant for its architecture, engineering or construction, nor is it work of a master (Criteria C/3). The subject property has no known associations with important events or persons and there is no reason to believe that it may contain archaeological information (Criteria A/1, B/3, D/4). If, however, the other Los Angeles "Tinkertoy" parking structure were demolished, or its integrity were compromised, the subject property should then be considered eligible under Criterion C/3 as the unaltered or remaining oldest example of a demountable, portable parking structure. The property is also not eligible as a contributor to a larger historic district.

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

*B12. References:

DiMassa, Cara Mia. "Built Not to Last – Yet Still Standing" *Los Angeles Times*. 25 March, 2008.

United States Patent Office "Patent# 3,505,768, Portable Parking Structure", April 14, 1970.

"Portable Parking Lots" *Time*, May 16, 1969: n.p.

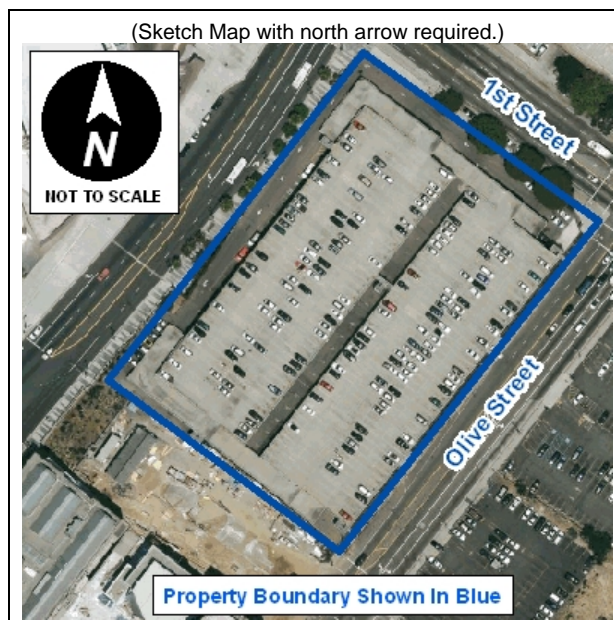
EDAW, Inc. "Historical Assessment and Technical Report for the Proposed Public Safety Facilities Master Plan, for City of Los Angeles," 2005.

13. Remarks:

B14. Evaluator: F. Smith

*Date of Evaluation: 3/26/09

(This space reserved for official comments.)



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

Primary # 19-174925 (Update)

HRI #

Trinomial

NRHP Status Code 3S, 5S1, 7L

Other Listings California Historical Landmark #744

Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 145 South Spring Street building (No. 8-3)

P1. Other Identifier: The *Mirror* Building (Site of Butterfield Stage Station), *Los Angeles Times-Mirror* Annex, *Times* Building South, *Mirror-News* Building, *Times* Building South

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

*a. County: Los Angeles

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

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

B.M. San Bernardino

c. Address: 145-147 South Spring Street, 208 West 2nd Street City: Los Angeles Zip: 90012

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

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

APN: 5149-001-003

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

The subject property building was described in the *Architectural Guidebook to Los Angeles*: "In 1948, Rowland H. Crawford designed a ten-story addition [to the main *Times-Mirror* Building].... It too ... (like the main building) is PWA [Public Works Administration] Moderne, but in this case the classical monumentality has mellowed quite a bit. Nevertheless... the sculptured central parapet... helps the building... read with authority."

The three-bay-wide, ten story building is finished in smooth concrete, with Indiana limestone, granite and bronze features and is rectangular in plan. The base features a black watertable, with continuous, low exhibit windows, storefront and glass block, all framed in bronze, and with granite above. The deeply inset entrance is beyond a simply detailed, central opening on the Spring Street elevation. The lower level terminates in simple, Roman grille motif at the beltcourse. Set on the beltcourse, wide, deeply punched windows unique to that level suggest fortification. In the tall, central bay, recessed windows are arranged vertically, with embossed, bronze spandrel panels punctuating interstitial areas.

(See Continuation Sheet.)

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

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

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



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

View southwest, March 16, 2009,

Photograph # DSC0187.jpg

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

☒ Historic ☐ Prehistoric ☐ Both

1948, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

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

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

SWCA Environmental Consultants

625 Fair Oaks Avenue, Suite 190

South Pasadena, CA 91030

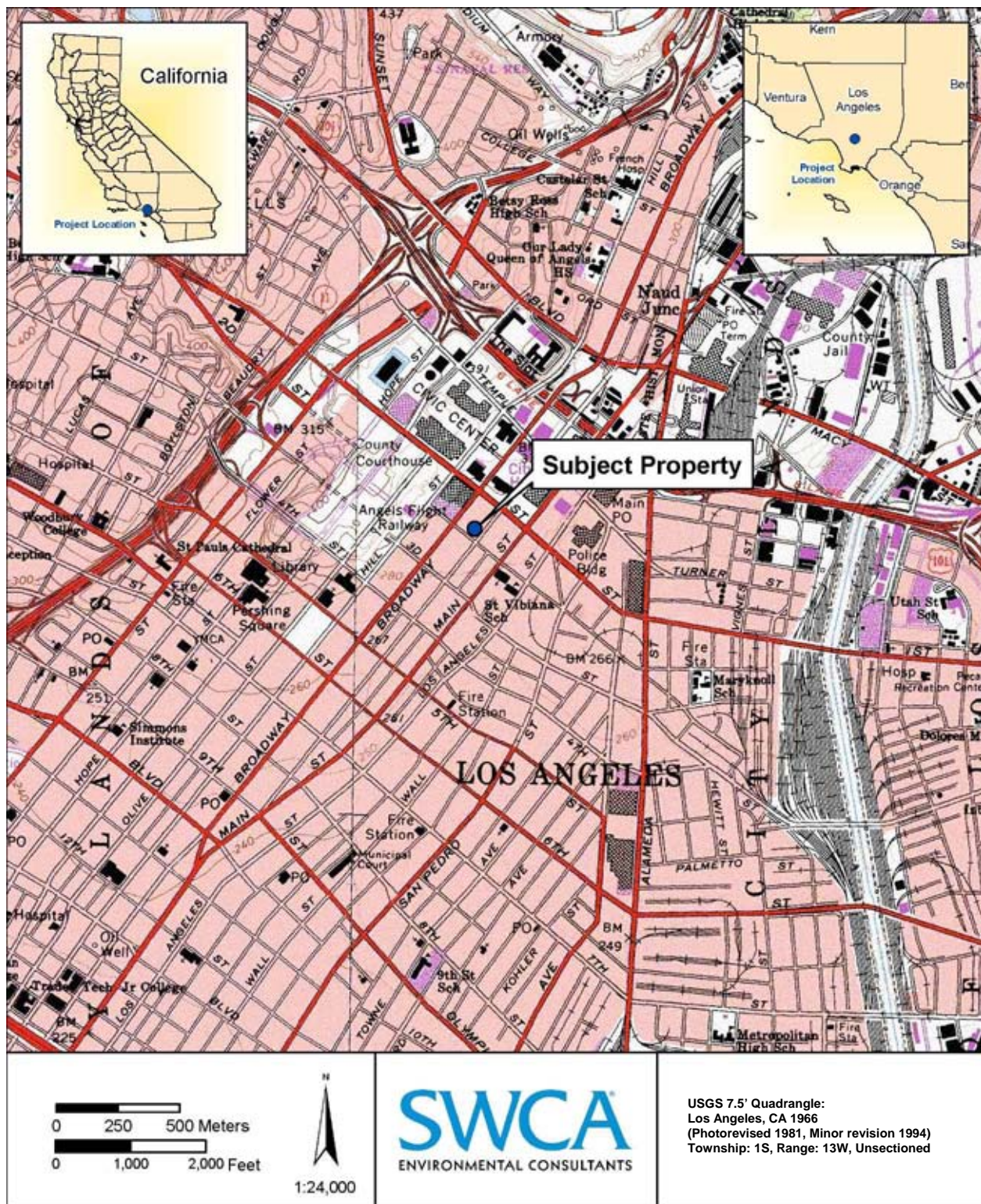
***P9. Date Recorded:** March 16, 2009

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

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

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

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



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 3S, 5S1, 7L

*Resource Name or # (Assigned by recorder) 145 South Spring Street building (No. 8-3)

B1. Historic Name: The *Mirror* Building, Mirror-News Building

B2. Common Name: (Site of Butterfield Stage Station), *Los Angeles Times-Mirror* Annex

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

*B5. Architectural Style: PWA Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations) Built in 1948 (City of Los Angeles, Building Permit, BP #23383). Alterations: minor alterations and windows tinted, loading docks infilled (dates unknown).

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

*B8. Related Features: *Los Angeles Times* Building, 202 West 1st Street

B9a. Architect: Rowland H. Crawford

b. Builder: P.J. Walker Company

*B10. Significance: Theme: Commercial Development in Los Angeles, 20th Century Area: Los Angeles region

Period of Significance: 1948-1959 Property Type: commercial building Applicable Criteria: A/1, C/3, D/4

The subject property "office building and plant extension" was designed by prominent local architect Rowland Crawford and completed in 1948. It was built for the *Times Mirror* Company as an addition to the more monumentally scaled, PWA Moderne main Los Angeles *Times* building (see page 1). PWA Moderne was a classically influenced version of the Moderne style, also known as Stripped Classicism. The building's PWA characteristics are its heroic scale, rich imagery and civic-themed sculpture. Moderne elements include the sleek, abbreviated lines and subtle interplay among exposed concrete planes. Like the main building, symbolism in the annex building's details, include use of eagles and the impressive masthead in backlit lettering, intended to conjure images of power, influence and authority. Described as "serious art" embellishments were intended to be didactic, "to inspire, to promote faith in the American way, in American history, [and] in the virtue of work" (Gebhard and von Bretton). The location of the complex, directly across the street from City Hall complements the government-related inference. The history of the venerable *Los Angeles Times* parallels the development of the community. Established as the *Los Angeles Daily Times* in 1881, the irregularly published periodical quickly failed. The printer, Mirror Company, placed General Harrison Gray Otis in charge. Otis (1837-1917) quickly made the fledgling paper a success. The paper and community grew as railroads spurred exponential growth in what had been a tiny pueblo. The *Times-Mirror* Company was established in 1884, merging the printing company with the daily paper. Otis was fiercely opposed to organized labor, he invested heavily in real estate and transit, notoriously supported the region's water rights over those of others, shaping and promoting his ideal community with unmatched fervor. The *Times* was the site of a particularly vicious bombing during a labor dispute in 1910. The crime resulted in loss of lives, conviction of union organizers and their celebrity lawyer was unsuccessfully tried for bribing a juror. (See Continuation Sheet)

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

*B12. References:

City of Los Angeles, Building Permit # 23383, date illegible, c. 1948.

Gebhard, David and Harriette von Bretton. *Los Angeles In the Thirties: 1931-1941*. Los Angeles: Hennessy & Ingalls, Inc. 1989; 77.

Gebhard, David and Robert Winter. *Architectural Guidebook To Los Angeles*. Salt Lake City: Gibbs Smith, 2003: 251.

"Retrospect- L.A." *Los Angeles Times*, May 14, 1984: H24.

"Rowland H. Crawford. Architect-Artist, Dies" *Los Angeles Times*, February 23, 1973: C4.

B13. Remarks:

*B14. Evaluator: F. Smith

*Date of Evaluation: 3/26/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Although the bronze panels read horizontally, the windows are vertically oriented. Side bays feature bronze-framed, continuous, fixed and double-hung ribbon-type windows, which elegantly wrap around neatly chamfered corners. Continuous glass block transoms follow the window arrangements including the clipped corner detail. Tension between horizontal and vertical elements is articulated in the shaft details: in varying fenestration on the central and side bays. Floor and window heights are subtly differentiated, higher at lower levels and window arrangements vary in restrained compositions. Sculpted eagles at the cornice frame the main decorative elements. An understated, stepped cornice features vertically interposed central human figures in *bas-relief*, above which, a continuous step leads to the central flagpole. The figures represent abstractions of tenets of American principals, including the scales of justice. The building is at the northeast corner of 2nd and Spring streets, and occupies the entire parcel, in the densely built-up Central Business District, and is surrounded by other mid- and high-rise commercial and institutional buildings. The building abuts the *Los Angeles Times* Central Plant (completed 1935) and Executive Parking Structure (1972).

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

During the twentieth century, the paper evolved from being overtly conservative to non-partisan, which increased its international coverage and overtook its rivals. The corporation was recently sold out of Otis family descendants' ownership. The paper continues to publish and is currently the second largest in the U.S. Despite its achievements over the past 130 years, like its peers, the company is struggling to stay profitable.

The architect, Rowland Henry Crawford (1902- 1973) attended University of Southern California (USC) and Stanford before graduating from the University of Pennsylvania in 1925. Crawford was a partner of Gordon B. Kaufmann, architect of the main *Times* building, beginning in 1930 for about three years. In that position, he served as chief architect for both the original *Times* Building and the Santa Anita Racetrack. In 1938, Crawford established his own firm. His independent works include Brown Derby, East Hollywood (1941), Town & Country Market (1942, no longer extant), Sears (Santa Monica, 1947), Hills Brother Coffee Co. and Brentwood Country Market (1948), USC, Harris School of Architecture building, and additions to the Fine Arts Building (both 1949), El Rancho Shopping Center (Arcadia, 1955) and Beverly Hills High School plant and library (c. 1967). The designer became Supervising Architect for the *Times-Mirror* Company (1945-1956), and served as an advisor to Janss Investment Corporation (1938 -1955), Brown Derby Restaurant Corporation (c. 1938-1956) and Union Federal Savings & Loan Corporation. In his *Times* role, the architect designed their Operations Building, Telephone Directory Plant and Boys Club ("Rowland H. Crawford"). Crawford oversaw minor alterations to the subject property until about 1956. The *Times* Annex was executed using faultless interpretation of the style and a keen eye for proportion, scale and detail. It is his finest individual work, and is a noteworthy example of PWA Moderne design in the region.

Alterations to the subject property building have included the application of reflective tint to windows and recent conversion of Spring Street-fronting loading docks to storefronts (dates unknown). The site is California Historical Landmark #744, because of its former use as the Butterfield Stagecoach Station. Despite described alterations, the building retains sufficient integrity to be recognizable to its original appearance, and is a significant example of the Moderne style. The building is eligible for listing in the National and California Registers under Criteria A/1,C/3, and perhaps D/4. It is directly associated with events that made significant contributions to the broad patterns of our history, the *Los Angeles Times* has undeniably influenced the development and popular opinion of Los Angeles, as its most successful and influential newspaper (Criteria A/1). The building embodies the distinctive characteristics of the PWA Moderne style, the late 1940s period, the reinforced concrete method of construction, and it represents the work of a master architect (Criteria C/3). The building does not represent a significant and distinguishable entity whose components lack individual distinction to be considered a contributor to a large historic district. Because the site was once the Butterfield Stage station, it may yield important information about prehistory or history (Criteria D/4). Because of its association with development of the community and region, as a fine example of PWA Moderne design, use of Portland cement, as the work of a master and as it may provide consequential archaeological information, the *Los Angeles Times* Annex is eligible for listing in the California and National registers at the state level of significance.

NAME THE MIRROR BUILDING
(Site of Butterfield Stage Station)
COUNTY Los Angeles County

APPROVAL COMMITTEE:

LEON L. DWIGHT

EILEEN DISMUKE

RICHARD F. MCCARTHY

HAROLD F. TAGGART

RICHARD R. EMPARAN

Monsignor PATRICK J. DIGMAN

Approved at the June 17, 1960, meeting, Los Angeles
STATE PARK COMMISSION


DIRECTOR, DEPARTMENT OF NATURAL RESOURCES

REGISTERED LANDMARK NUMBER

744

DATE

July 5, 1960

19-144972

S U R V E Y
of
California Registered Historical Landmarks

Name THE MIRROR BUILDING (Site of Butterfield Stage Station) Number 744

County Los Angeles

Location 145 S Spring Street, Los Angeles

Type of Plaque Private - Plaque placed by California parlor No. 247

Native Daughters of the Golden West

May 25, 1949

Condition of Plaque Excellent

Condition of Base mounted on side of Building

Condition of Surroundings Good

Wording on Plaque Historical Site

This block is the site of First Brick School House in Los Angeles known as school

No. 1, built 1854-1855

Butterfield overland mail company office and corral 1858-1861 office of U.S.

quartermaster 1861 corral for camels from Fort Tejon 1861 and Los Angeles City

Hall built 1884

Are there Highway Directional Signs? No If so, where?

Remarks:

Private plaque on private property

Submitted by Jim Arbuckle Date 5-1-79

④

APPLICATION FOR REGISTRATION OF HISTORICAL POINT OF INTEREST

Name of Historical Point The Mirror Building (Site of
Butterfield Stage Station)

Location 145 South Spring Street, Los Angeles, California

Name of Owner The Times-Mirror Company

Street 202 West First Street

City Los Angeles, California

HISTORY AND DESCRIPTION

Data Relative To Site Occupied By Butterfield
Overland Mail Station 1858-1861

In August, 1858 the Butterfield Overland Mail Company took an option on a piece of property on the west side of Spring Street a short distance south of First Street. Here temporary quarters and corrals for the stock were built.

In December 7, 1859 the property was formally acquired by the Company from John G. Downey. This lot was 100 x 150 feet. The northern boundary of the property was 119 2/12 feet south of the southwest corner of First street. The amount paid for the property was \$600.

Here a large brick building containing the offices, and

HISTORY AND DESCRIPTION (Continued)

living quarters was erected and was finished early in 1860. The shops and stables were in the rear. With the exception of the station at El Paso, Texas, this was the largest and best equipped station on the entire route.

The southern portion of the Butterfield route was abandoned by the Company early in 1861, but the Spring street property was not sold by the Company until August 12, 1863, at which time the property was purchased by Charles McLaughlin for \$2,500.

During the early days of the Civil War, in September 1861, the office of the U. S. Quartermaster, who was Captain Winfield Scott Hancock, was moved into the brick building formerly occupied by the Overland Mail Company. The supplies for the U. S. army were stacked in the corral at the rear. On May 14, 1861 the troops from Fort Tejon had come into town and occupied tents pitched just west of the corral. In October of the same year the camels from Fort Tejon were quartered in the corral next to the first brick school house (known as School No.1) which stood on the northwest corner of Spring and Second streets. The latter was built late in 1854 or early in 1855.

In May 8th 1883 the Los Angeles Board of Education sold the school lot on the northwest corner of Spring and Second streets, which was 120 x 165 feet, to the city authorities for \$31,000. Here in 1884, the City erected the new City Hall. The balance of the lot was sold by the city in 1887 to John Bryson, Sr. and George H. Bonebrake who together built the Bryson Block.

HISTORY AND DESCRIPTIONS

Thus chronologically speaking we have this Spring street site occupied 1858 - 1861 by the Butterfield Overland Mail Co. office and corrals; occupied by U. S. Army Quartermaster 1861. Corral used by camels from Fort Tejon, 1861. First brick school house on property south of Overland Mail Co. lot, built 1854 - 1855, sold by Board of Education for site of City Hall, May 1883.

Following is the wording of the plaque on the Mirror Building at the northwest corner of Second and Spring Streets, Los Angeles: -

HISTORICAL SITE

THIS BLOCK IS THE SITE OF

FIRST BRICK SCHOOL HOUSE IN LOS ANGELES
KNOWN AS SCHOOL NO. 1, BUILT 1854-1855

BUTTERFIELD OVERLAND MAIL COMPANY OFFICE
AND CORRAL 1858-1861

OFFICE OF U.S. QUARTERMASTER 1861
CORRAL FOR CAMELS FROM FORT TEJON 1861
AND

LOS ANGELES CITY HALL BUILT 1884.

PLAQUE PLACED BY
CALIFORNIANA PARLOR NO. 247
NATIVE DAUGHTERS OF THE GOLDEN WEST
MAY 25, 1949

STATEMENT OF PROPERTY OWNER TO THE PARK COMMISSION

AUTHORIZING THE NUMBERING AND REGISTRATION OF HISTORICAL POINT OF INTERES

The undersigned, The Times-Mirror Company, owner of The Mirror Building, hereby authorizes the numbering and registration of said building as a historical point of interest by the California State Park Commission.

THE TIMES-MIRROR COMPANY

By Richard S. Adams
Secretary

REFERENCES TO BOOKS, RECORDS, AND OTHER AUTHORITIES SUSTAINING THESE FACTS

Arthur Woodward, Associate Director of History and
Anthropology, Los Angeles County Museum.

ARE PICTURES ATTACHED?

yes

IS STATEMENT OF OWNER ATTACHED?

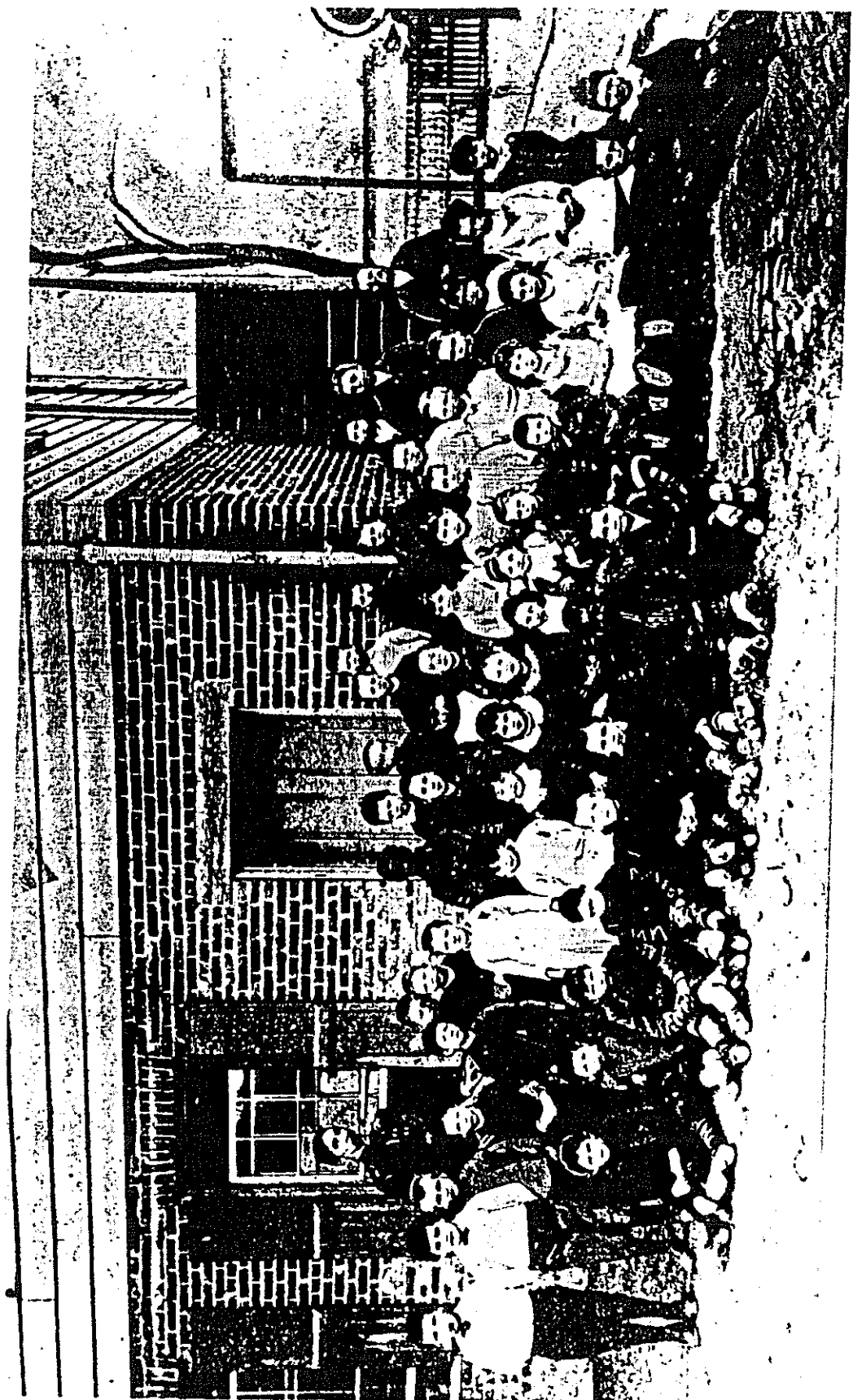
yes

Californiana Parlor # N.D.ofG.W.
History & Landmarks Committee
Signed Mrs. Dexter Monroe Chairman

City Los Angeles, 37

Date May 26 - 1960

(This form when filled out completely is to be sent to the Historical
Landmarks Advisory Committee, P. O. Box 2390, Sacramento 11, California)

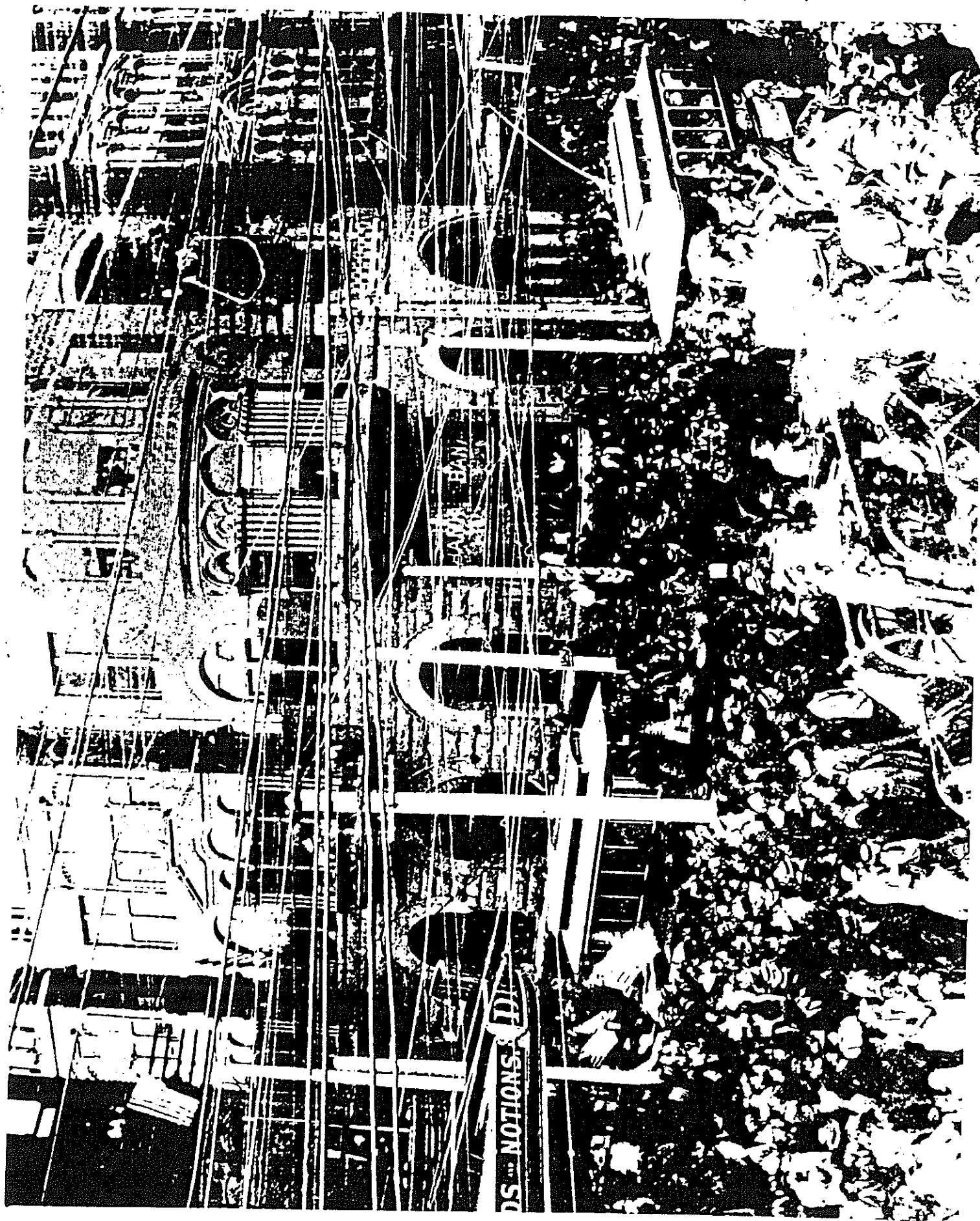


Plaza Office
First National Bank
SECURITY AND NATIONAL BANK

"Secondo Spring St. School
Public
City's first school"

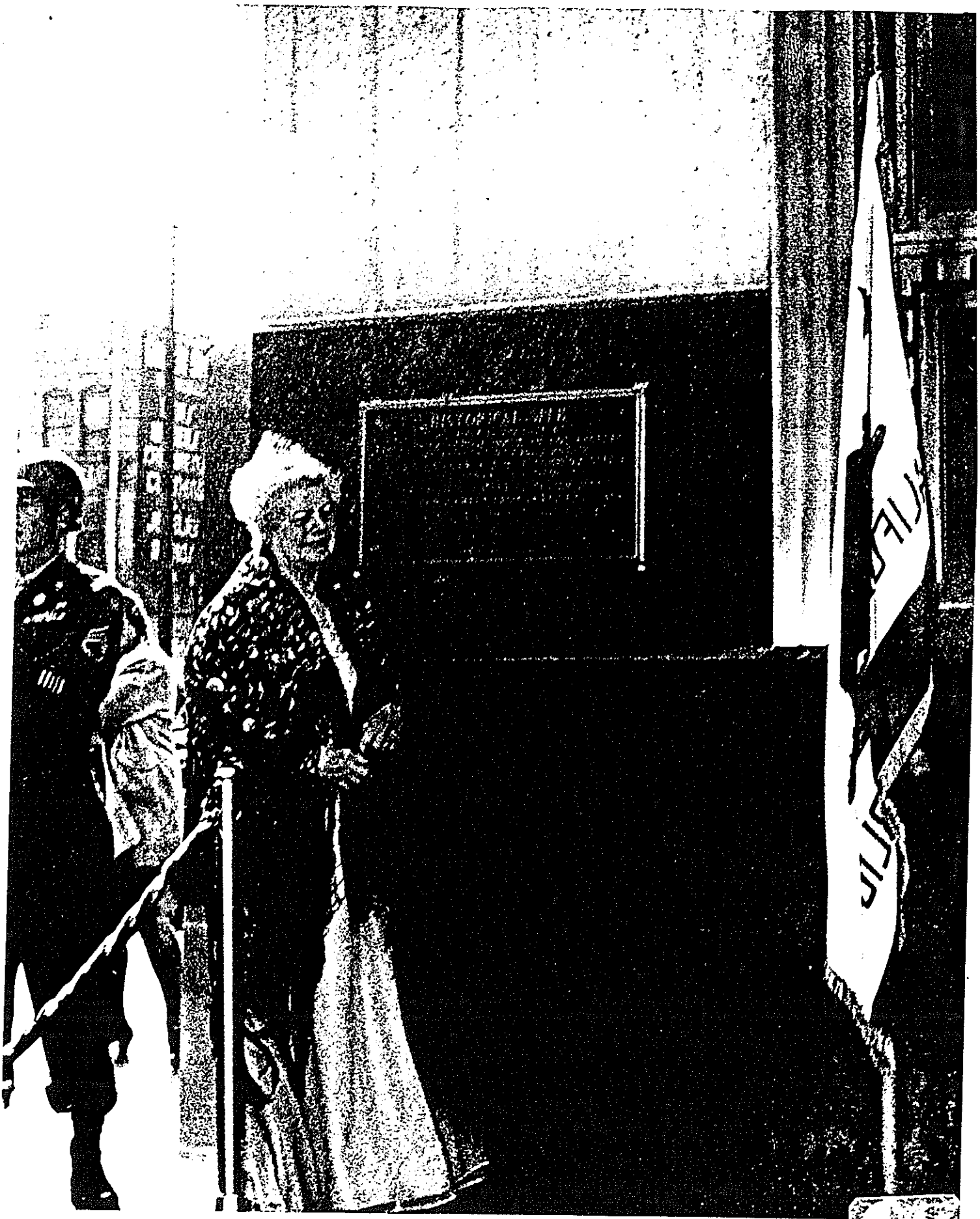
Teacher is Miss Lillian Hayes
Sister of Judge Benjamin Hayes.
She married Dr. John S. Sniffen

L. A. Savolsky #13



Columbus Day Celebration 1892.

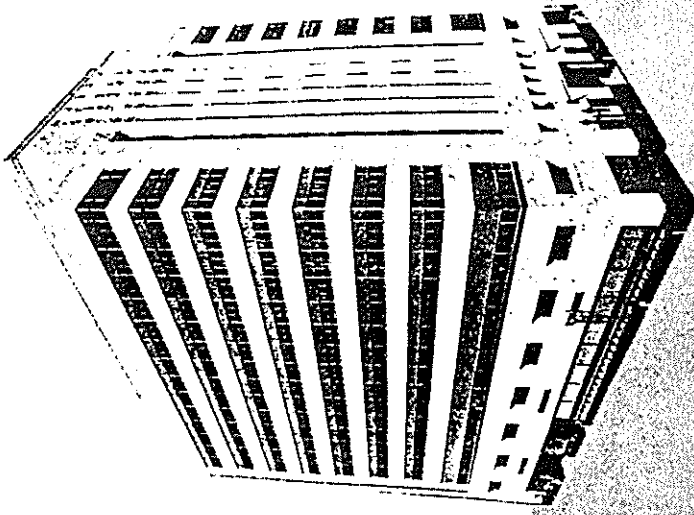
The Bazaar Building at N. W. corner of 2nd &
Spring St. The State Loan and Trust Co.
corner Bazaar Bldg. Partially vacant at
- left is Council's Day Grounds Store



Photograph taken on May 25, 1949
during dedication of bronze plaque
marking historic site -

The Mirror Building
145 S. Spring St., Los Angeles

**IN COMMEMORATION OF
THE HISTORIC LANDMARKS
THAT ONCE OCCUPIED
THE PRESENT SITE OF
THE LOS ANGELES MIRROR**



WEDNESDAY MAY 25, 1949

Within the relatively short period of a 100-odd years the pueblo of Los Angeles has grown from what it was at the beginning of time to the now third largest city in the United States and one of the most important ports in the world.

Many changes have taken place in its brief history and it was only natural that the area in the heart of the city should undergo the greatest transformation.

Such was the case at the present site of the Los Angeles Mirror building. In rapid succession it has been a stage stop, a camel corral, the location of public school No. 1, the home of one of the first city halls; the Bryson Block and finally its present role as the site of one of the newest and most modern buildings in the West, housing The Mirror.

In the early days, one of the pioneer stage routes was that of the Butterfield Overland Mail Co., which for several years prior to the Civil War maintained the longest stage route in the world extending from St. Louis, Mo., to California. Its first temporary buildings and corrals were erected on the property bordering the west side of Spring Street a short distance south of First Street. It was at this spot that the first historic canvas-topped "Celerity Wagon" rolled into town at 2:00 p.m. on the afternoon of October 7, 1858. However, its arrival remained almost unnoticed because the skeptics refused to believe that the amazing time of 21 days from St. Louis to Los Angeles was not some sort of a hoax. Evidence of proof was grudgingly

admitted when the stage driver and an accompanying reporter produced St. Louis newspapers dated several days later than those brought on the last steamer mail.

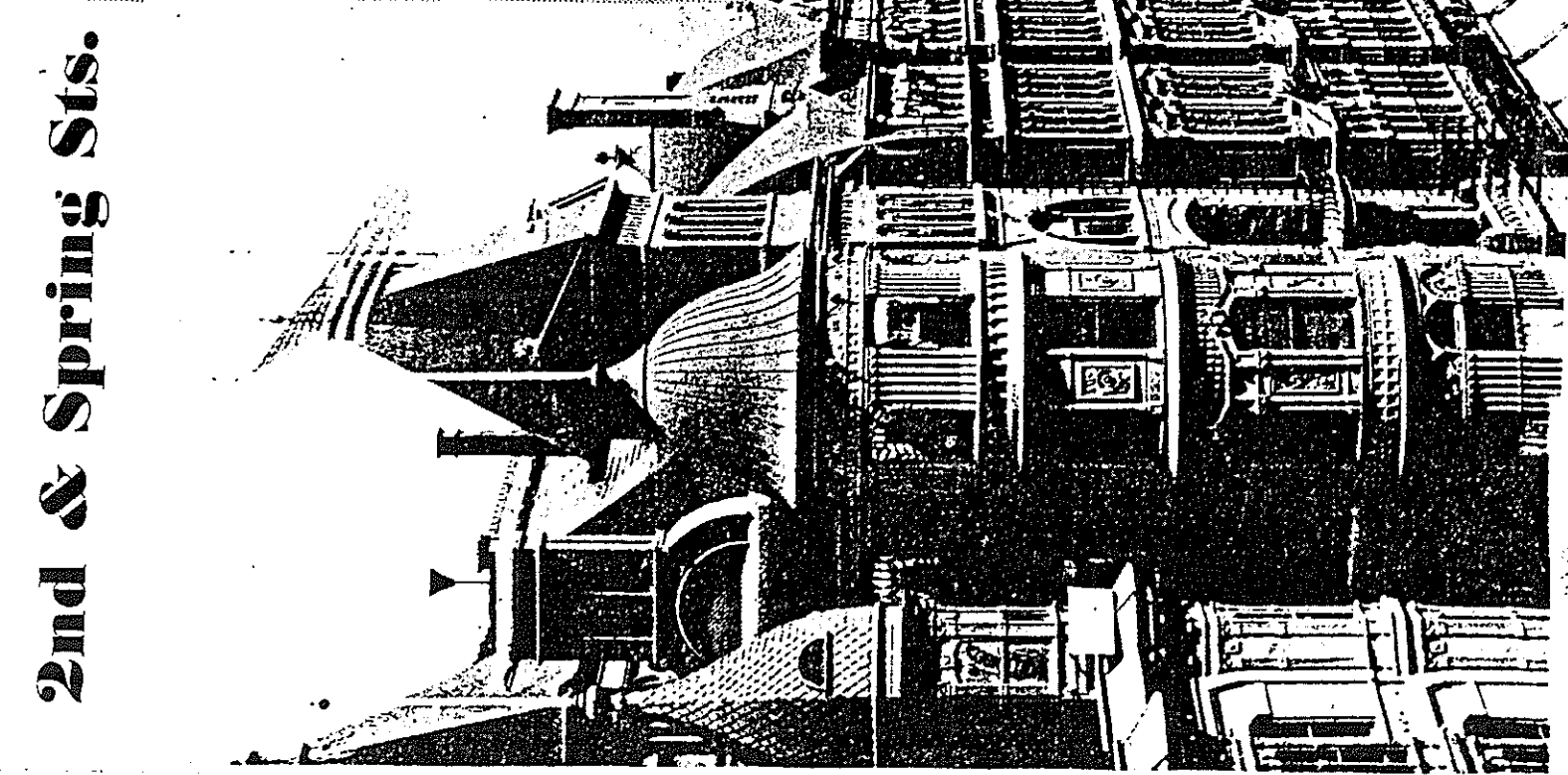
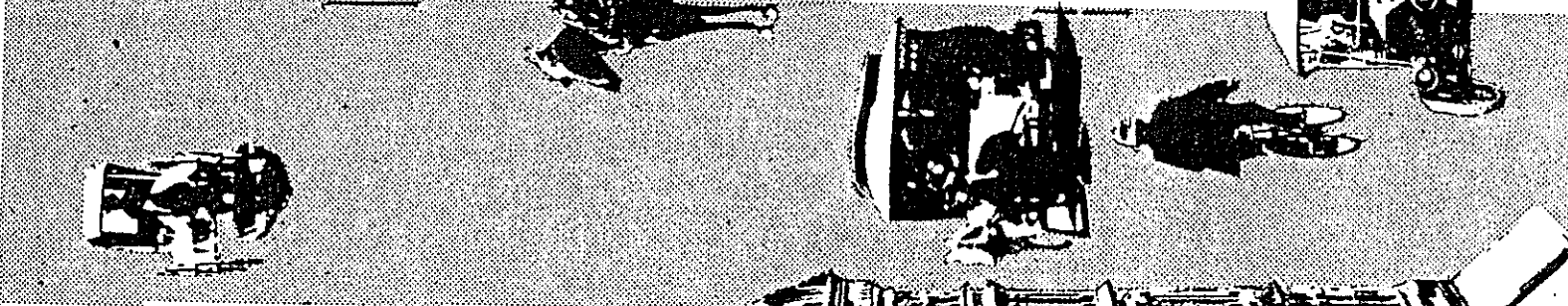
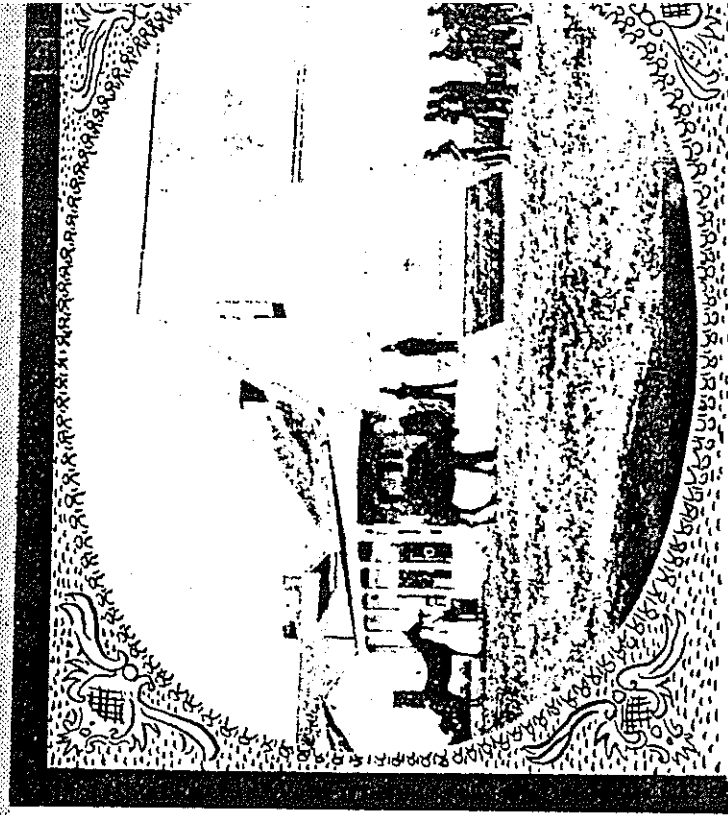
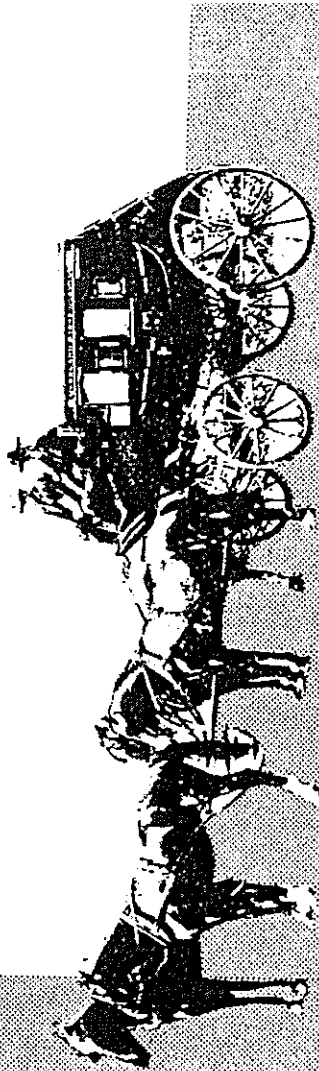
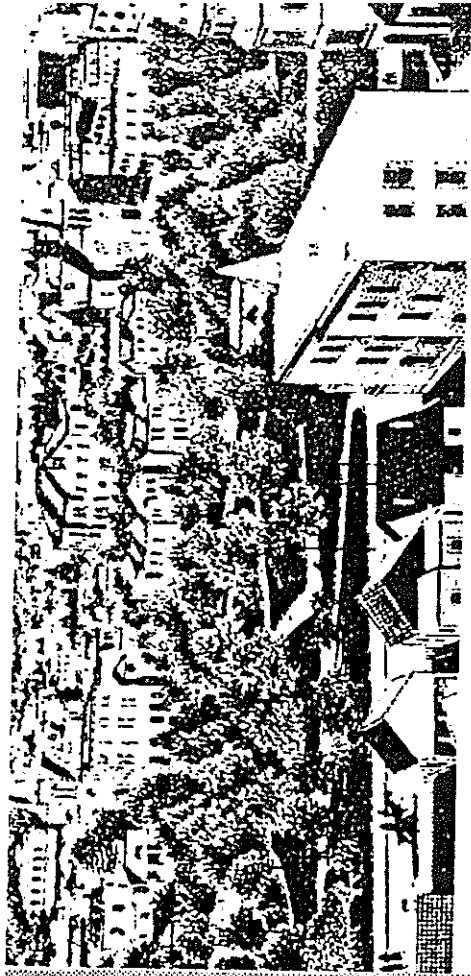
The stage company was short-lived, however, and in September of 1861 the corrals were taken over by the U. S. Quartermasters department which used them to harbor a herd of camels.

These famous camels arrived on the local scene in the fall of 1857 with their keeper, Lt. Fitzgerald Beale. Thenceforth until the winter of 1864 these ungainly beasts were a familiar sight on Los Angeles streets. The camels were capable of carrying very heavy loads ranging up to 700 pounds, and they complained about it constantly and loudly. It is said that there was a continuous din similar to an ungreased cartwheel emanating from their quarters. In addition the scent from the animals was far from pleasant and drove any horses, mules or cattle into full gallops that chanced to come within smelling distance.

During the stay of the camels the Los Angeles school board erected a two-story brick schoolhouse known as school No. 1 on the present site of the Mirror building. The school was remembered mainly because it leaked so much and was furnished by desks "of a very unique and antique pattern—a model of which ought to be sent to the Patent Office. They were admirably adjusted to twist the spines of growing girls and boys and break the back and weary the legs of the sturdier boys."

The building was eventually condemned for its "jail-like" character and in 1883 was torn down. During

2nd & Spring Sts.



PROGRAM OF CEREMONY

Wednesday, May 25, 1949, 2:00 P.M.



Mistress of Ceremonies _____ MRS. LEILAND ATHERTON IRISH
President of Women's Division, Hollywood Chamber of Commerce

Address of Welcome by _____ MRS. ROY STECKEL
President of the Californiana Parlor 247, Native Daughters
of the Golden West

Presentation of Honored Guests

Invocation by _____ Franciscan Father of Franciscan Mission
12th and Los Angeles Streets

Pledge of Allegiance to the Flag led by _____ COL. WARREN E. BENOIT
40th Infantry Division, California National Guard

Greetings by _____ MR. JOHN ANSON FORD
Supervisor of 3rd District

Historical Background of Site of Mirror Building, Second and Spring Streets,
by ARTHUR WOODWARD, Chairman of the Los Angeles
County Historical Landmarks Committee

Greetings by _____ SHERIFF EUGENE W. BISCAILUZ of Los Angeles County

Greetings by _____ MAYOR FLETCHER BOWRON of Los Angeles

Presentation of Plaque by _____ MRS. ROY STECKEL

Unveiling of Plaque by _____ MRS. DEXTER MONROE

Acceptance of Plaque by _____ MR. VIRGIL M. PINKLEY
Editor and Publisher of The MIRROR, Los Angeles

Accepted for The Times-Mirror Company by _____ MR. NORMAN CHANDLER
President of The Times-Mirror Company

Incidental music by JOSE ARIAS and his Troubadours

Program arranged by _____ MRS. DEXTER MONROE
Chairman of History and Landmarks, Californiana Parlor 247,
Native Daughters of the Golden West

This ceremony is being broadcast by
KMPC 2:30-3:00 P.M.

the next year construction was commenced on a new city hall and work was completed on this structure in 1884. The only thing overlooked in the city hall was an office for the mayor and quarters for "his honor" had to be rented on First Street, near the location of the present police station.

When the boom of 1887 was at its height the city sold the balance of the property adjacent to the city hall to John Bryson, Jr., and George H. Bonebrake who together built the Bryson Block in 1889. This was the last major structure prior to the present Mirror building which was dedicated Oct. 11, 1948.

And thus 90 years almost to the day from the time the first "Celerity Wagon" of the Butterfield Overland Mail slid to its history-making stop in the dust at Second and Spring Streets, the presses started rolling on America's newest daily newspaper, and began recording the next great age of development in the West.



REFERENCES TO BOOKS, RECORDS, AND OTHER AUTHORITIES SUSTAINING THESE FAC

Arthur Woodward, Associate Director of History and
Anthropology, Los Angeles County Museum.

ARE PICTURES ATTACHED?

yes

IS STATEMENT OF OWNER ATTACHED?

yes

Californiana Parlor # N.D.ofG.W.
History & Landmarks Committee

Signed Mrs. Dexter Monroe, Chairman

City Los Angeles, 37

Date May 26 - 1960

(This form when filled out completely is to be sent to the Historical
Landmarks Advisory Committee, P. O. Box 2390, Sacramento 11, California)

STATEMENT OF PROPERTY OWNER TO THE PARK COMMISSION

AUTHORIZING THE NUMBERING AND REGISTRATION OF HISTORICAL POINT OF INTEREST

The undersigned, The Times-Mirror Company, owner of The Mirror Building, hereby authorizes the numbering and registration of said building as a historical point of interest by the California State Park Commission.

THE TIMES-MIRROR COMPANY

By Richard S. Adams
Secretary

HISTORY AND DESCRIPTIONS

Thus chronologically speaking we have this Spring street site occupied 1858 - 1861 by the Butterfield Overland Mail Co. office and corrals; occupied by U. S. Army Quartermaster 1861. Corral used by camels from Fort Tejon, 1861. First brick school house on property south of Overland Mail Co. lot, built 1854 - 1855, sold by Board of Education for site of City Hall, May 1883.

Following is the wording of the plaque on the Mirror Building at the northwest corner of Second and Spring Streets, Los Angeles: -

HISTORICAL SITE

THIS BLOCK IS THE SITE OF

FIRST BRICK SCHOOL HOUSE IN LOS ANGELES
KNOWN AS SCHOOL NO. 1, BUILT 1854-1855

BUTTERFIELD OVERLAND MAIL COMPANY OFFICE
AND CORRAL 1858-1861

OFFICE OF U.S. QUARTERMASTER 1861
CORRAL FOR CAMELS FROM FORT TEJON 1861
AND

LOS ANGELES CITY HALL BUILT 1884.

PLAQUE PLACED BY
CALIFORNIANA PARLOR NO. 247
NATIVE DAUGHTERS OF THE GOLDEN WEST
MAY 25, 1949

HISTORY AND DESCRIPTION (Continued)

living quarters was erected and was finished early in 1860. The shops and stables were in the rear. With the exception of the station at El Paso, Texas, this was the largest and best equipped station on the entire route.

The southern portion of the Butterfield route was abandoned by the Company early in 1861, but the Spring street property was not sold by the Company until August 12, 1863, at which time the property was purchased by Charles McLaughlin for \$2,500.

During the early days of the Civil War, in September 1861, the office of the U. S. Quartermaster, who was Captain Winfield Scott Hancock, was moved into the brick building formerly occupied by the Overland Mail Company. The supplies for the U. S. army were stacked in the corral at the rear. On May 14, 1861 the troops from Fort Tejon had come into town and occupied tents pitched just west of the corral. In October of the same year the camels from Fort Tejon were quartered in the corral next to the first brick school house (known as School No.1) which stood on the northwest corner of Spring and Second streets. The latter was built late in 1854 or early in 1855.

In May 8th 1883 the Los Angeles Board of Education sold the school lot on the northwest corner of Spring and Second streets, which was 120 x 165 feet, to the city authorities for \$31,000. Here in 1884, the City erected the new City Hall. The balance of the lot was sold by the city in 1887 to John Bryson, Sr. and George H. Bonebrake who together built the Bryson Block.

APPLICATION FOR REGISTRATION OF HISTORICAL POINT OF INTEREST

Name of Historical Point The Mirror Building

Location 145 South Spring Street, Los Angeles, California

Name of Owner The Times-Mirror Company

Street 202 West First Street

City Los Angeles, California

HISTORY AND DESCRIPTION

Data Relative To Site Occupied By Butterfield
Overland Mail Station 1858-1861

In August, 1858 the Butterfield Overland Mail Company took an option on a piece of property on the west side of Spring Street a short distance south of First Street. Here temporary quarters and corrals for the stock were built.

In December 7, 1859 the property was formally acquired by the Company from John G. Downey. This lot was 100 x 150 feet. The northern boundary of the property was 119 2/12 feet south of the southwest corner of First street. The amount paid for the property was \$600.

Here a large brick building containing the offices, and



CALIFORNIA HISTORICAL LANDMARKS

THE MIRROR BUILDING

LOS ANGELES COUNTY

Date: 6/19/60

REGISTRATION APPROVAL

Approved yes

Disapproved _____

PLAQUE APPROVAL

Approved yes

Disapproved _____

Comments: _____

Loren T. Dargatzis
(Signed)

CALIFORNIA HISTORICAL LANDMARKS

THE MIRROR BUILDING

LOS ANGELES COUNTY

Date: 6-18-60

REGISTRATION APPROVAL

Approved ✓

Disapproved _____

PLAQUE APPROVAL

Approved ✓

Disapproved _____

Comments: . :

Eileen Demake
(Signed)

CALIFORNIA HISTORICAL LANDMARKS

THE MIRROR BUILDING

LOS ANGELES COUNTY

Date: 6/18/60

REGISTRATION APPROVAL

Approved Yes

Disapproved _____

PLAQUE APPROVAL

Approved Yes

Disapproved _____

Comments: . . .

Richard J. McCarty
(Signed)

CALIFORNIA HISTORICAL LANDMARKS

THE MIRROR BUILDING

LOS ANGELES COUNTY

Date: 17 June 1960

REGISTRATION APPROVAL

Approved ✓

Disapproved _____

PLAQUE APPROVAL

Approved _____

Disapproved _____

Comments: . . .

H. F. Taggart
(Signed)

CALIFORNIA HISTORICAL LANDMARKS

THE MIRROR BUILDING

LOS ANGELES COUNTY

Date: June 17 - 1960

REGISTRATION APPROVAL

Approved ✓

Disapproved _____

PLAQUE APPROVAL

Approved _____

Disapproved _____

Comments: . . .

R. R. Emparan
(Signed)

CALIFORNIA HISTORICAL LANDMARKS

THE MIRROR BUILDING

LOS ANGELES COUNTY

Date: June 20, 1960

REGISTRATION APPROVAL

Approved ✓

Disapproved _____

PLAQUE APPROVAL

Approved ✓

Disapproved _____

Comments: _____

(Signed) P. J. Dignan

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

Primary # 19-173083 (Update)

HRI #

Trinomial

NRHP Status Code 6Z

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 200 South Hill Street building (No. 8-4)

P1. Other Identifier: Astor Hotel, Kawada Hotel

***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:** Hollywood, CA **Date:** 1966 (Photorevised 1981) **T** 1S **R** 13W **Sec.** Unsectioned **B.M.** San Bernardino

c. Address: 200 South Hill Street City: Los Angeles Zip: 90012

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

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

APN: 5149-009-017

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

The subject property was described in a previous evaluation: "This multi-story brick building is part of three duplicate buildings placed side by side along Hill Street. This building is the northernmost of the group and is currently used as a hotel. Historically, it was... the Astor Hotel and had a restaurant on the ground floor. It has both fixed and double hung windows with keystone lintels. Just below the roof is [a] dentil motif" (Dolan 2000).

All upper windows on the main elevation have been replaced with inoperable, fixed lights and the ground level has been entirely remodeled (dates unknown). The four-story, brick finished building is configured in an **E** in plan. The building occupies the entire parcel on the southeast corner of 2nd and Hill streets. It is located in the densely built-up Central Business District, and faces the eastern portal of the 2nd Street Tunnel and the east slope of Bunker Hill. The subject property is surrounded by a variety of vacant lots and other mid- and highrise commercial buildings.

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

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

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



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # IMG0402.jpg

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

☒ Historic ☐ Prehistoric ☐ Both

1918, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

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

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

P9. Date Recorded: March 16, 2009

P10. Survey Type: (Describe) Intensive

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

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

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

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

Primary # 19-173083 (Update)

HRI#

Trinomial

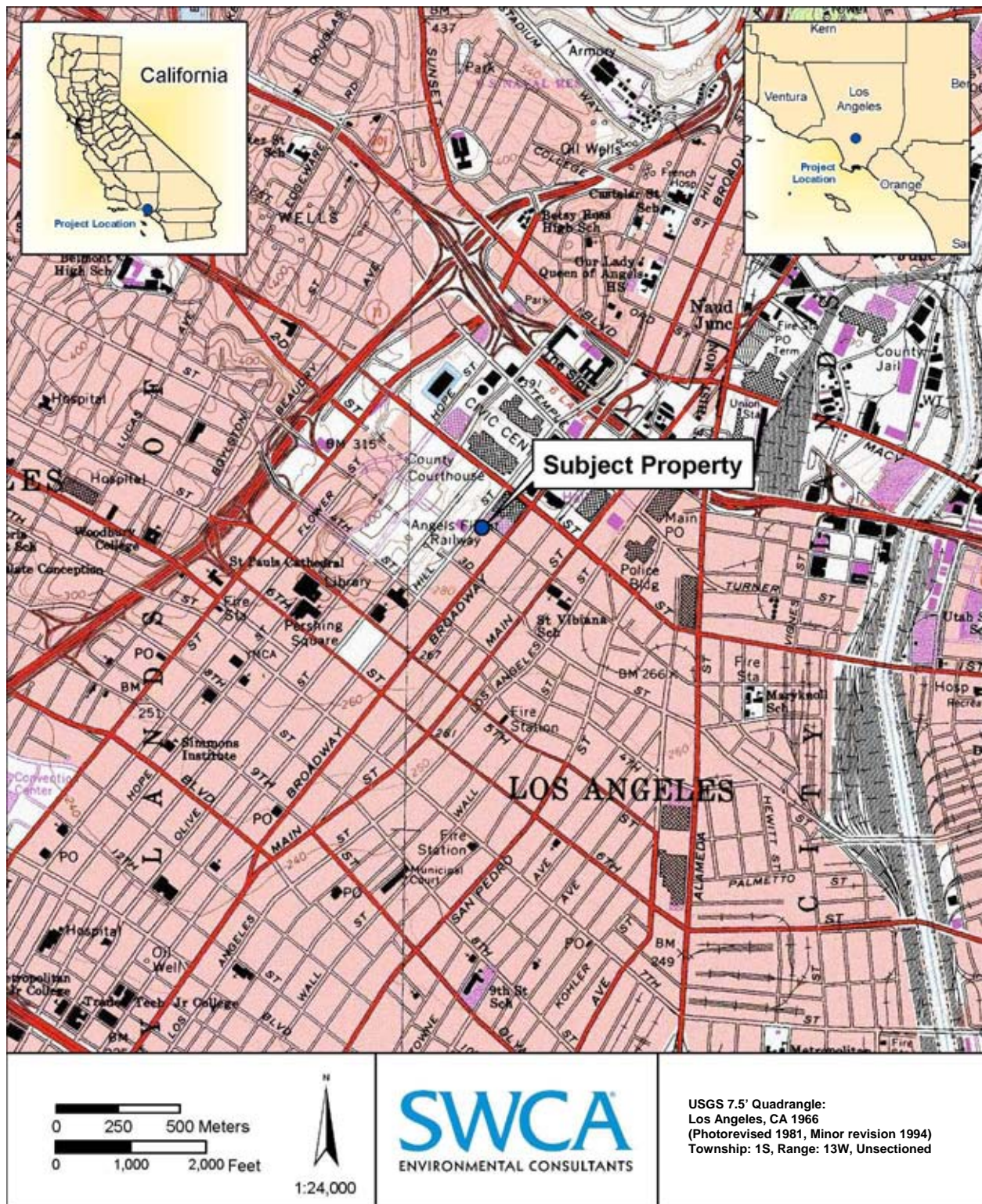
Page 2 of 3

*Resource Name or #: 200 South Hill Street (No. 8-4)

*Map Name: Los Angeles, CA

*Scale: 1:24,000

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



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 200 South Hill Street building (No. 8-4)

B1. Historic Name: Astor Hotel

B2. Common Name: Kawada Hotel

B3. Original Use: hotel and retail

B4. Present Use: hotel and retail

*B5. Architectural Style: Classical Revival

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

Built in 1918 (Los Angeles County Office of the Assessor). Alterations: upper floor windows replaced, ground floor altered (dates unknown).

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

Original Location: N/A

*B8. Related Features:

B9a. Architect: Norenberg & Johnson

b. Builder: unknown

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria:

The subject property building was built completed either 1918 or 1922. It was designed by Charles Norenberg and Harold S. Johnson. Because Mr. Johnson was not licensed until 1920 (*Southwest Builder & Contractor*), this fact corroborates the 1922 date. The two had formed a partnership described in *Southwest Builder & Contractor* later that year. The architects designed various ordinary schools, banks and churches in the area in various combinations of partners.

By 1925, the building's ground floor tenants included The Dairy Cafeteria with entrances on both 2nd Street and Hill Street. Review of city directories shows that by 1942, the hotel was no longer listed and may have had a different name.

Review of historic photographs reveals no-longer-extant blade sign on the corner and upper windows as three-over-three, double-hung units. Alterations have included replacement of all windows on main elevation replaced by fixed, single light windows, and windows facing 2nd Street replaced with one-over-one, double hung models (dates unknown). The ground floor has been entirely remodeled, entrances have been reconfigured, and continuous "waterfall"-type awnings were added. Because of described modifications, the building is not very clearly recognizable to its original appearance. In addition, it is not a significant example of the Classical Revival type. It is an ordinary example of a very common type, the altered hotel building. Because the building is merely an altered example of a common type, it is not eligible for listing in the National or California registers under Criterion C or 3 for its architecture and does not warrant further evaluation under Criteria A/1 or B/2. No evidence was discovered to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to a larger historic district.

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

*B12. References:

Southwest Builder & Contractor, February 6, 1912: 12.

C. Dolan. for KEA Environmental *Technical Report for the Proposed Los Angeles Federal Courthouse, Los Angeles 2000.*

B13. Remarks:

*B14. Evaluator: F. Smith

*Date of Evaluation: 3/26/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



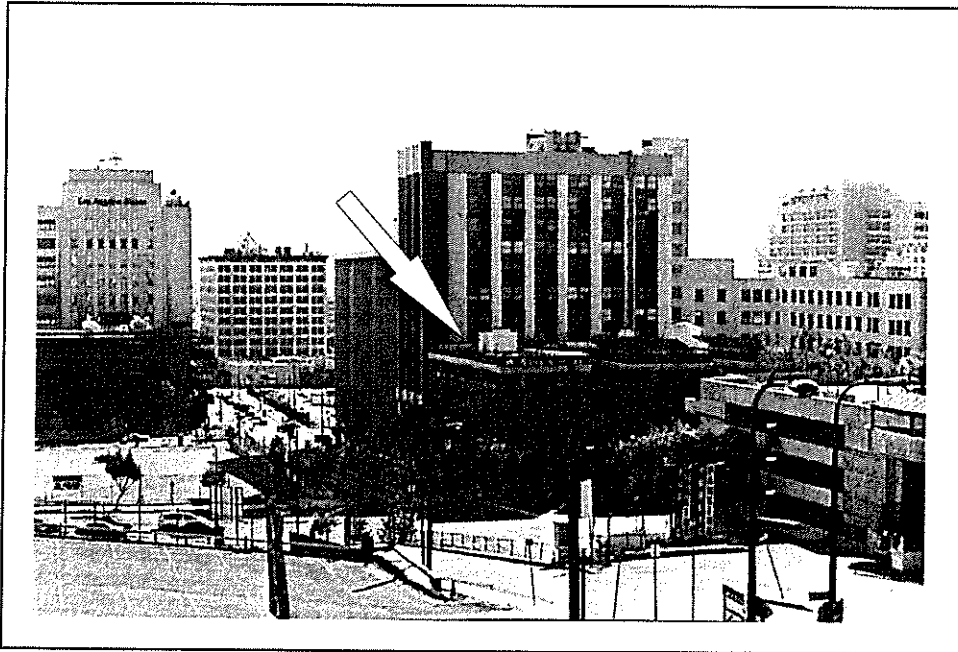
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 19-173083
HRI #
Trinomial
NRHP Status Code 6
Other Listings
Review Code Reviewer Date

Page 1 of 2

*Resource Name or #: (Assigned by recorder) Kawada Hotel

- P1. Other Identifier:** California Historic Resource Inventory #s 0053-4438-0000 and 0053-2560-0000
- *P2. Location:** ☒ Not for Publication ☐ Unrestricted ***a. County** Los Angeles
and P2c, P2e, and P2b or P2d. (Attach Location Map as necessary.)
***b. USGS 7.5' Quad** Los Angeles Date 1966 (rev 1994) T ; R : ¼ of ¼ of Sec ; B.M.
c. Address 208 South Hill Street **City** Los Angeles **Zip** 90012
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.)
Parcel number 5149-009-017
- *P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This multi-story brick building is part of three duplicate buildings placed side by side along Hill Street. This building is the northernmost of the group and is currently used as a hotel. Historically, it was called the Hotel Astor and had a restaurant on the ground floor. It has both fixed and double hung windows with keystone lintels. Just below the roof is dentil motif.
- *P3b. Resource Attributes:** (See attributes and codes) HP7
- *P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #) SE, 11/10/00,
00150-CP-1-4

***P6. Date Constructed / Age and Sources:** ☒ Historic
☐ Prehistoric ☐ Both
Built approximately 1918.

***P7. Owner and Address:**
Kawada Company of America Ltd.
222 South Hill Street, Suite 11
Los Angeles, CA 90012

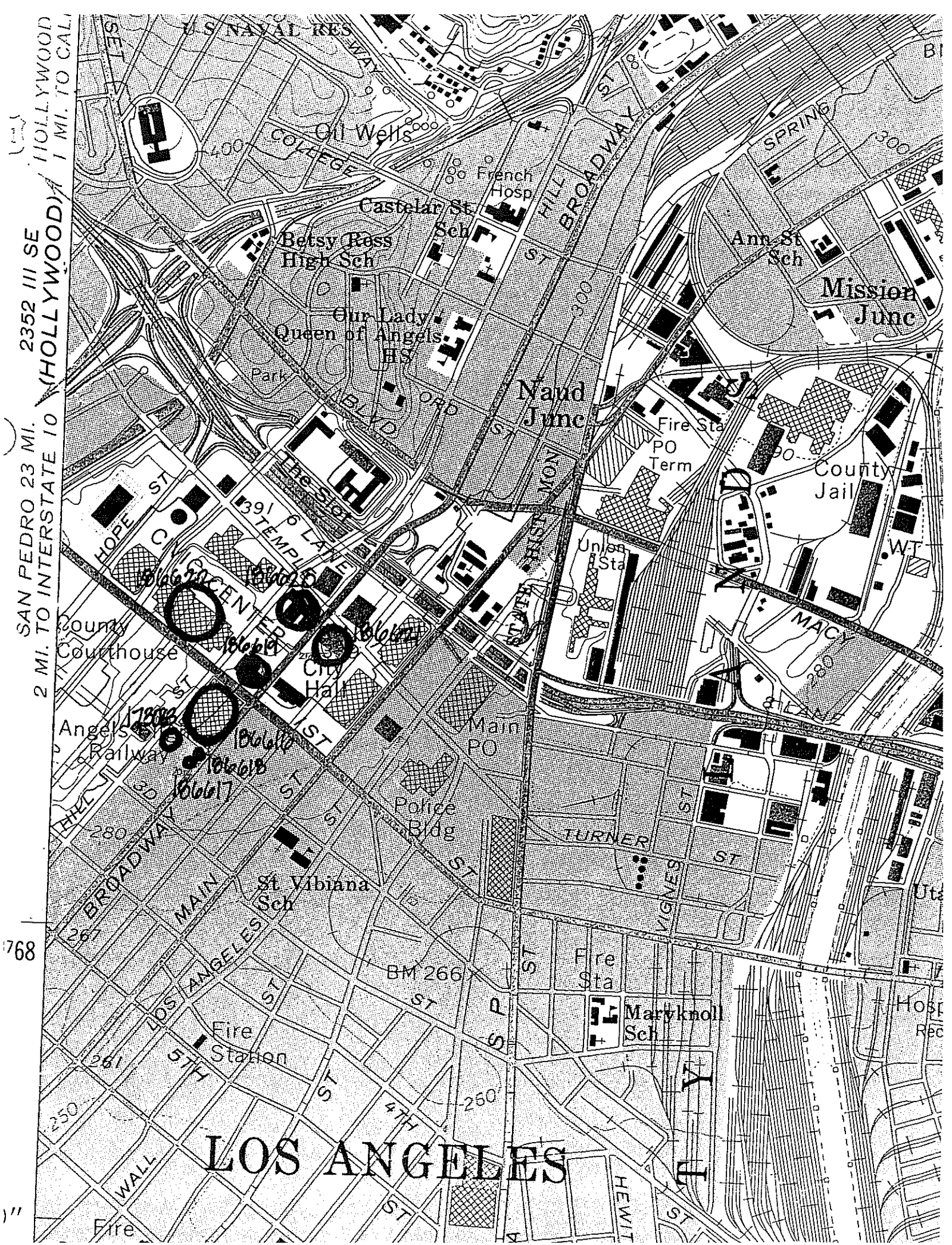
***P8. Recorded by:** (Name, affiliation,
and address) C. Dolan
KEA Environmental, Inc.
1420 Kettner Blvd. Ste 620
San Diego, CA 92101

***P9. Date Recorded:** 11/10/00

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

***P11. Report Citation:** (Cite Survey report and other sources, or enter "none.") 2000 Dolan, Christy. Cultural and Historical Research and Technical Report for the Proposed Los Angeles Federal Courthouse Los Angeles, California. Prepared for Burns and McDonnell by KEA Environmental, Inc., San Diego, California.

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



LOS ANGELES

San Pedro 23 MI. 2352 III SE (HOLLYWOOD) 1 MI. TO CALI

768

T Y

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRPH Status Code

*Resource Name or # (Assigned by recorder) Kawada Hotel

B1. Historic Name: Hotel Astor / Astor Restaurant / Astor Apartments

B2. Common Name: Kawada Hotel

B3. Original Use: Hotel

B4. Present Use: Hotel

*B5. Architectural Style:

*B6. Construction History: (Construction date, alterations, and date of alterations.) Constructed in approximately 1918.

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

*B8. Related Features:

B9a. Architect:

B9b. Builder:

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Kawada Hotel is not considered eligible. It is not associated with persons or events significant in history, it does not represent an unusual architectural style, and it is not an outstanding example of its architectural style. It has been recently retrofitted for earthquake safety and the windows have been replaced with aluminum framed windows.

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

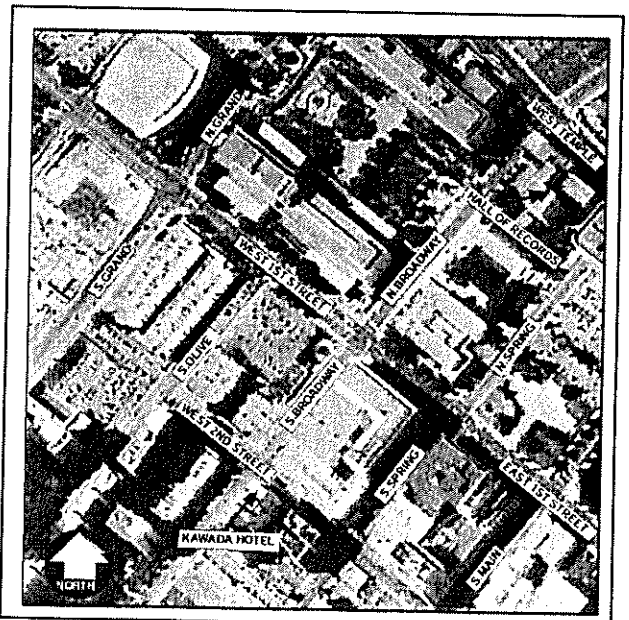
*B12. References:

B13. Remarks:

*B14. Evaluator: C. Dolan
KEA Environmental, Inc.
1420 Kettner Blvd. Ste 620
San Diego, CA 92101

*Date of Evaluation: 11/22/00

(This space reserved for official comments.)



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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 316 East 2nd Street building (No. 8-5)

P1. Other Identifier: Los Angeles Law Center, Redwood Bar & Grill

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

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

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

c. Address: 316 East 2nd Street

City: Los Angeles Zip: 90012

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

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

APN: 5149-009-024

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a ten-story, high-rise office building. A late example of the Neo-Formalist style, the building is three bays wide and has a flat roof. The building is configured in a rectangle in plan and is clad in curtain wall. Alterations include complete remodel of the exterior in 1979 that resulted in its current appearance ("Complex To Be Dedicated as Law Center" *Los Angeles Times*, July 22, 1979: 12). The building is located midblock, near the southwest corner of South Broadway and 2nd Streets, and occupies the entire parcel. It is located in the densely built-up Central Business District, surrounded by other mid- and highrise commercial buildings and surface parking lots. Among its tenants, the Redwood House (now Redwood Bar & Grill) is widely believed to have a storied past. The Redwood's address was 234 West 1st Street from about 1961-1973, the Redwood Bottle Shop was listed at 232 West 1st Street (*Los Angeles Street Address Directory*, 1961, October: 358). The Redwood Bar & Grill's alleged history as a meeting place for the famous may be an exaggeration, as no corroboration of its alleged glorious past was found (sources include the *Los Angeles Times* and Los Angeles Central Library California Index). Review of city directories does not depict the Redwood at the subject property until 1973 (*Los Angeles Street Address Directory*, 1973, July: 396).

Because of described modifications, the building is not recognizable to its original appearance from its construction in 1926. It is an ordinary example of a very common type, the remodeled commercial office building. As an altered building it is not eligible for listing in the National or California registers under Criterion C or 3 for its architecture and does not warrant further evaluation under Criteria A/1 or B/2 because of its lack of integrity as well as direct connections with events or persons. No evidence was discovered to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to a larger historic district.

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

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

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



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # IMG051409052.jpg

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1926, Los Angeles County Office of the Assessor

*P7. Owner and Address:

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

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

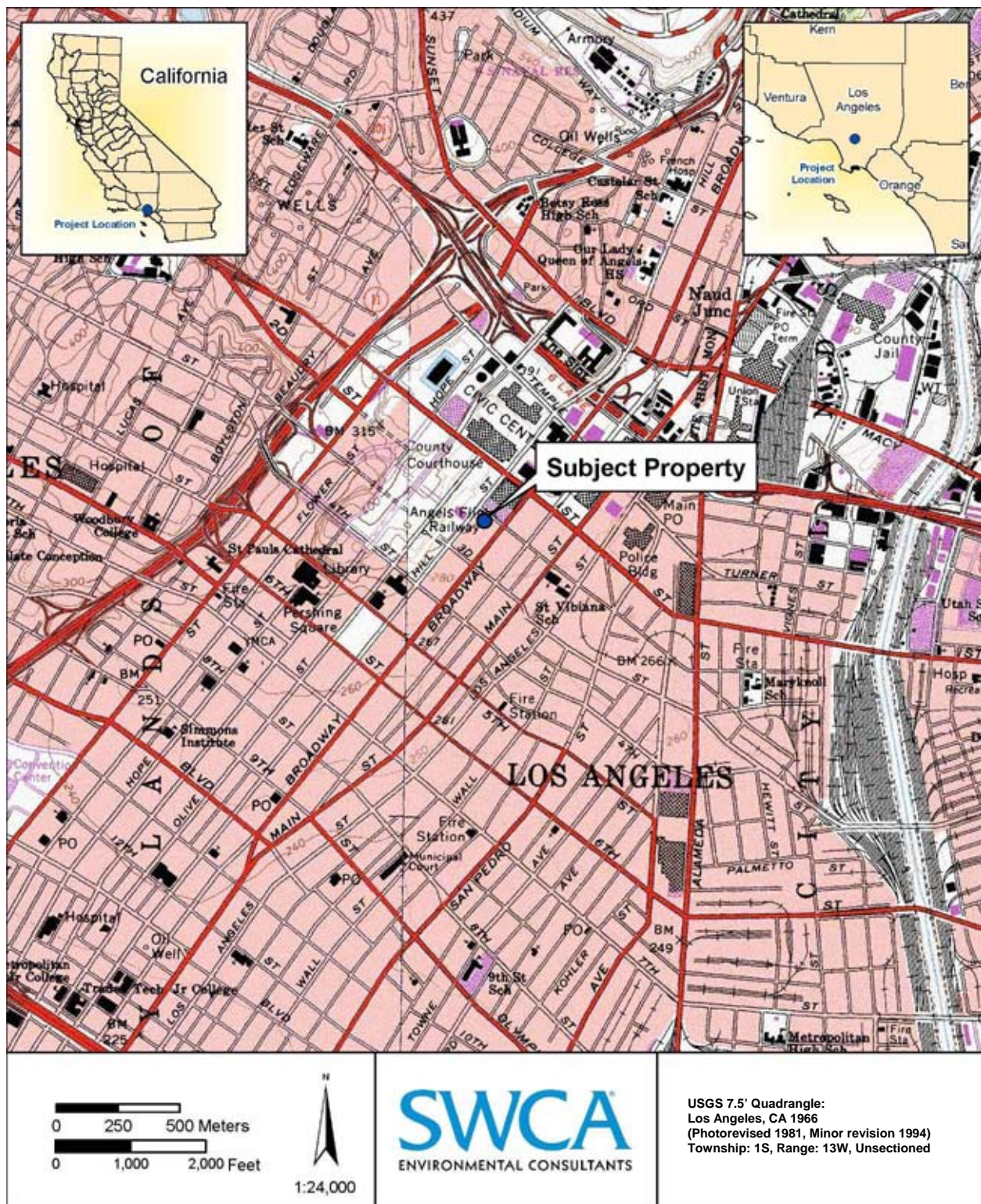
*P9. Date Recorded: March 16, 2009

*P10. Survey Type: (Describe) Intensive

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

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

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



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

Primary # 19-173103 (Update)

HRI #

Trinomial

NRHP Status Code 6Z

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 222 South Hill Street building (No. 8-6)

P1. Other Identifier: 2nd Street Annex Garage, 222 South Hill Street building

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

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

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

c. Address: 222 South Hill Street

City: Los Angeles

Zip: 90012

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

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

APN: 5149-009-023

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

The subject property is a seven-story, midrise office building. Remodeled in the Post Modern style, it is three bays wide and has a flat roof with a radiused, central parapet. The building is configured in an L in plan. The central, ground floor bay has a low, curved canopy, and a two-story metal awning at the pedestrian entrance. The main elevation is clad in glass fiber reinforced concrete (GFRC) and all windows are fixed, single lights. The lower are likely used for parking, the wide central bay provides vehicular access with louvered panels above. The ground floor is finished in stone or false stone. If the building were constructed in 1926, the visible exterior seems to be the product of a very recent remodel (date unknown). The building is located midblock and occupies the entire L-shaped parcel. It is located in the densely built-up Central Business District, and is surrounded by various vacant lots, other mid- and highrise commercial buildings.

The subject property building was completed in 1926. No information was found on the original building use, owner, architect or builder. Review of Sanborn Fire Insurance Co. maps of Los Angeles between 1906 and 1951 depict the subject property as a fireproof building, with no street-facing windows and "brick and tile reinforced concrete" walls. Alterations made sometime over the past approximately 20 years have included refacing the exterior entirely, replacing all windows and the addition of a ramp to the 2nd level (dates unknown). Because of described modifications, the building is not recognizable to its original appearance. It was evaluated and found not eligible for National Register listing (Roger Hateway for CRA, 1978). As an ordinary example of a very common type, the remodeled commercial office building it is not eligible for listing in the National or California registers under Criterion C or 3 for its architecture and does not warrant further evaluation under Criteria A/1 or B/2 because of its lack of integrity. No evidence was discovered to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to a larger historic district.

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

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

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



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # IMG496.jpg

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1926, Los Angeles County Office of the Assessor

*P7. Owner and Address:

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

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

*P9. Date Recorded: March 16, 2009

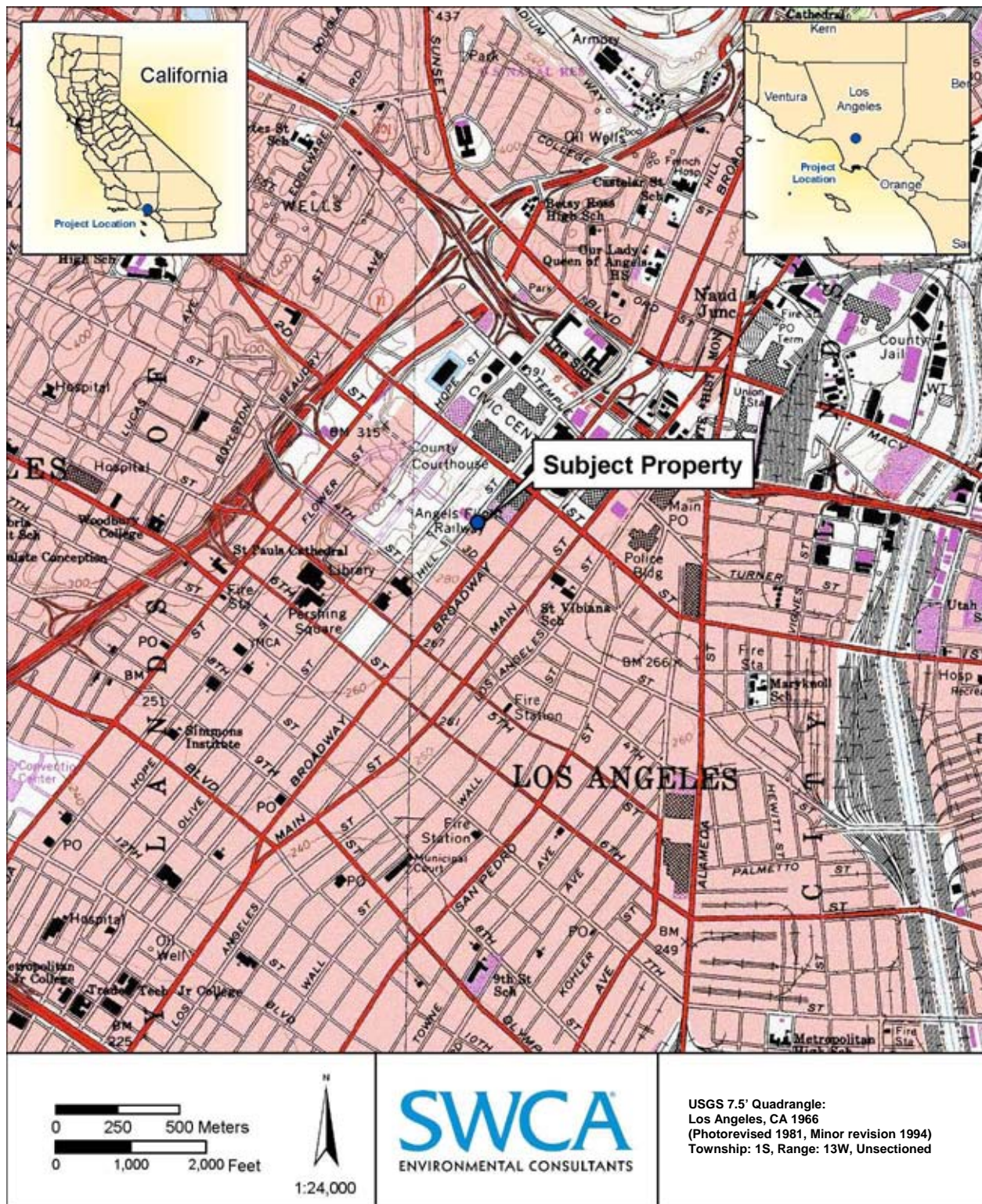
*P10. Survey Type: (Describe) Intensive

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

Built Environment Resources Technical Report,
Regional Connector Transit Corridor Project, Los

Angeles County, California (SWCA Environmental Consultants 2009)

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



HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: 2nd Street Annex 4468 19-173103
2. Historic name, if known: _____
3. Street or rural address 222 South Hill Street
City: Los Angeles ZIP: 90012 County: Los Angeles
4. Present owner, if known: Media Properties Address: 207 Broadway
City: Los Angeles ZIP: 90012 Ownership is: Public ☐ Private ☒
1706. 5. Present Use: Office Bldg./Garage Original Use: Garage/Office
- Other past uses: _____

DESCRIPTION

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

The structure consists of seven story building with basement and sub-basement. The building is of fireproof construction with steel frame, concrete, brick and tile. The facade has been entirely remodeled so as to suggest a curtain wall structure of the 1950's. A vertical emphasis is imparted through the use of projecting ribs. Original details still visable include an iron walkway, iron fire escape, and arched upper story windows on the street facade.

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



8. Approximate property size:
Lot size (in feet) Frontage 75'
Depth 150' irregular
or approx. acreage .300

9. Condition: (check one)
- a. Excellent ☐ b. Good ☒ c. Fair ☐
d. Deteriorated ☐ e. No longer in existence ☐
10. Is the feature a. Altered? ☒ b. Unaltered? ☐
11. Surroundings: (Check more than one if necessary)
- a. Open land ☐ b. Scattered buildings ☐
c. Densely built-up ☐ d. Residential ☐
e. Commercial ☒ f. Industrial ☐
g. Other ☐
12. Threats to site:
- a. None known ☐ b. Private development ☐
c. Zoning ☐ d. Public Works project ☐

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

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☒ d. Adobe ☐ e. Wood ☐
f. Other ☒ concrete and Anodized aluminum

15. Location of the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1926 This date is: a. Factual ☐ b. Estimated ☒

17. Architect (if known): _____

18. Builder (if known): _____

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ i. None ☒

SIGNIFICANCE

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

This building was originally designed as an office and parking structure. It was built in response to the growth of the Los Angeles business and commercial district. Its original architectural integrity has been altered by the application of an entirely new facade.

21. Main theme of the historic resource: (Check only one): a. Architecture ☐ b. Arts & Leisure ☐
c. Economic/Industrial ☒ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates: LUPAMS; Sanborn Maps; Baist's Atlas, WPA Drawings; Building Permit Cards

23. Date form prepared: June, 1978 by (name): Roger Hatheway - John Chase

Address: 727 W. 7th St., Suite 300 City Los Angeles ZIP 90017

Phone: 688-7520 Organization: Community Development Agency

(State Use Only)

City of Los Angeles

33

S. OLIVE

15

5

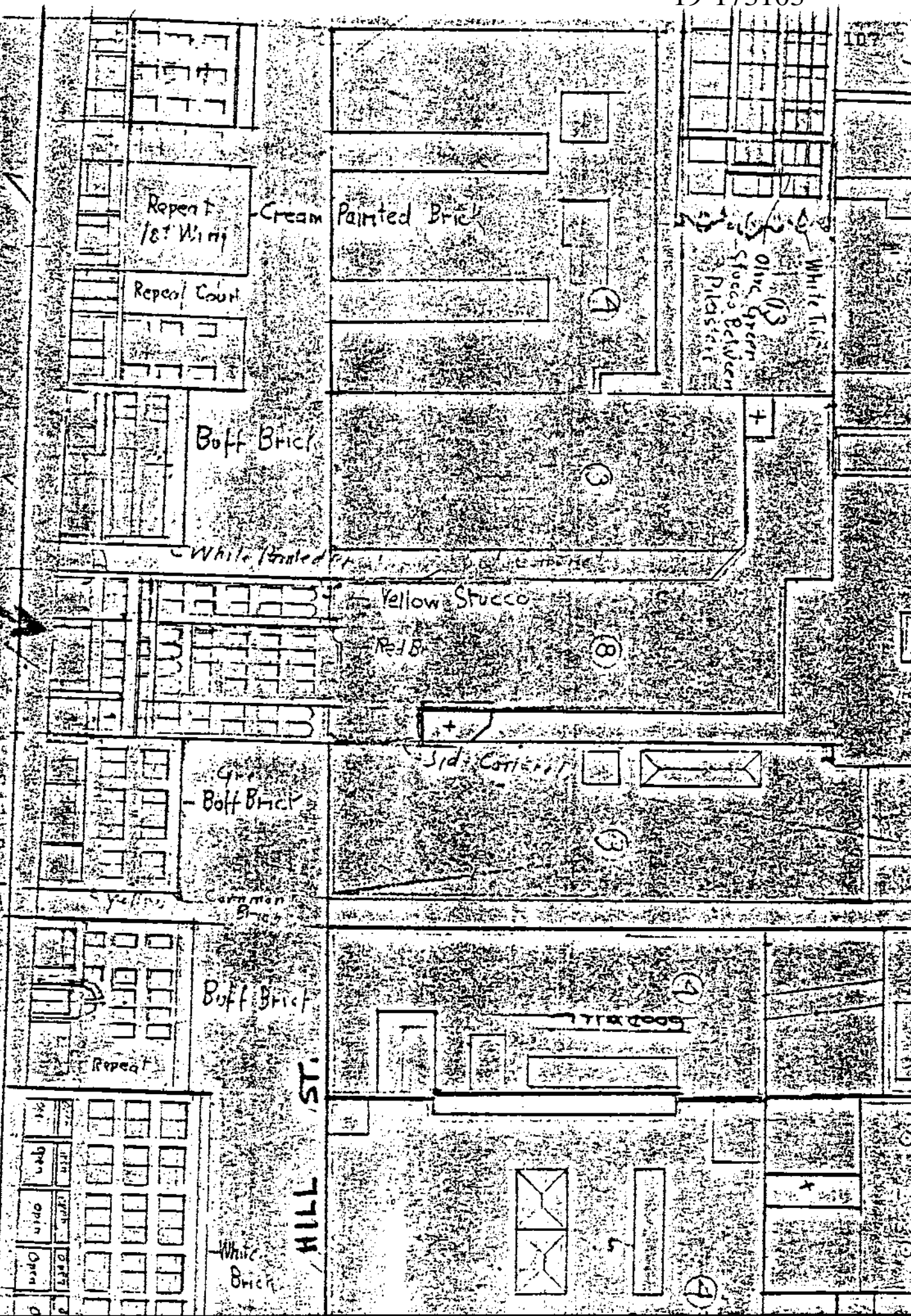
36

S. HILL

80 ft wide

W 3 RD

W. 2nd,



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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 205 South Broadway building (No. 8-7)

P1. Other Identifier: Los Angeles Law Center

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

***a. County:** Los Angeles

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

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

c. Address: 201 and 205 South Broadway, 300 West 2nd Street City: Los Angeles Zip: 90012

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

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

APN: 5149-009-019

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

The subject property is a 10-story, highrise office building. Designed in a late expression of the Neo-Formalist style, it is three bays wide and has a flat roof. The building is configured in a rectangle in plan and is clad in curtain wall. Alterations include complete remodel of the exterior in 1979 that resulted in its current appearance ("Complex To Be Dedicated as Law Center" *Los Angeles Times*, July 22, 1979: 12). The building is located at southwest corner of South Broadway and 2nd Streets, and occupies the entire parcel. It is located in the densely built-up Central Business District, surrounded by other mid- and highrise commercial buildings and surface parking lots.

Because of described modifications, the building is not recognizable to its original appearance from its construction in 1911, nor to alterations which may have been made in 1945. It is an ordinary example of a very common type, the remodeled commercial office building. As an altered building it is not eligible for listing in the National or California registers under Criterion C or 3 for its architecture and does not warrant further evaluation under Criteria A/1 or B/2 because of its lack of integrity and direct connections with events or persons. No evidence was discovered to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to a larger historic district.

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

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

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



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # IMG0278.jpg

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

☒ Historic ☐ Prehistoric ☐ Both

1911, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

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

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

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

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

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

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

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

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

Primary #
HRI#
Trinomial

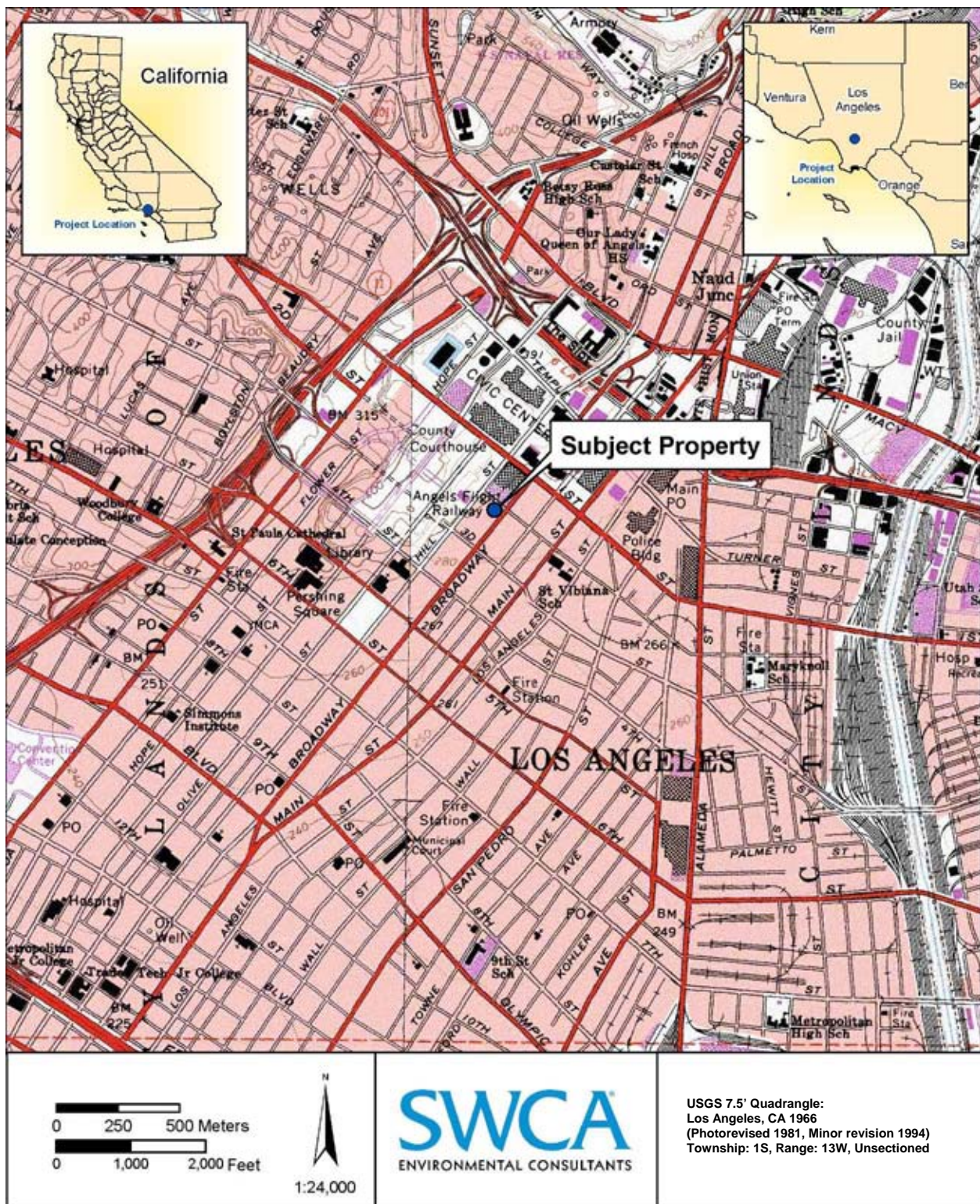
Page 2 of 2

*Resource Name or #: 205 South Broadway building (No. 8-7)

*Map Name: Los Angeles, CA

*Scale: 1:24,000

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



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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 207 South Broadway building (No. 8-8)

P1. Other Identifier: Merchants Trust Building, Los Angeles Law Center

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

***a. County:** Los Angeles

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

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

c. Address: 207, 209, 211 South Broadway City: Los Angeles Zip: 90012

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

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

APN: 5149-009-022

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

The subject property is a 10-story, flat roof, highrise office building, designed in a late incarnation of the Neo-Formalist style. The building is configured in a rectangle in plan and is clad in curtain wall. Shallow, vertical concrete fins protrude from the front façade, from the third floor to the tenth floor, orienting the fenestration in a tall columnar fashion. Concrete and steel awnings frame the curtainwall at the foot of the third floor and at the rooftop. Alterations include complete remodel of the exterior in 1979 that resulted in its current appearance ("Complex To Be Dedicated as Law Center" *Los Angeles Times*, July 22, 1979: 12). The building is located midblock, near the southwest corner of South Broadway and 2nd Streets, and occupies the entire parcel. It is located in the densely built-up Central Business District, surrounded by other mid- and highrise commercial buildings and surface parking lots.

Because of described modifications, the building is not recognizable to its original appearance from its construction in 1905, nor to alterations which may have been made in the late 1940s. It is an ordinary example of a very common type, the remodeled commercial office building. As an altered building it is not eligible for listing in the National or California registers under Criterion C or 3 for its architecture and does not warrant further evaluation under Criteria A/1 or B/2 because of its lack of integrity and direct connections with events or persons. No evidence was discovered to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to a larger historic district.

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

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

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



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # IMG0477.jpg

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

☒ Historic ☐ Prehistoric ☐ Both

1905, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

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

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

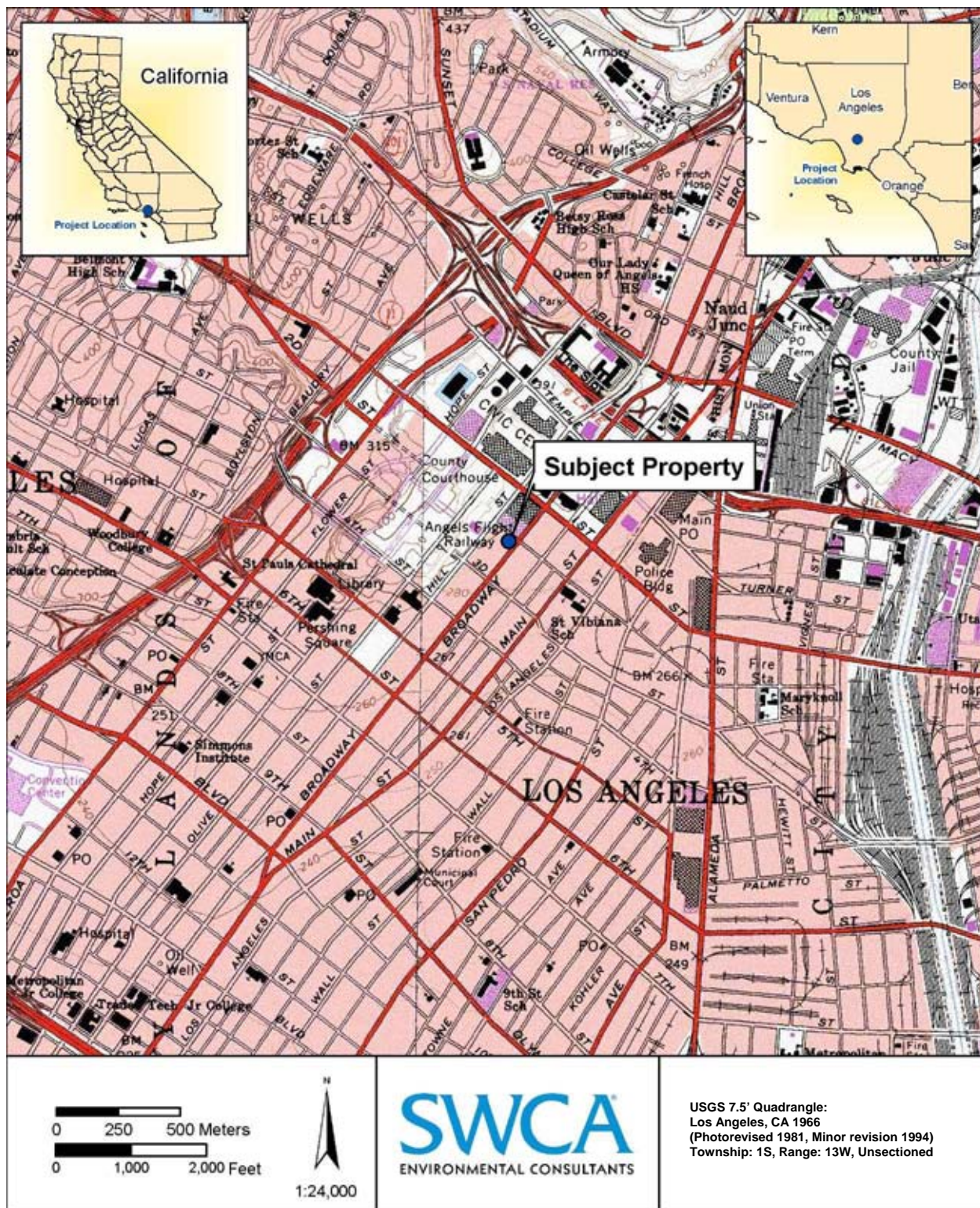
***P9. Date Recorded:** March 16, 2009

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

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

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

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



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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 206-210 South Spring Street building (No. 8-9)

P1. Other Identifier: Wilcox Building or Wilcox Block, Cityside Federal Credit Union

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

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

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

c. Address: 200, 206 and 210 South Spring Street, 120, 124, 126, 130, 132 West 2nd Street City: Los Angeles Zip: 90012

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

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

APN: 5149-007-006

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

The subject property is a single-story, lowrise office building. The subject building was built at the turn of the 20th century, and was a Beaux-Arts style, 5-story building. Constructed as The Wilcox Building (also known as the Wilcox Block), notable tenants included the California Club, Dutch consulate (City Directory, 1910) and numerous lawyers. It was selectively demolished, reducing its height from five to one story (year unknown, after 1971, *Sanborn Fire Insurance Maps of Los Angeles: 1906-1950*, Volume 2, sheet 131). The alteration was made "in the aftermath of the 1971 Sylmar earthquake" ("Reminiscing" *Metropolitan News-Enterprise*, January 3, 2008). The building therefore no longer retains integrity of its design, materials, workmanship, feeling and association. The resulting Contemporary building is painted concrete, with contemporary storefront and tinted windows. It is located at the southwest corner of Spring and 2nd streets, and occupies the entire parcel, with Harlem Alley along the rear. It is located in the densely built-up Central Business District, and is surrounded by other mid- and highrise commercial buildings.

Because of described modifications, the building is entirely unrecognizable to its original appearance. It is not eligible for listing in the National or California registers under Criterion C or 3 for its architecture and does not warrant further evaluation under Criteria A/1 or B/2 because of its lack of integrity. No evidence was discovered to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to a larger historic district.

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

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

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



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # IMG051209048.jpg

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1905, Los Angeles County Office of the Assessor

*P7. Owner and Address:

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

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

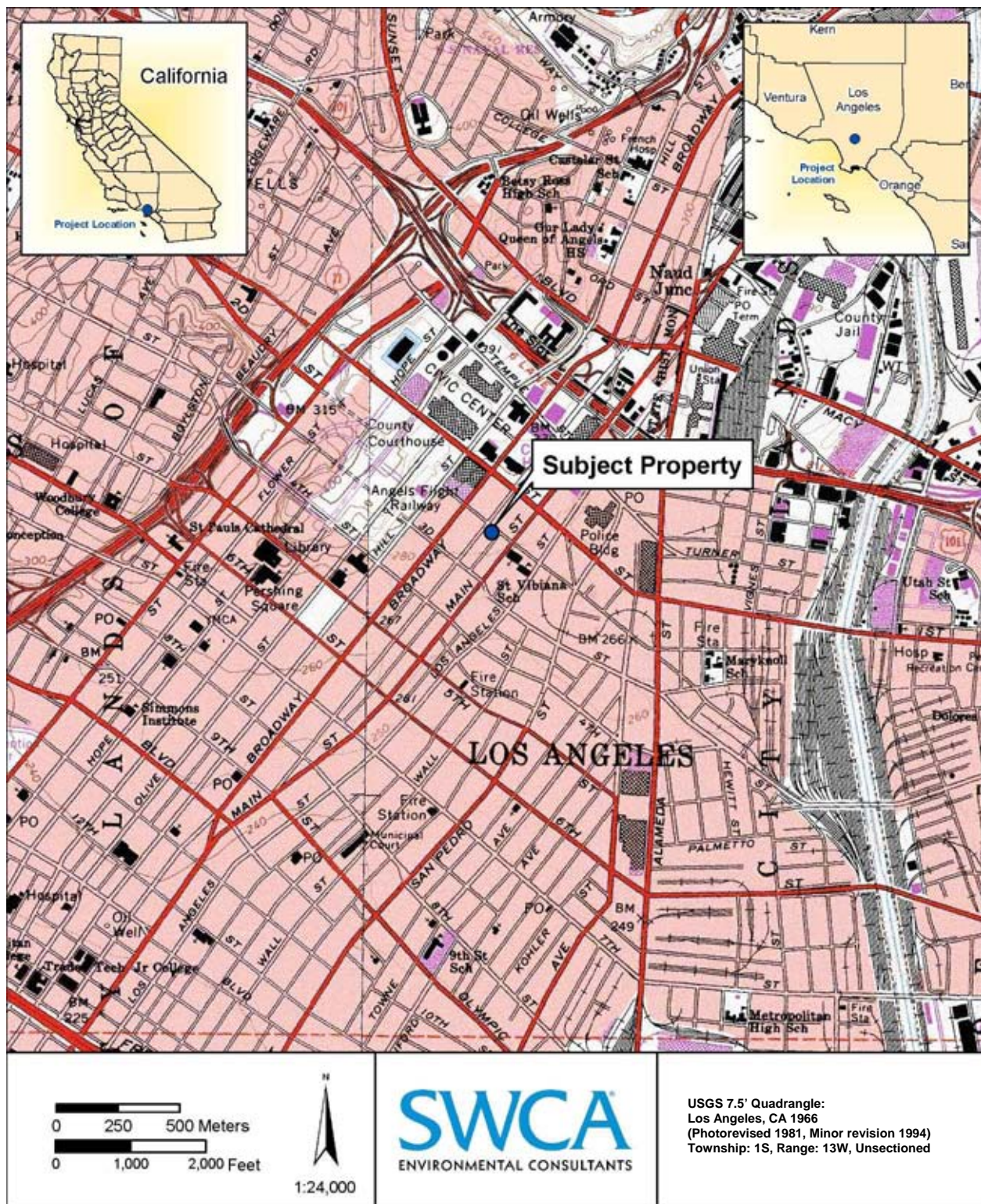
*P9. Date Recorded: March 16, 2009

*P10. Survey Type: (Describe) Intensive

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

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

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



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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 212-218 South Spring Street building (No. 8-10)

P1. Other Identifier: Wilcox Annex, The Blue Cube Burger, *Metropolitan News-Enterprise*

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

***a. County:** Los Angeles

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

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

c. Address: 212-218 South Spring Street

City: Los Angeles

Zip: 90012

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

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

APN: 5149-007-005

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

The subject property is a single-story, lowrise office building. The building was likely constructed at the turn of the 20th century, and the annex to The Wilcox Building, a Beaux-Arts style, 5-story building. Its early tenants included a drug store. Like the main building, it was selectively demolished, reducing its height from five to one story (year unknown, after 1971, *Sanborn Fire Insurance Maps of Los Angeles: 1906-1950*, Volume 2, sheet 131). The alteration was made "in the aftermath of the 1971 Sylmar earthquake" ("Reminiscing" *Metropolitan News-Enterprise*, January 3, 2008). The building therefore no longer retains integrity of its design, materials, workmanship, feeling and association. The resulting Contemporary building is painted concrete, with contemporary storefront and tinted windows. It is located at mid block, near the southwest corner of Spring and 2nd streets, and occupies the entire parcel, with Harlem Alley along the rear. It is located in the densely built-up Central Business District, and is surrounded by other mid- and highrise commercial buildings.

Because of described modifications, the building is entirely unrecognizable to its original appearance. It is not eligible for listing in the National or California registers under Criterion C or 3 for its architecture and does not warrant further evaluation under Criteria A/1 or B/2 because of its lack of integrity. No evidence was discovered to warrant consideration under Criteria D/4. The property is also not eligible as a contributor to a larger historic district.

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

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

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



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # IMG0467.jpg

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

☒ Historic ☐ Prehistoric ☐ Both

1950, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

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

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

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

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

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

Cultural Resources Technical Report, Regional

Connector Transit Corridor Project, Los Angeles County, California (SWCA Environmental Consultants 2009)

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

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

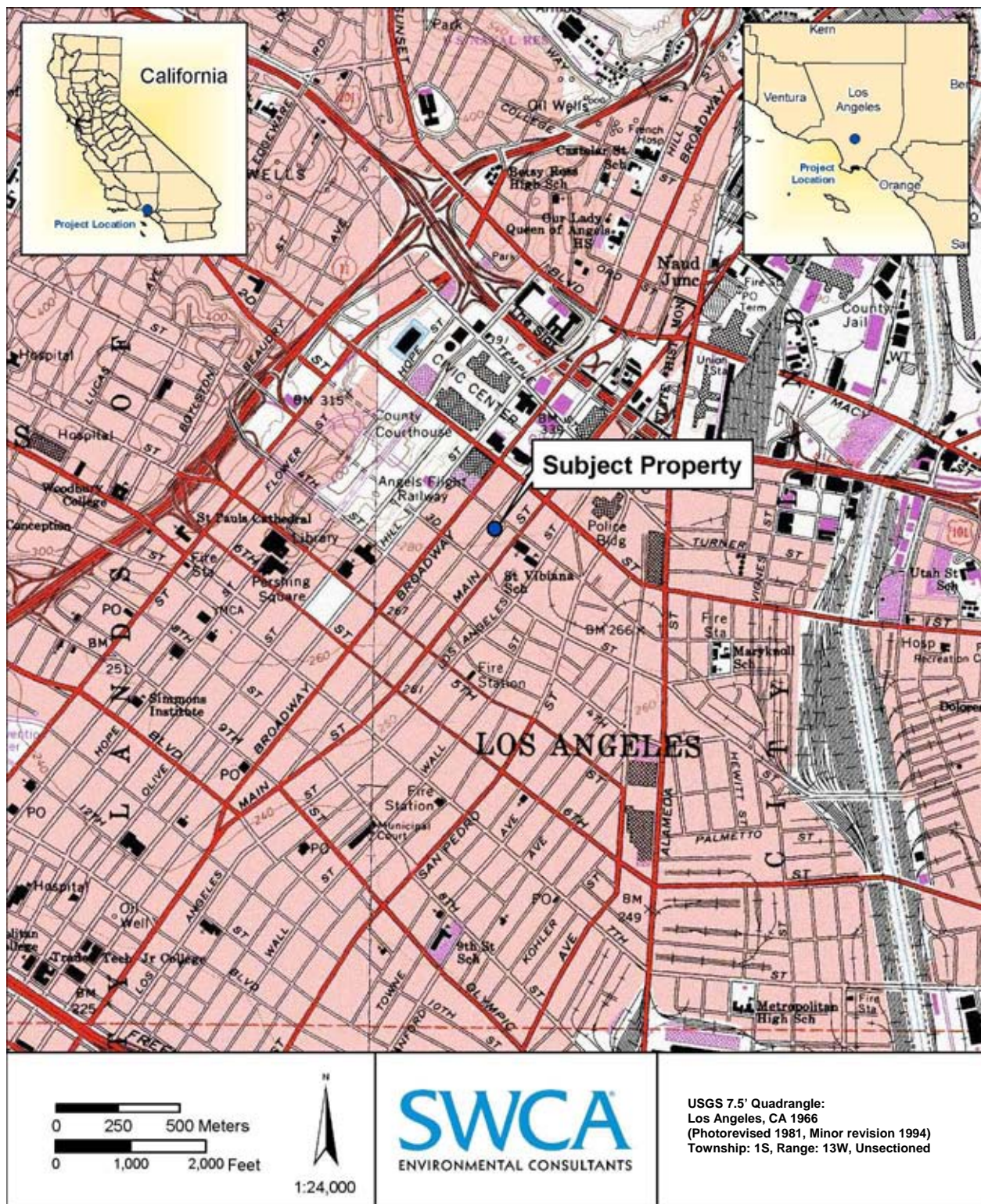
Primary #
HRI#
Trinomial

Page 2 of 2

*Resource Name or #: 212-218 South Spring Street building (No. 8-10)

*Map Name: Los Angeles, CA

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



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

Primary #
HRI #

Trinomial
NRHP Status Code 3CS, 5S1

Other Listings City of Los Angeles, Historic-Cultural Monument #873

Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 108 West 2nd Street building (No. 8-11)

P1. Other Identifier: Higgins Building, General Petroleum building, Los Angeles County Bureau of Engineering

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

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

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

B.M. San Bernardino

c. Address: 108 West 2nd Street

City: Los Angeles

Zip: 90012

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

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

APN: 5149-006-010 to 5149-006-151

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a 10-story, Classical Revival style office building. The Recommendation Report prepared by the City of Los Angeles in 2007 described the building as

rectangular in plan configured around a single light well... [it] has three primary facades clad in reinforced concrete with decorative elements arranged in a classic base-shaft-capital composition... The lower... levels are defined by [altered] storefronts with rusticated exterior capped by a beaded cornice. The upper... levels have two bands of pilasters... topped by a cornice with crown molding. Pairings of ...one-over-one windows line the facades.

The building was converted to loft-style apartments in 2003. "[It] has undergone a number of modifications since its initial construction and suffered losses to vandals... (Higgins Building Application). The building is located midblock or at the southeast corner of 2nd and Main streets, and occupies the entire parcel. It is located in the densely built-up Central Business District, and is surrounded by other mid- and highrise commercial buildings.

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

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

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



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009, Photograph # IMG0978.jpg

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

☒ Historic ☐ Prehistoric ☐ Both
1910, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

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

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

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

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

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

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

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

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

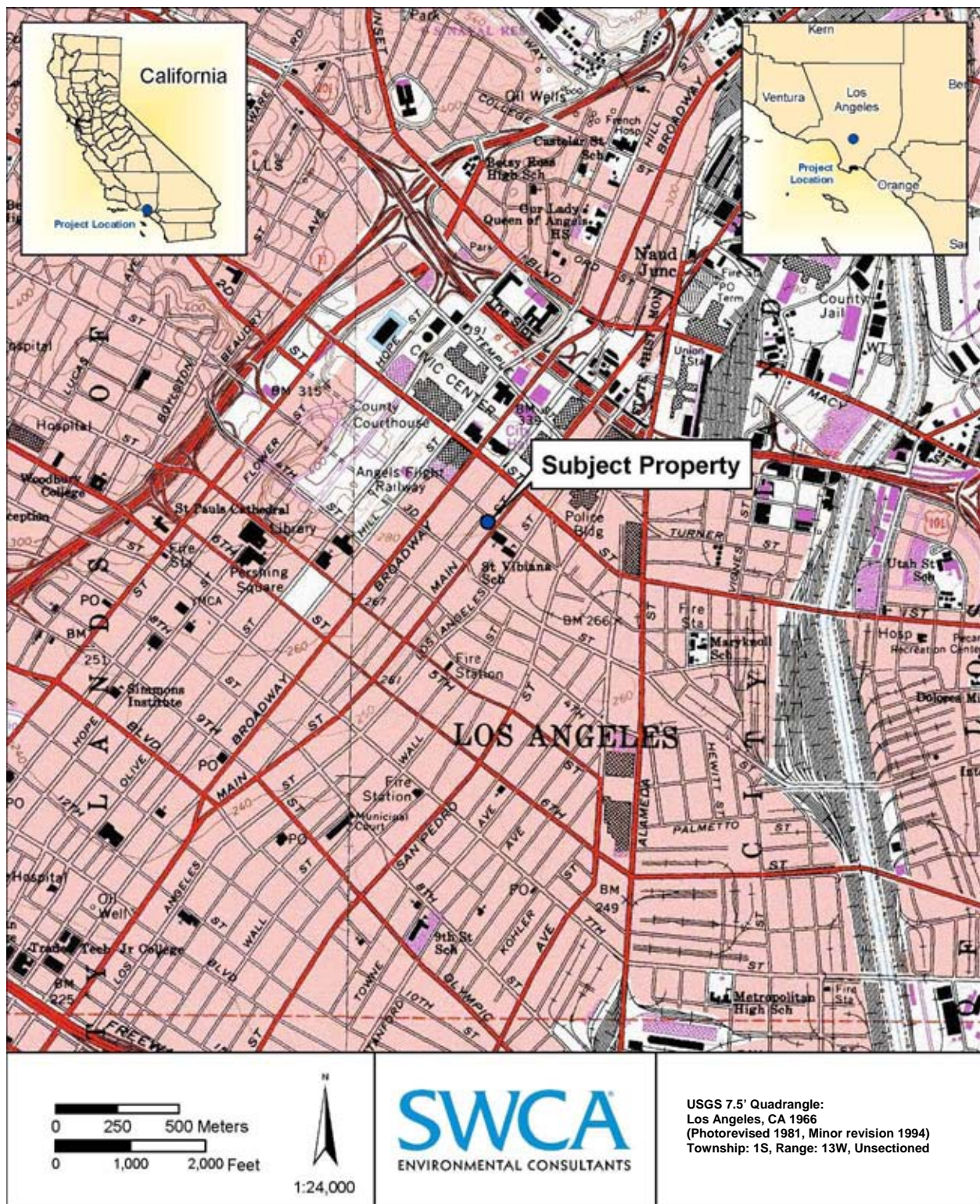
Primary #
HRI#
Trinomial

Page 2 of 4

*Resource Name or #: 108 West 2nd Street building (No. 8-11)

*Map Name: Los Angeles, CA

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



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 3CS, 551

*Resource Name or # (Assigned by recorder) 108 West 2nd Street building (No. 8-11)

B1. Historic Name: Higgins Building, General Petroleum building, (Los Angeles) County Engineers Building

B2. Common Name: Pitfire Pizza, Higgins Lofts

B3. Original Use: office building B4. Present Use: retail and residential

*B5. Architectural Style: Classical Revival

*B6. Construction History: Built in 1910 (*Los Angeles Times*). Alterations: entrance doors replaced (1926), radio mast and steel bldg installed on roof, new steel windows installed, south wall altered, marble wainscoting added and walls Gunned (1952), anchor and epoxy bolts added, parking garage altered (2001), blade signs added (2003, all various permits). Decorative interior features stripped (post-1977), storefront replaced, prism glass transoms and recessed storefront doors removed (dates unknown).

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

*B8. Related Features:

B9a. Architect: A. L. Hurley

b. Builder:

*B10. Significance: Theme: Commecrial Development in Los Angeles: 20th Century Area: Los Angeles region

Period of Significance: 1910-1917

Property Type: office building

Applicable Criteria: 2

The subject property building was built for Thomas P. Higgins and completed in 1910. Higgins was born in Ireland in 1844, amassed wealth in mining and came to Los Angles to invest in real estate. When he died in 1920, the subject property area had begun the economic decline that has only recently reversed. The building was described before it was completed as "one of the finest building blocks on the Pacific Coast," and it was extended in height by two stories while under construction. The exterior finish was intended to be "similar to that of rubbed sandstone," but currently is a combination of painted concrete or applied stucco or textured concrete ("Half-Million").

Notable tenants in the building's early years included A.C. Martin, who engineered the building (tenant between 1910-c. 1945), criminal defense attorney, Clarence Darrow (1910-1912), and Job Harriman (1910-c. 1918), lawyer, politician and founder of a surviving utopian community. It was the original office for General Petroleum Co. (later Mobil Oil, 1911-1949), contained an Owl Drug Co. (1910-c. 1914) and the Catholic Diocese Chancery (1917- c. 1927). In about 1952, Los Angeles County acquired the building and it was used as Bureau of Engineering offices until 1977 (Leibowitz).

(See Continuation Sheet)

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

*B12. References:

Darrow, Clarence with Alan Dershowitz. *The Story of My Life*, Cambridge, MA: Da Capo Press, 1996: 172-190.

Half Million-Dollar Block at Second and Main Streets: *Los Angeles Times*, June 23, 1909: III1.

Higgins Lofts Homeowners Association. "Historic-Cultural Monument Application" (Higgins Building) December 12, 2004: various pages

Leibowitz, Ed. "The Building that Time Forgot" *Los Angeles Times Magazine*, August 17, 1997: 22-31.

Los Angeles Department of City Planning- Recommendation Report, CHC Case No.: 2006-10163-HCM, January 4, 2007.

"Starr, Kevin. *Inventing the Dream*, NY: Oxford University Press, 1986: 169.

13. Remarks:

B14. Evaluator: F. Smith

*Date of Evaluation: 3/26/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary #
HRI#
Trinomial

Page 4 of 4

*Resource Name or # (Assigned by recorder) 108 West 2nd Street building (No. 8-11)

*Recorded by: Francesca Smith

*Date: March 26, 2009

☒ Continuation

☐ Update

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

Although the *Los Angeles Times* bombing case was not Darrow's most celebrated lawsuit, it contributed to his considerable resumé until *The State of Tennessee v. John Thomas Scopes*, 1925, "Scopes Monkey Trial"), the case for which he is best known, occurred 13 years later. Darrow (1857-1938) occupied the subject property building during the sensational *Los Angeles Times* McNamara brothers' bombing trial and his subsequent jury tampering cases.

Darrow worked collaboratively on the *Times* case with Job Harriman. Harriman (1861-1925) unsuccessfully ran for the office of Vice President with socialist party running mate Eugene V. Debs in 1900. He was nearly elected mayor of Los Angeles in 1911, but the effort was thwarted, in part by the somewhat dubious confession of the McNamara brothers. Harriman went on to establish Llano de Rio, a "self-sufficient, agricultural cooperative" that flourished between 1914 and 1918 (Starr). Harriman was described by Jack London as "the best socialist speaker on the coast," and his national, statewide and local significance is apparent. He was a key figure bringing organized labor to notoriously anti-union Los Angeles and established Llano de Rio, a "self-sufficient, agricultural cooperative" that flourished between 1914 and 1918 (Starr). Many of the achievements for which he is known are directly associated with his tenure in the subject building, as his place of work during from 1910 until about 1918.

Numerous and notable alterations to the building include the following: entrance doors replaced (1926), radio mast and steel building installed on roof, new steel windows installed, south wall altered, marble wainscoting added and walls Gunned (1952), alteration of all storefront, replacement of all but three bays of prism glass transoms, and recessed storefront doors removed (dates unknown), anchor and epoxy bolts added, parking garage altered (2001), decorative lanterns added, blade signs added (2003, all various permits). Decorative interior features stripped (post-1977), storefront replaced, prism glass transoms and recessed storefront doors removed, entrance paving replaced with tile (dates unknown). Exterior sprinklers and knuckle-type lamps added (c. 2003). The building was converted to loft use in 2003.

Despite the considerable number of alterations, the Higgins Building was designated a City of Los Angeles Historic-Cultural Monument (#873). Because it is local landmark in a Certified Local Government community, the property has the presumption of California Register eligibility. It is eligible under Criterion 2, for its associative qualities, as the office of influential Socialist Job Harriman for nearly 10 years and of Clarence Darrow during the McNamara brothers' criminal trial and subsequent jury tampering case. It is not eligible under Criteria 1 or 3 as it is not associated with any broad patterns of events nor is its architecture or engineering. Described alterations to the building have reduced integrity of its original design, removed archaic storefront materials, have diminished its workmanship, feeling and association. Because of those factors, the building is not eligible for listing in the National Register under Criteria A, B or C. No evidence was discovered to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to a larger historic district.

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

Primary # 19-166842, 19-150330 (Update)

HRI #

Trinomial

NRHP Status Code 3S, 5S1

Other Listings City of Los Angeles, Historic-Cultural Monument #17, HABS (CAL-343)

Review Code

Reviewer

Date

Page 1 of 3

***Resource Name or #:** 214 South Main Street building (No. 8-12)

P1. Other Identifier: Cathedral of Saint Vibiana, St Vibiana's Cathedral

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

***a. County:** Los Angeles

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

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

c. Address: 200-248 South Main, 110-136 East 2nd and 203-215 South Los Angeles streets City: Los Angeles Zip: 90012

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

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

APN: 5161-0026-022

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Cathedral was described in 1983:

A social, religious, and architectural landmark, St. Vibiana's Cathedral presents a Mannerist façade to Main Street. The projecting central block of the stone façade rises in two stages to a gabled tile roof. Centered on the lower story, the entrance is recessed between paired, fluted Doric columns which carry a pedimented entablature. Cantoned corners frame the lower story, which is topped by a frieze bearing an inscription and a projecting cornice. The second story is also cantoned and capped by the molded raking cornice and horizontal cornice return of the gabled roof. A round rose window, accented by a keystone, and two round-headed niches holding statues pierce the upper level exterior wall. Two wings the height of the lower portion of the façade stretch one bay to the north and south of the central section. Handsome paneled doors are capped by arched pediments, with round-headed niches containing statues above them. Balustrades set between scrolled brackets which abut the central block and scrolled pedestals surmount the wings. The body of the church is obscured from view from Main Street by buildings and a park, but can be seen to be influenced by the Georgian style. A dentil course marks the cornice. A bell tower over the east end, ascending the tiers to a cupola, lantern and cross is widely visible (Tom Sitton, Natural History Museum, "Historic Resources Survey" 1974).

Depicted in *Sacred Spaces* as "Elegantly furnished, the cathedral stood as one of the most sophisticated pieces of architecture in Southern California" (Alfred Willis, 2003: 33). The building is located next to the corner lot, and occupies the entire parcel. It is located in the densely built-up Central Business District, and is surrounded by other buildings and parking lots.

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

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

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



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # DSC00138.jpg

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

☒ Historic ☐ Prehistoric ☐ Both

1876, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

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

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

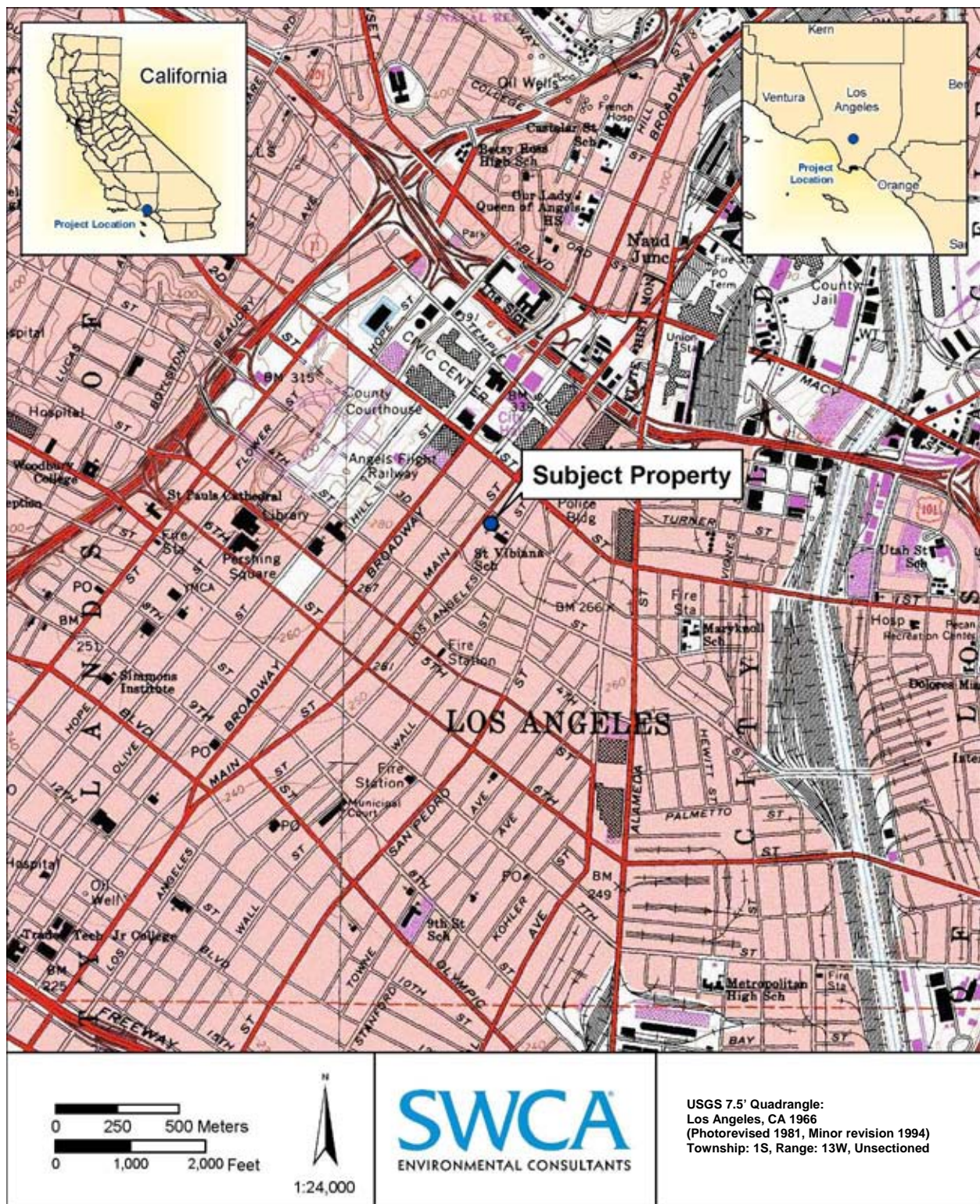
***P9. Date Recorded:** March 16, 2009

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

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

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

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



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3

*NRHP Status Code 3S, 5S1

*Resource Name or # (Assigned by recorder) 214 South Main Street building (No. 8-12)

B1. Historic Name: Cathedral of Saint Vibiana

B2. Common Name: St. Vibiana's Cathedral

B3. Original Use: church

B4. Present Use: performing arts center

*B5. Architectural Style: NeoClassical Mannerist

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

Built in 1876. Alterations: 1894, altar replaced; 1922, enlarged, windows replaced and new façade on Main Street; 1966 bells removed; 1976, cupola and cross replaced; 1996, partial demolition; 1999, rehabilitated.

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

Original Location: N/A

*B8. Related Features: St. Vibiana Rectory

B9a. Architect: Ezra F. Kysor

b. Builder: Louis Mesmer

*B10. Significance: Theme: Development in Los Angeles, 19th Century Area: Los Angeles region

Period of Significance: 1876-1959

Property Type: church building

Applicable Criteria: C/3, D/4

The Cathedral of Saint Vibiana was designed by two of the city's first practicing architects, Ezra Kysor (1835-1907) and W.J. Matthews and completed in 1876. In 1922, John C. Austin added a narthex, baptistry and the high style limestone façade depicted in the post card below. The property was designated as one of the city's first landmarks in 1963 (Historic-Cultural Monument #17) and documented by HABS (CAL-343) in 1964.



Figure 1. Historic post card, circa 1922.

After the 1994 earthquake, the Archdiocese chose to demolish and replace the unreinforced masonry building. Although the seismic damage was relatively minor, demolition was initiated without a building permit or environmental review in 1996. A court order quickly halted demolition, but some elements were removed, and litigation and political battles ensued. It was named among the most endangered places in 1997 (National Trust). Eventually, the Archdiocese "decommissioned and deconsecrated the cathedral, vacated the site, and built the new cathedral." The new Cathedral, designed by Spanish architect, Jose Rafael Moneo, "mixes modern and Spanish styles, with the [new] cathedral" (*New York Times*). The cathedral was purchased in 1999, rehabilitated using state and federal funding and converted to use as a performing arts center- Vibiana.

Despite described alterations, the building is recognizable to its appearance during its period of significance, 1876-1959.

As a church facility, its significance is under Criteria C and 3, embodying the distinctive characteristics of a type (Neoclassical church), period (1870s, as Los Angeles became an American city), method of construction (unreinforced masonry), and represents the best-known work of master architect Ezra Kysor. It is not contributor to a larger historic district. In addition, because of its age and its position in Roman Catholic Church history, it may yield important information about prehistory or history (Criteria D/4). It has the presumption of California Register eligibility because it is a designated local landmark in a Certified Local Government community. It is eligible for listing in the National Register at the state level of significance under Criteria C and D.

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

*B12. References:

"Catholics Plan Cathedral On New Site In Los Angeles" *New York Times*, December 28, 1996: A19.

Los Angeles Conservancy. "Former Cathedral is Reborn as Vibiana.

<http://www.laconservancy.org/issues/issues_vibiana.php4>

B13. Remarks:

*B14. Evaluator: F. Smith

*Date of Evaluation: 3/26/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary #
HRI #
Trinomial
NRHP Status Code 3S

Other Listings HABS (CAL-343)

Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 114 East 2nd Street building (No. 8-13)

P1. Other Identifier: Rectory, Cathedral of St. Vibiana

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

***a. County:** Los Angeles

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

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

B.M. San Bernardino

c. Address: 114 E. 2nd Street

City: Los Angeles

Zip: 90012

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

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

APN: 5161-026-024

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

The subject property is a five-story, Classical Revival style cathedral rectory. It is five bays wide and is configured in an irregular U, arranged to cloister an interior courtyard. The subject building may have a flat roof behind the parapet and it has smooth, painted walls. The roughly symmetrical façade has two sets of low arches on each side at ground level, with a classical door, fanlight-sidelight on one side, a recessed entrance on the opposite end bay and blind arches in the interior bays. The open arch has an ornate, ironwork gate and embellished corbels above. A Della Robbia style tile in the wall announces the property's name at the side of the open arch. Simple beltcourses separate the upper floors. The punched, deeply set windows are arranged in pairs and singles, small double-hung, (one-over-one) windows contrast with multi-light, wood sash casements. Windows have exaggerated surrounds, and sills at the ground floor feature cast, gothic-inspired stone trim. The upper floor has smaller, two-part windows, and the floor height seems lower than the others, in keeping with the Italian Renaissance revival style of the building. The minimal cornice consists of stepped molding. The front elevation meets the sidewalk, and the building is on a relatively flat lot. The street slopes downward toward the east on a low grade.

***P3b. Resource Attributes:** (List attributes and codes) HP16. Religious Building

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

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



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

Photograph # DSC_0189

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

☒ Historic ☐ Prehistoric ☐ Both

1934, *Los Angeles Times*

***P7. Owner and Address:**

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

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

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

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

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

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

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

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

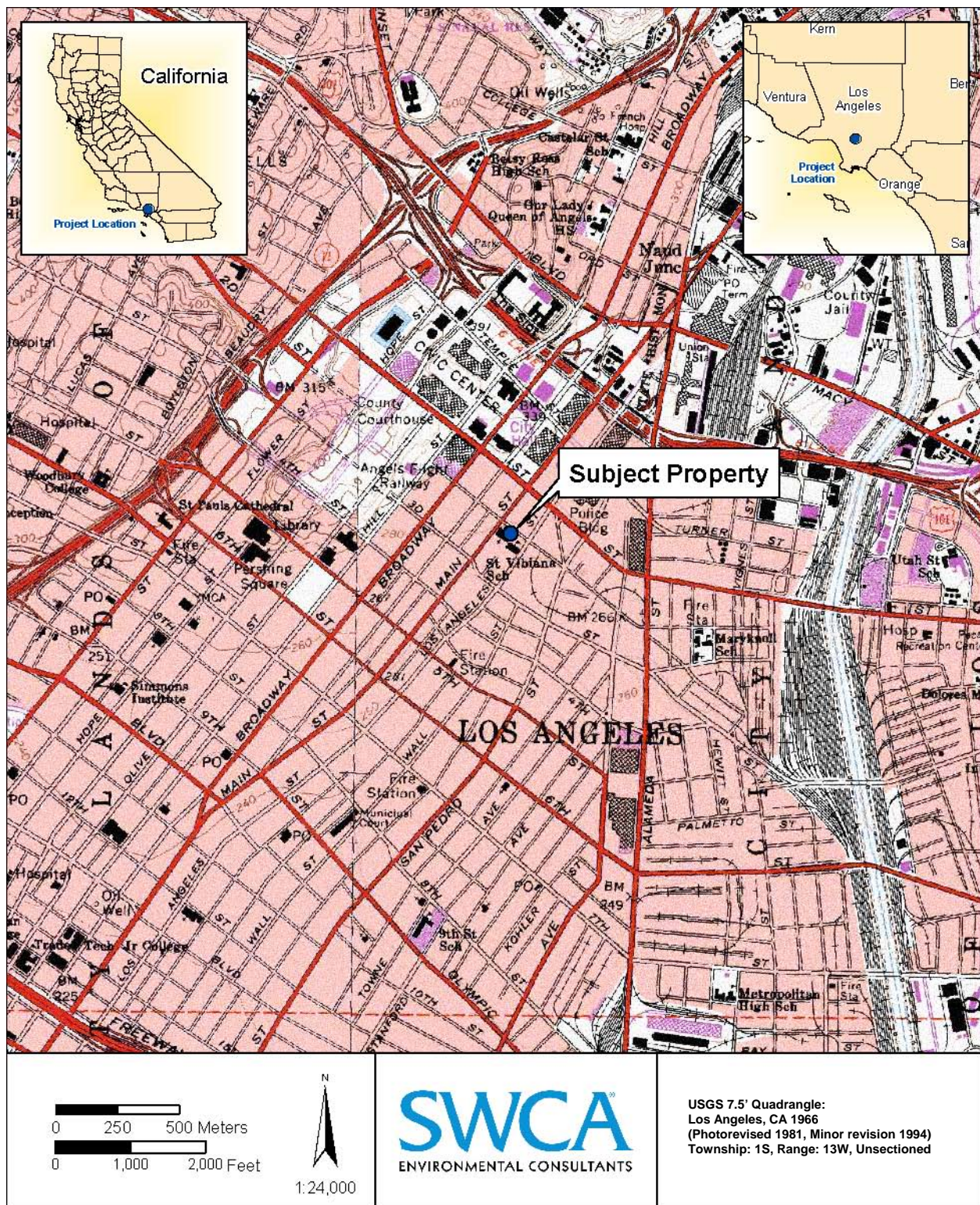
Primary #
HRI#
Trinomial

Page 2 of 3

*Resource Name or #: 114 East 2nd Street building (No. 8-13)

*Map Name: Los Angeles, CA

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



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 114 East 2nd Street building (No. 8-13)

B1. Historic Name: Rectory, Cathedral of St. Vibiana

B2. Common Name: Rectory

B3. Original Use: rectory B4. Present Use: vacant (proposed restaurant)

*B5. Architectural Style: Classical Revival

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

Built in 1934 (*Los Angeles Times*).

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

Original Location: N/A

*B8. Related Features:

B9a. Architect: Ross Montgomery and William Mullay

b. Builder:

*B10. Significance: Theme: Development in Los Angeles, 20th Century Area: Los Angeles region

Period of Significance: 1934-1959

Property Type: church rectory building

Applicable Criteria: B/2

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject building replaced an earlier cathedral rectory which was damaged in the 1933 earthquake. The old building was demolished and replaced with the new rectory within about a year. The corner-stone for the new rectory was laid in December of 1933. A copy of the March 11, 1933 *Los Angeles Times*, was included in the corner-stone with a complete account of the earthquake that destroyed the original building ("Ceremonies Planned"). The new rectory was designed by Ross Montgomery and William Mullay. Montgomery (1888-1969) was known as a competent architect, he designed dozens of churches in the region, including St. Ambrose (1923), repairs to Santa Barbara Mission (1925), St. Cecilia's, St. Andrew's Pasadena, 1927) and Marymount High School (1932, Los Angeles Historic-Cultural Monument #254). With Mullay (1895-1974), he designed Our Lady of Mount Carmel (1936). St. Vibiana School was built in 1940 and demolished in 1960. The rectory was built to accommodate five priests and eight nuns, and was most notably home to Archbishops John Cantwell (1874-1947) and Timothy Manning (1909-1989). His Excellency, Archbishop Cantwell was "[n]oted for his provision for the spiritual and material welfare" of Spanish-speaking parishioners, he "created 50 Hispanic parishes and missions" and oversaw the division of much of California, as it grew, into smaller dioceses ("Historical Order"). His recognition of the Hispanic population and culture greatly facilitated growth of the Catholic Church in 20th century California.

The property with the cathedral was documented by HABS (CA-343) in 1964. After the 1994 earthquake and the circumvented demolition of the main cathedral (214 South Main Street, see DPR) in 1999, a private developer purchased the property from the City. A subsequent phase of the main cathedral reuse project will convert the rectory to restaurant use ("A Church's Resurrection").

Small modifications have been made over time, but the building retains integrity to its original appearance. It is no longer owned by a religious institution and meets Criteria Consideration A, as a religious property deriving primary significance from its historical importance. The Rectory is directly associated with Archbishop Cantwell, a person important in local and statewide development, as his place of work and residence (Criterion B/2). The subject property is not significant under Criterion A/1, as its role as part of a church ordinarily exempts it from such consideration, or C/3, because it is not a particularly noteworthy example of the type- and more representative Montgomery designs are elsewhere. It is not expected to yield importance to the prehistory or history of Los Angeles (Criterion D/4) and does not contribute to a larger historic district.

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

*B12. References:

Archdiocese of Los Angeles. "Historical Order of Bishops" <<http://www.archdiocese.la/about/heritage/bishops.html>>

"Ceremonies Planned at Cathedral Rectory" *Los Angeles Times*, December 13, 1933: 11

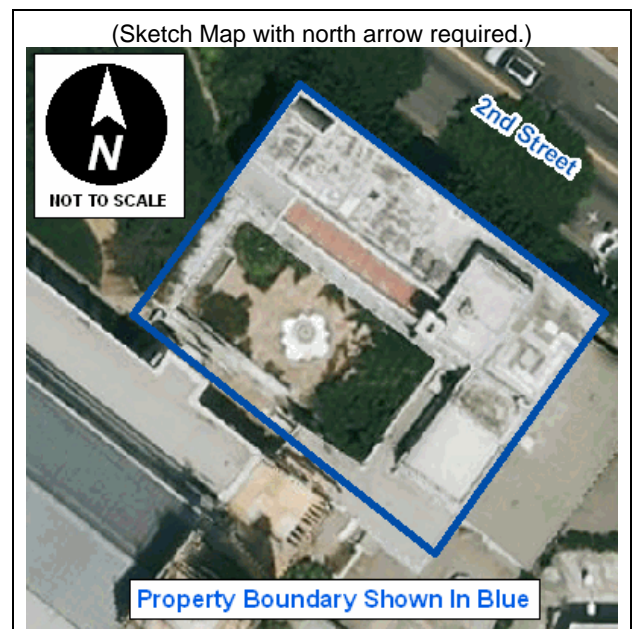
"A Church's Resurrection..." *Los Angeles Times*, November 12, 2005: B1

13. Remarks:

B14. Evaluator: F. Smith

*Date of Evaluation: 3/26/09

(This space reserved for official comments.)



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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 606 East 1st Street building (No. 9R-1)

P1. Other Identifier: S.K. Uyeda Building, Aloha Plumbing, Tactical Depot, P.G. Motoring, Kato's Sewing Machines Sales & Service

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

***a. County:** Los Angeles

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

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

c. Address: 604-606 East 1st Street, 112 South Rose Street

City: Los Angeles

Zip: 90012

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

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

APN: 5163-002-023

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

The subject property is a two-story, commercial building with a flat roof and low, continuous parapet. It is configured in a square **A** in plan. Exterior walls are clad in painted plaster and windows are punched. The utilitarian building has been significantly altered by replacement of all storefront and upper story windows and no longer retains distinguishing features of its original design (date unknown, circa 1980s). The first floor is five bays wide, including a recessed, rectangular-and-arched entrance opening at the center. Ground floor openings include four, equal recessed aluminum storefronts, with central doors and infilled transoms above. Transoms contain painted signs and all lower bays have retractable, contemporary security gates. Infilled upper floor windows were replaced by vinyl sliders with fixed transoms above (year unknown). A row of exposed, utilitarian earthquake bolts punctuates the interstitial area between the 1st and 2nd floors. It is in the East Los Angeles State Enterprise Zone and Amended Little Tokyo Redevelopment Area and was previously evaluated in the Amended Little Tokyo Redevelopment Area Plan Final FEIR (2002) and found not historically significant. No information was found on its original use, owner, architect or builder. Review of Sanborn Fire Insurance Co. maps ("Maps of Los Angeles," 1906-Jan.1951, Volume 2, Sheet 195) depict the property as retail shops, with a plumbing business (606 1/2). By 1961, tenants included Aloha Plumbing (606, *Los Angeles Street Address Directory*, 1961, October: 358). Because of described modifications, the building is not recognizable to its original appearance and lacks integrity. The building is not eligible for listing in the National or California registers. The building no longer retains integrity to its original design (Criteria C/3). It is not associated with any persons significant to history (Criterion B/2). No evidence was discovered to warrant consideration under Criteria D/4. The property is also not eligible as a contributor to a larger historic district.

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

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

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



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

View southwest, December 21, 2009,

Photograph # IMG_0210.jpg

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

☒ Historic ☐ Prehistoric ☐ Both

1913, Los Angeles County Office of the Assessor.

***P7. Owner and Address:**

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

F. Smith

SWCA Environmental Consultants

625 Fair Oaks Avenue, Suite 190

South Pasadena, CA 91030

***P9. Date Recorded:** December 23, 2009

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

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California (SWCA Environmental Consultants 2010)

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

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

Primary #
HRI#
Trinomial

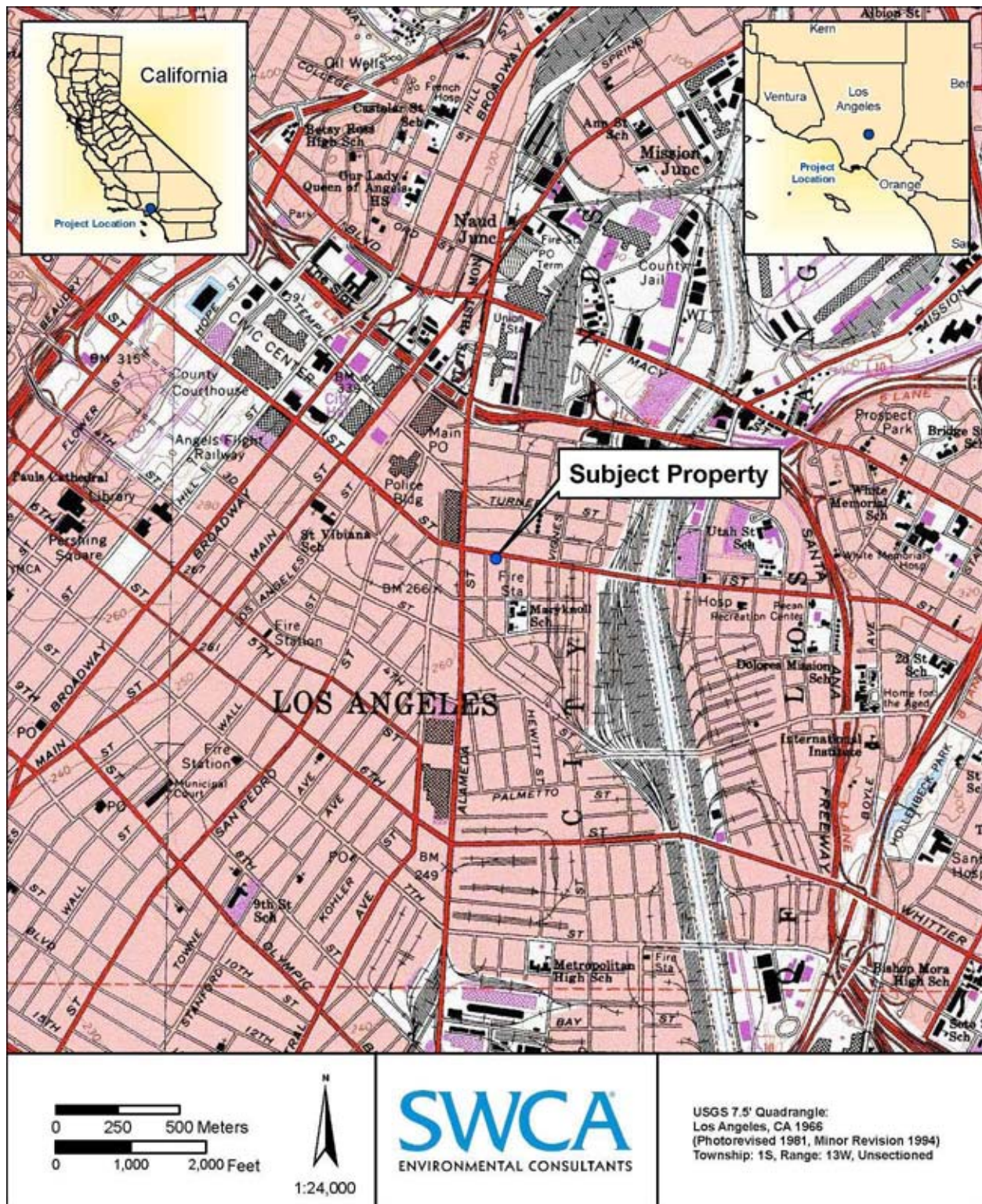
Page 2 of 2

*Resource Name or #: 606 East 1st Street (No. 9R-1)

*Map Name: Los Angeles, CA

*Scale: 1:24,000

*Date of Map: 1966 (PR 1981, minor revision 1994)



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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 620 East 1st Street building (No. 9R-2)

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: Los Angeles, CA Date: 1966 (PR 1981, minor revision 1994) T 1S R 13W Sec. Unsectioned S.B. B.M.

c. Address: 618, 618 1/2 and 620 East 1st Street

City: Los Angeles

Zip: 90012

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

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

APN: 5163-002-020

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

The subject property is a two-story, commercial building with a flat roof and low, continuous parapet. It is configured in a irregular parallelogram in plan. Exterior walls are notably finished in brick on the 2nd floor and painted plaster on the ground floor, upper windows are punched. The Classical Revival style building was significantly altered by the infill of 1st floor bays and removal of a 2nd floor decorative window surround (dates unknown). The first floor is three bays wide, including a central security door entrance with a glazed transom above at the center. The two ground floor openings on either side are recessed stucco walls with a window on one side and window and door on the other, each enclosed by contemporary security bars (date unknown). Brick piers are visible on either side; rows of brick line upper sills and cornice. Upper floor windows are arranged in an A-A-B-A-A composition; central, "B" opening is narrower than the double-hung, one-over-one types. A row of exposed, utilitarian earthquake bolts punctuates the sign band between the 1st and 2nd floors. Above the B window, a decorative surround was removed and is overpainted. A decorative cornice featuring large modillions caps the once-elegant, simple elevation. It is in the East Los Angeles State Enterprise Zone and Amended Little Tokyo Redevelopment Area. It was previously evaluated in the *Amended Little Tokyo Redevelopment Area Plan Final FEIR* (2002) and found not historically significant. Although the building was completed in 1913, the earliest known tenant was in 1915: S. Hokoyama (620), a noodle manufacturer (620, *Los Angeles City Directory*, 1915,2493) . By 1961, tenants were Sany-Do (618) and Fumi Kawamura (618 1/2, *Los Angeles Street Address Directory*, 1961, October: 359). No other information was found on either party. Because of described alterations to the ground level, the building is not recognizable to its original appearance and lacks integrity. It is not eligible for listing in the National or California registers. The building no longer retains integrity to its original appearance (Criteria C/3). It is not associated with any persons significant to history (Criterion B/2). No evidence was discovered to warrant consideration under Criterion D/4. Further, the property is also not eligible as a contributor to a larger historic district.

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

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

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



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

View southwest, December 21, 2009,

Photograph # IMG_0209.jpg

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1913, Los Angeles County Office of the Assessor

*P7. Owner and Address:

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

F. Smith

SWCA Environmental Consultants

625 Fair Oaks Avenue, Suite 190

South Pasadena, CA 91030

*P9. Date Recorded: December 23, 2009

*P10. Survey Type: (Describe) Intensive

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

Built Environment Resources Technical Report,
Regional Connector Transit Corridor Project, Los
Angeles County, California (SWCA
Environmental Consultants 2010)

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

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

Primary #
HRI#
Trinomial

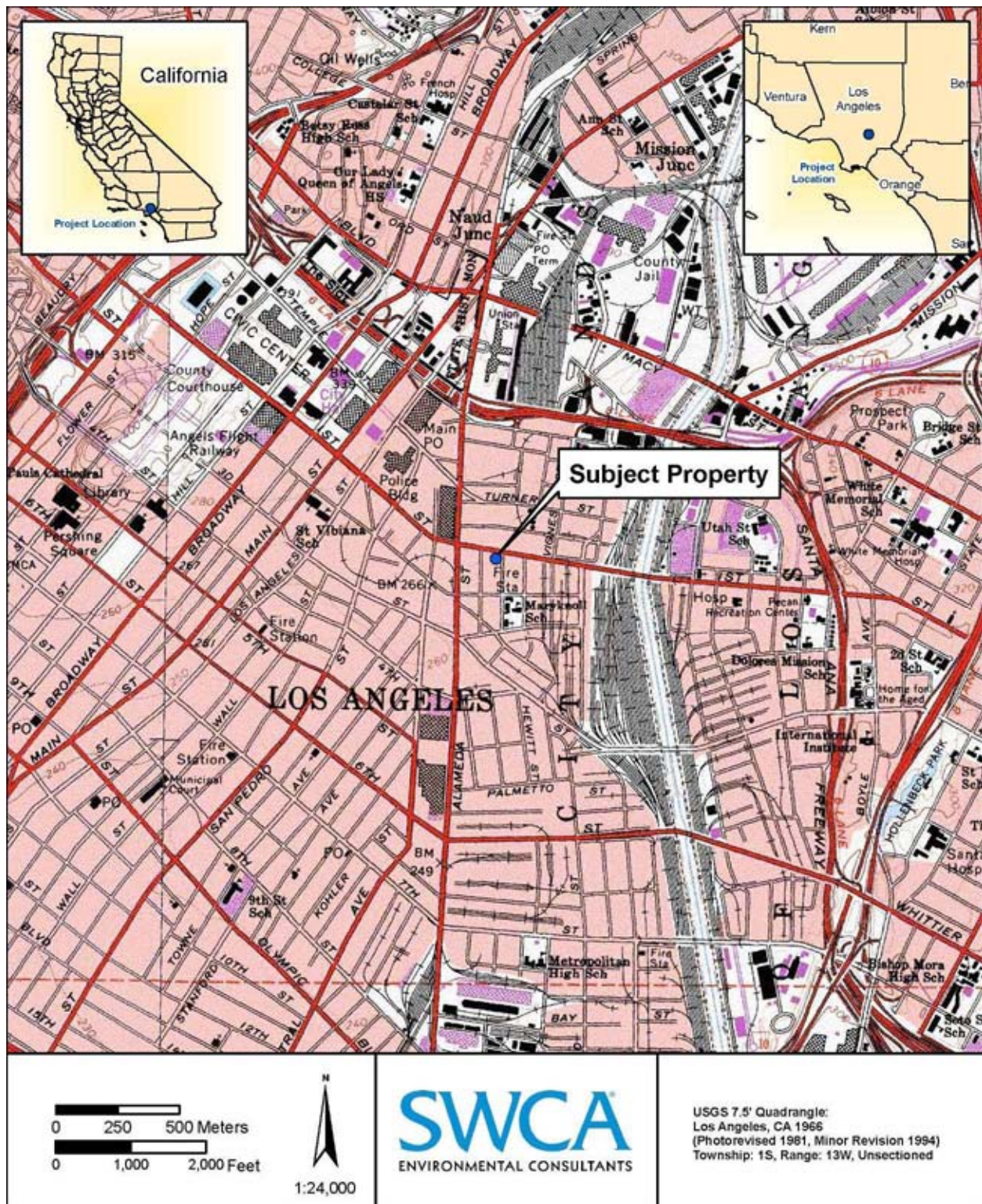
Page 2 of 2

*Resource Name or #: 620 East 1st Street (No. 9R-2)

*Map Name: Los Angeles, CA

*Scale: 1:24,000

*Date of Map: 1966 (PR 1981, minor revision 1994)



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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 622 East 1st Street building (No. 9R-3)

P1. Other Identifier: Little Tokyo Car Wash

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

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

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

c. Address: 622-624 East 1st Street

City: Los Angeles

Zip: 90012

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

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

APN: 5163-002-006

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

The subject property is a very small, single-story, commercial building with a flat roof and low, continuous parapet. It is configured in a rectangle in plan. Exterior walls are clad in stretcher bond, painted brick. The utilitarian building has no openings other than a large bay on the north side, served by a sliding fire door. The building is set at the rear of a narrow, corner lot, at the rear of a fenced, paved yard. A blade sign at the street corner reads "CAR WASH." It is in the East Los Angeles State Enterprise Zone and Amended Little Tokyo Redevelopment Area. Although no original owner, builder, or architect is known, city directories show that by 1915 the property was owned by Joseph Ignatz, a second-hand goods merchant (*Los Angeles City Directory, 1915, 2577*) and in 1936 it is listed as Kubota Brothers gas station (*Los Angeles City Directory, 1936, 1042*). Review of Sanborn Fire Insurance Co. maps ("Maps of Los Angeles," 1906-Jan.1951, Volume 2, Sheet 195) depict the property as "auto repairing" with gas and oil in the front setback. Because of described modifications, the building is not recognizable to its original appearance and lacks integrity. The building is not eligible for listing in the National or California registers. The building no longer retains integrity to its original design (Criteria C/3). It is not associated with any persons significant to history (Criterion B/2). No evidence was discovered to warrant consideration under Criteria D/4. The property is also not eligible as a contributor to a larger historic district.

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

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

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



P5b. Description of Photo: (View, date, accession #)
View southwest, December 21, 2009,
Photograph # IMG_0219.jpg

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1931, Los Angeles County Office of the Assessor.

*P7. Owner and Address:

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

F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

*P9. Date Recorded: December 23, 2009

*P10. Survey Type: (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California (SWCA Environmental Consultants 2010)

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

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

Primary #
HRI#
Trinomial

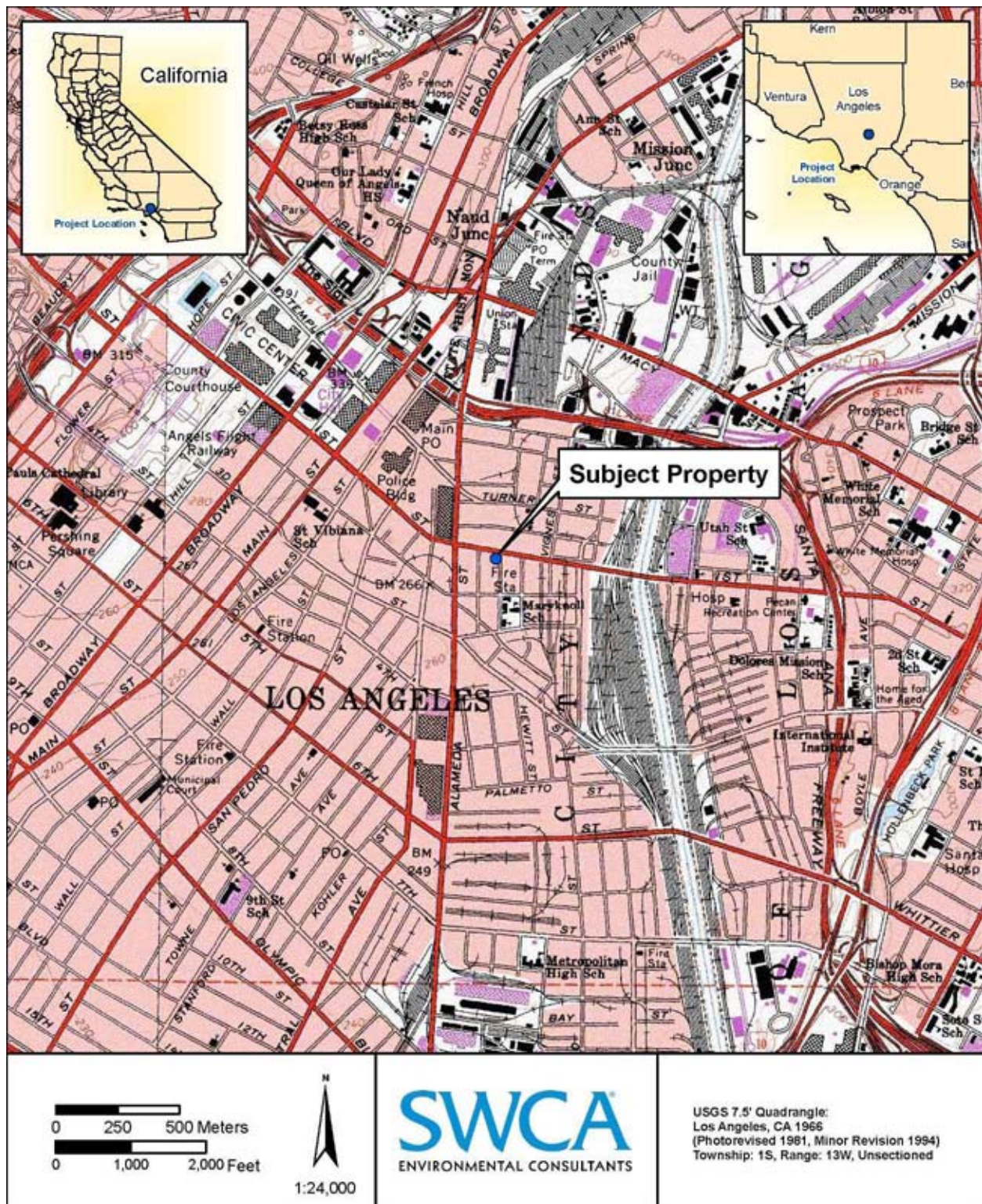
Page 2 of 2

*Resource Name or #: 622 East 1st Street (No. 9R-3)

*Map Name: Los Angeles, CA

*Scale: 1:24,000

*Date of Map: 1966 (PR 1981, minor revision 1994)



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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 700 East 1st Street building (No. 9R-4)

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: Los Angeles, CA Date: 1966 (PR 1981, minor revision 1994) T 1S R 13W Sec. Unsectioned S.B. B.M.

c. Address: 700-706 East 1st Street, 106, 112 South Hewitt Street City: Los Angeles Zip: 90012

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

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

APN: 5163-003-001

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

The subject property is a two story, commercial building with a flat roof and low, continuous parapet. It is configured in an irregular L in plan. Exterior walls are brick, laid up in English cross bond with exposed earthquake bolts with hopper-type, multi-light steel sashed, punched 2nd floor windows, and arched recessed entrance (1st and on Hewitt). Storefront replaced, original prism glass at some transoms, on 1st one bay entirely infilled in stucco. It is in the East Los Angeles State Enterprise Zone and Amended Little Tokyo Redevelopment Area. No information was found on its original use, owner, architect or builder. Review of Sanborn Fire Insurance Co. maps ("Maps of Los Angeles," 1906-Jan.1951, Volume 2, Sheet 195) depict the building as commercial, with "Dye Research Laboratory" (702-706) and a hotel (112). Because of described modifications, the building is not recognizable to its original appearance and lacks integrity. The building is not eligible for listing in the National or California registers. The building no longer retains integrity to its original design (Criteria C/3). It is not associated with any persons significant to history (Criterion B/2). No evidence was discovered to warrant consideration under Criteria D/4. The property is also not eligible as a contributor to a larger historic district.

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

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

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



P5b. Description of Photo: (View, date, accession #)
View southwest, December 21, 2009,
Photograph # IMG0215_cropped.jpg

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1909, Los Angeles County Office of the Assessor.

*P7. Owner and Address:

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

F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

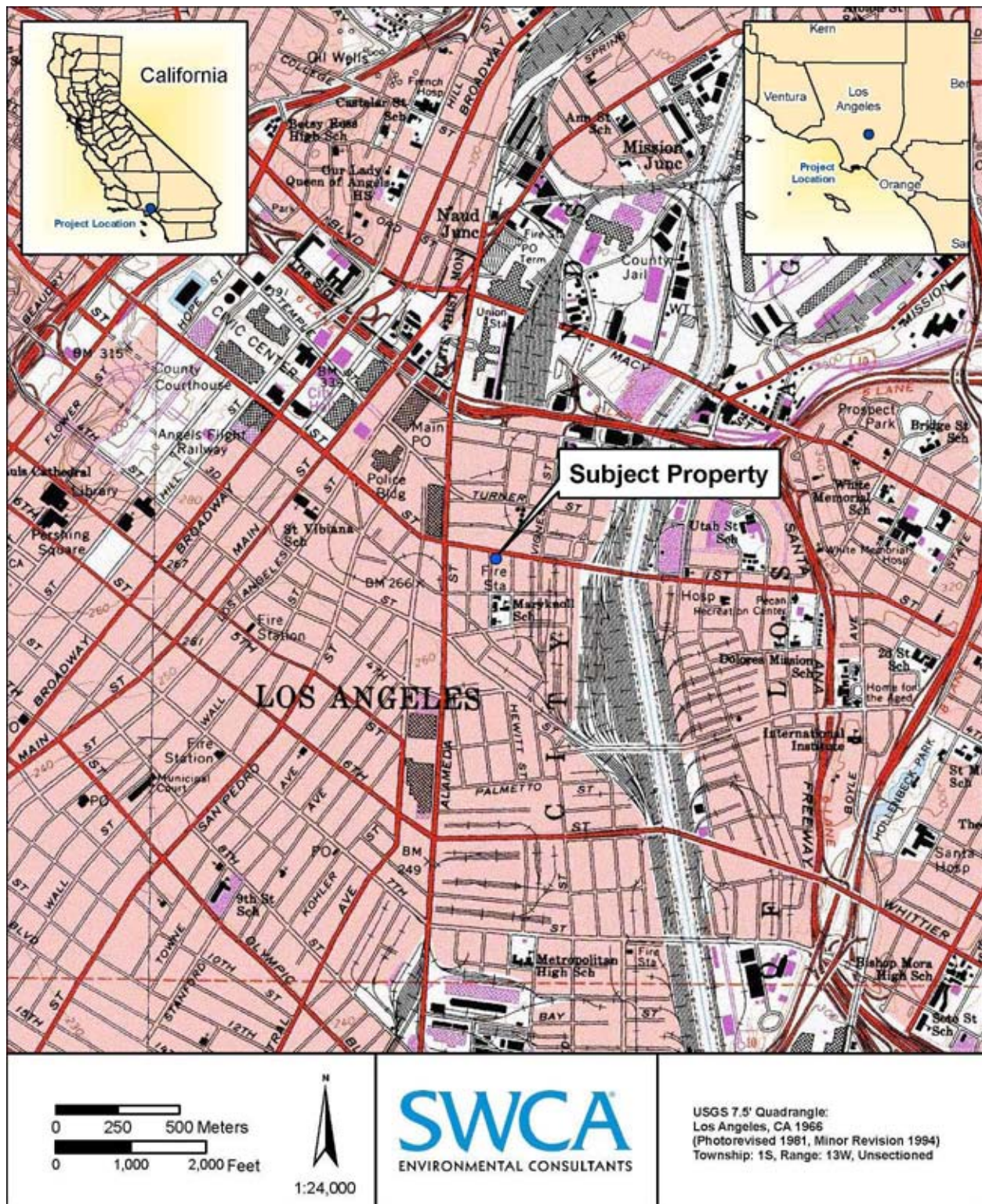
*P9. Date Recorded: December 21, 2009

*P10. Survey Type: (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California
(SWCA Environmental Consultants 2010)

*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 2

*Resource Name or #: 120 South Vignes Street (No. 9R-5)

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: Los Angeles, CA Date: 1966 (PR 1981, minor revision 1994) T 1S R 13W Sec. Unsectioned S.B. B.M.

c. Address: 120 South Vignes Street

City: Los Angeles

Zip: 90012

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

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

APN: 5163-005-007

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

The subject property is a three story, commercial building with a flat roof and low, continuous parapet. It is configured in a rectangle in plan. Exterior walls are reinforced concrete with exposed earthquake bolts and the façade is clad in stucco siding. Street facing punched windows have been replaced with aluminum sliders. North side windows appear to be original while south side windows have been infilled with stretcher bond brick. It is in the East Los Angeles State Enterprise Zone and Amended Little Tokyo Redevelopment Area. No information was found on its original use, owner, architect or builder. Review of Sanborn Fire Insurance Co. maps ("Maps of Los Angeles," 1906-Jan.1951, Volume 2, Sheet 196) depict the building as an Electrical Supply Warehouse. The building's current use is for residential lofts. Because of described modifications, the building is not recognizable to its original appearance and lacks integrity. The building is not eligible for listing in the National or California registers. The building no longer retains integrity to its original design (Criteria C/3). It is not associated with any persons significant to history (Criterion B/2). No evidence was discovered to warrant consideration under Criteria D/4. The property is also not eligible as a contributor to a larger historic district.

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

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

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



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

View southwest, December 21, 2009,

Photograph # IMG_0224.jpg

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1909, Sanborn Fire Insurance Map Co.

*P7. Owner and Address:

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

F. Smith

SWCA Environmental Consultants

625 Fair Oaks Avenue, Suite 190

South Pasadena, CA 91030

*P9. Date Recorded: December 21, 2009

*P10. Survey Type: (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California (SWCA Environmental Consultants 2010)

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

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

Primary #
HRI#
Trinomial

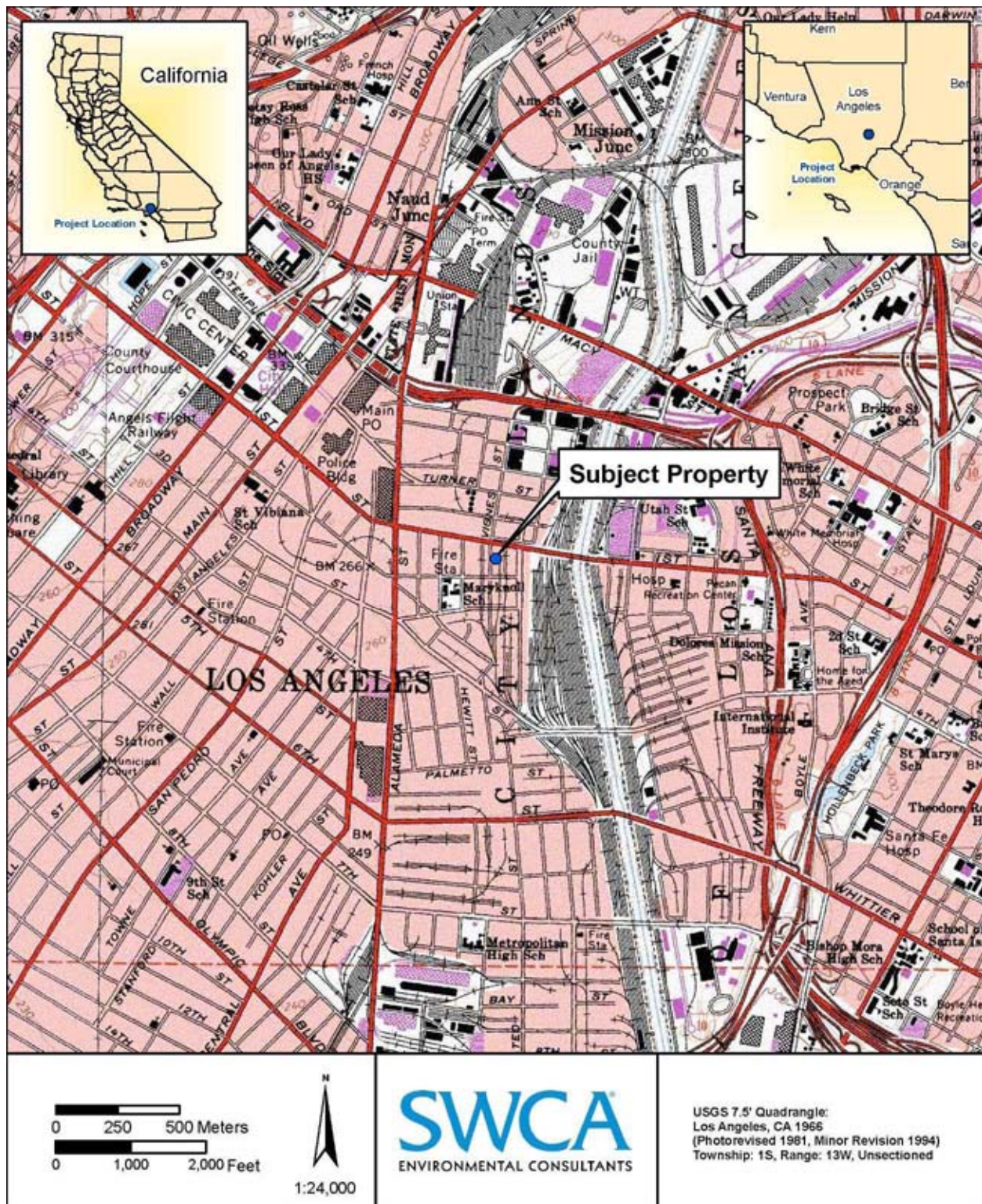
Page 2 of 2

*Resource Name or #: 120 South Vignes Street (No. 9R-5)

*Map Name: Los Angeles, CA

*Scale: 1:24,000

*Date of Map: 1966 (PR 1981, minor revision 1994)



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

Primary #
HRI #
Trinomial
NRHP Status Code 2S2, 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 900 East 1st Street building (No. 9R-6)

P1. Other Identifier: J.R. Newberry Company Building

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

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

*b. USGS 7.5' Quad: Los Angeles, CA Date: 1966 (PR1981, minor revision 1994) T 1S R 13W Sec. Unsectioned S. B. B.M.

c. Address: 900 East 1st Street

City: Los Angeles

Zip: 90012

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

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

APN: 5163-005-006

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The building was described in 2001:

This three story brick industrial building... [is r]oughly rectangular in plan with a small ell located at the southwest corner... The building's cornice... [was] removed [date unknown] giving the roofline a shallow, "peaked" appearance, crowned by a pipe railing. Fenestration throughout the building is noteworthy for its irregularity, mixing single, semental arched windows of various sizes, with single, paired, and triple, flat headed... all with concrete sills. The... elevation is further broken up by a freight door near either end.... [with] cast iron, fluted pilasters. A modern entrance... provides access to apartments, the building's current use (Dana Slauson, Greenwood and Associates, DPR 523 form, 2001)

It was determined eligible for listing in the National Register in 2001, under Criteria B and C for its direct association with J. R. Newberry, founder of one of the first locally-based grocery chains. It was also found to be a representative example of industrial warehouses at the turn of the twentieth century. It is in the East Los Angeles State Enterprise Zone and Amended Little Tokyo Redevelopment Area and was previously evaluated in the Amended Little Tokyo Redevelopment Area Plan Final FEIR (2002) and was given a National Register status code of "5S3" or "appears to be individually eligible for local listing or designation through survey evaluation." Because the building was determined eligible, it is listed in the California Register. No evidence was discovered to warrant consideration under Criteria D/4. The property is not eligible as a contributor to a larger historic district.

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

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

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



P5b. Description of Photo: (View, date, accession #)
View southwest, December 21, 2009,
Photograph # IMG0236.jpg

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1900, Historic Property Data File

*P7. Owner and Address:

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

F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

*P9. Date Recorded: December 21, 2009

*P10. Survey Type: (Describe) Intensive

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

Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California
(SWCA Environmental Consultants 2010)

*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):