Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded Ltr to PLUM re Agenda Item 7 - Council File(s) 22-1055-S1 and 22-1055

1 message

Daniel Freedman <DFreedman@jmbm.com> Tue, Jan 17, 2023 at 10:39 AM
Reply-To: clerk.plumcommittee@lacity.org
To: "clerk.plumcommittee@lacity.org" <clerk.plumcommittee@lacity.org>
Cc: "Kathryn C. Phelan" <kathryn.phelan@lacity.org>, "Benjamin M. Reznik" <BMR@jmbm.com>, Kathlyn Ibaraki <Ki2@jmbm.com>, "rafael.fontes@lacity.org" <rafael.fontes@lacity.org>, "dylan.sittig@lacity.org" <dylan.sittig@lacity.org>, "paola.bassignana@lacity.org" <paola.bassignana@lacity.org>, "Mr. Albizael del Valle" <albizael.delvalle@lacity.org>, "Dan.Rosales@lacity.org" <Dan.Rosales@lacity.org>, "hannah.lee@lacity.org" <hannah.lee@lacity.org>, Clarissa Padilla <clarissa.padilla@lacity.org>, "hakeem.parke-davis@lacity.org" <hakeem.parke-davis@lacity.org>

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Dear Hon. Members of the City Council PLUM Committee: I hope all is well. Please see the attached correspondence regarding Agenda Item #7 on today's PLUM committee agenda. I've attached the letter for your convenience, but due to size constraints, the exhibits must be downloaded using the link below. Note, if requested, an access key to download the document is provided automatically when you press the button "Get Access Key." Thank you so much, and please let me know if you have any trouble accessing the exhibits.

Sincerely,

Daniel

Daniel F. Freedman | Attorney at Law
Jeffer Mangels Butler & Mitchell LLP | JMBM
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1 - Final Letter to PLUM r... Item 7.pdf (192.2 KB)
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January 17, 2023

VIA E-MAIL
(clerk.plumcommittee@lacity.org)
Hon. Chair Marqueece Harris-Dawson and
Members of the Planning and Land Use
Management Committee
Attention: Candy Rosales, Legislative Assistant
200 North Spring Street, Room 272
Los Angeles, CA 90012

Re: 1840-1848 West Adams Boulevard
VTT-83081-SL-HCA
Response to October 11, 2022 "Findings of Fact"

Dear Chair Harris-Dawson and Hon. Members of the PLUM Committee:

Our office represents Tripalink, Corp. ("Applicant"), the owner of 1840-1848 West Adams Boulevard, Los Angeles, CA 90018 (the "Project") and applicant for the above referenced 10-unit small lot subdivision. We have reviewed the so-called "Findings of Fact," dated October 11, 2022 (the "Alternative Findings"), that were submitted into the record by the City Council's Planning Land Use and Management ("PLUM") committee, and we submit this letter to rebut the findings' unsupported and conclusory statements that are both arbitrary and lacking in any evidentiary support. As the applicant continues to maintain that the City has lost jurisdiction to hear any further appeals for this housing development, we submit this letter under protest and simply to clarify the variety of inaccurate statements and conclusion set forth in the Alternative Findings.[1] Moreover, we also submit for the record an objective analysis of the Alternative Findings in the form of a technical memorandum prepared by Sapphos Environmental ("Sapphos"), attached hereto as **Exhibit A** ("Technical Memorandum").

I. The Project's "layout" does not make it a dormitory.

The underlying premise of the PLUM's proposed Alternative Findings is that the Project is a dormitory and not a small-lot subdivision. It claims to reach this conclusion based on

[1] As outlined in our prior correspondence, it remains Applicant's view that these proceedings are in violation of state and local law, and that the City has lost jurisdiction to act on the appeal. Accordingly, as with our prior correspondence, we submit this letter under protest and with a full reservation of our client's rights.

the fact that "[s]everal units [have] over 10 bedrooms and bathrooms… [which is] indicative that this is a dormitory and not 10 single family dwelling homes." There is no foundation in either the law or fact for the City to make this conclusion. Instead, the Los Angeles Municipal Code (the "LAMC") defines a dormitory as "a guest room designed, intended or occupied as sleeping quarters by more than two persons." Chapter I, Article 2, Section 12.03. There is no evidence that any of the bedrooms proposed in this development are guest rooms, nor are any rooms designed or intended as sleeping quarters for more than two persons.[2] Accordingly, there is simply no basis for the Alternative Findings' proposition that the number of bedrooms or bathrooms in a unit, or the location of the kitchen within the unit, are indicative features of "classic dormitory-style housing."

Moreover, the mere fact that the applicant has other developments that are popular among students and young people, still, does not make this "dormitory-style" housing. First, this commentary is pure speculation, as the purpose of the subdivision is to allow individual lots to be sold and allow the future owners to do what they wish with them like any other single-family home. Second, there is no evidence that this Project is anything like the other developments, as this is the Applicants first and only small-lot subdivision, thereby making any comparison to Applicant's other developments untenable. The fact is, the evidence is clear that the Project was correctly and thoroughly analyzed as a 10-unit subdivision permitting 10 dwellings, and the mere fact that the applicant has other developments that are popular among students and young people, does not make this Project "like" a dormitory. Finally, we would also note that had the City sought to adopt the arbitrary Alternative Findings because of the City's view that these homes will be used by young people, doing so would have resulted in a clear equal protection violation.

II. The Project is consistent with the applicable zoning, community plan, and general plan.

In attempting to undermine the Project's Class 32 exemption, the Alternative Findings also claim that the Project is inconsistent with the community plan and will "be above the threshold of traffic noise and air quality." None of these conclusions are accurate or supported by evidence, and they have all been rebutted by the Department of City Planning in its July 18, 2022, report to the South Los Angeles Area Planning Commission ("Staff Report"). (See **Exhibit B**.) In this Staff Report, staff provided in depth responses to these specific conclusory statements made in the Alternative Findings.

For instance, the Staff Report found that the Project is compatible with the applicable zoning and land use regulations. While the Alternative Findings erroneously assert the opposite to be true, the Staff Report found that: (i) "the proposed map demonstrates compliance with the LAMC as well as the intent and purpose of the General Plan with regard to density and use," (ii) the Project is consistent with the Scenic Highway Guidelines and Citywide Design

[2] The LAMC defines a "guest room" as "any habitable room except a kitchen, designed or used for occupancy by one or more persons and not in a dwelling unit." *Id.* All proposed rooms are within a dwelling unit, and thus none of the rooms are considered guest rooms.

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Guidelines; (iii) the Project is consistent with the zone and land use designation; and, (iv) the Project is not subject to the Community Plan Implementation Overlay (the "CPIO") development standards. The Staff Report goes on to conclude that "[t]he project is consistent with the type of development permitted for the areas zoned C2- 1VL-O-CPIO and designated for Neighborhood Commercial land uses." (Id., Pg. A-6.) Moreover, the Staff Report found no support for the claim that the project would result in any significant effects relating to traffic, noise, or air quality.

With respect to traffic, the Staff Report found that the Project is beneath all thresholds established by LADOT for preparing a traffic study, verified by the Department of Transportation. Accordingly, the Staff Report found that "the project will not have any significant impacts to traffic." (*Id*.) Neither the Alternative Findings or the appeals provide substantial evidence that the Staff Report's conclusions were in error, or that the Project will have any potential likelihood of causing a significant traffic impact.

The Staff Report reached a similar conclusion with respect to noise and air quality. As to the Alternative Finding's suggestion that the project will have some sort of unspecified air quality impact, the Staff Report found as follows:

> The project will not result in significant impacts related to air quality because it falls below interim air threshold[s] [...]. Interim thresholds were developed by [City] staff based on CalEEMod model runs relying on reasonable assumptions, consulting with [Air Quality Management District] staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established [] construction and operational thresholds.

With respect to noise, the Staff Report further found that the Project would not have any significant impact with respect to noise, and that Project is required to comply with the City of Los Angeles Noise Ordinance. There is simply no evidence that the Project would cause any significant impact with respect to traffic, air quality, or noise, and nothing contained in the Alternative Findings support a contrary conclusion.

These conclusions are further supported by the Department of City Planning's January 13, 2023, Appeal Analysis ("Appeal Analysis"), which analyzed the appeals and concluded that the "project qualifies for a Class 32 Categorical Exemption… and considering the appellant's arguments for appeal, staff has determined that the project meets the required findings." (Appeal Analysis, Pg. 6.) After performing its own analysis, Sapphos reached the same conclusion in its Technical Memorandum, finding that the Alternative Findings fail to support a conclusion that the City erred in approving the Project with a Class 32 Categorical Exemption.

III. The Alternative Findings fail to provide substantial evidence that an exception exists to disqualify the project from its Class 32 exemption.

Finally, the Alternative Findings attempt to stretch a variety of speculative statements, generalized comments, and unsupported conclusions to justify finding an "exception" to the adopted Class 32 exemption. (*See* CEQA Guidelines Sec. 15384, "[a]rgument, speculation,

unsubstantiated opinion or narrative… does not constitute substantial evidence.") For instance, the Alternative Findings argue that "the City failed to analyze the cumulative impacts" of the Project, and then supports its claim that cumulative impacts exist with a long list of apparent "student housing" developments constructed within the area. First, only one of the 7 developments listed is located within a mile radius of the Project, and that development is the smallest of all the projects listed, with a total of 45 apartments. (See **Exhibit C**.) The other developments are either immediately adjacent to downtown or USC, areas that commonly developed with large multi-family developments that are significantly larger than this Project. Moreover, not a single one of the projects identified were approved as a "dormitory" or dedicated solely for student housing.[3]

Second, the Staff Report directly addressed this issue, explaining that the City's analysis found; (i)"no foreseeable cumulative impacts;" (ii) that the Project is consistent with the type of development permitted for the area; and, (iii) the addition of these homes "will not significantly impact the area." The Staff Report further notes that "[n]o other subdivision has been developed within a 500-foot radius of the subject site within the last thirteen years." The fact is, the Alternative Findings provide absolutely no evidence whatsoever that the Project will produce a cumulative impact of any kind, and a list of projects that (i) are not near the project location, (ii) are not small-lot subdivisions, and (iii) are not dormitories or even student housing, does not support an alternative conclusion.

Finally, with respect to the Alternative Findings suggestion that the Project would have an impact on neighboring "historic" resources, this view is pure speculation. In this respect, the Alternative Findings argue that "[t]he CPIO also has a subarea that protects the historical character of the homes immediately south of the building known as the Victor Hall Tract[,] and that [concern] has not been properly studied." As the Staff Report points out, however, the Project is not located within this CPIO subarea, and there are no such provisions in CPIO Corridors Subarea applicable to this Project. (*Id.*, A-5)

This point aside, there is no evidence that this project - which will not even touch the adjacent homes or any designated historic resource - will have any impact on those homes or the historic character of the adjacent CPIO subareas. The mere fact that a potential historic resource exists near the project, is not substantial evidence that the Project will have an adverse impact on those resources. This conclusion is corroborated by the qualified historic preservation professionals at Sapphos, who confirmed in the Technical Memorandum that based on their review, the Project would not have any impact on any existing or potential historic resource. Therefore, there is no basis for the City to find that an exception exists on this basis.

IV. If taken as true and acted upon, these Alternative Findings would violate the Housing Accountability Act.

[3] For the record, attached as **Exhibit D** are Department of City Planning records for the referenced developments, evidencing that none of these developments were either single-family small-lot subdivisions, or dormitory housing.

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Pursuant to Government Code section 65589(j)(2), if a local government considers a proposed housing development project to be inconsistent, non-compliant, or not in conformity with any applicable plan, program, policy, ordinance, standard, requirement, or other similar provision, the local government must provide a project applicant written notification and documentation of the inconsistency. This requirement applies to all housing development projects, regardless of affordability level, and notice of this inconsistency must be provided to the applicant within 30 days of a project application being deemed complete. If the local government fails to provide the written documentation within the required timeframe, the housing development project is deemed consistent, compliant and in conformity with applicable plans, programs, policies, ordinances, standards, requirements, or other similar provisions.

Here, the Project application was deemed complete in June of 2021, and since then, City Planning has consistently concluded that the Project is consistent with the applicable zoning and community plan. Moreover, as the deadline for the City to reach a contrary conclusion passed more than a year ago, by operation of law, the project is deemed consistent, and the City is no longer allowed to change its mind as to this issue. Notwithstanding this, the Alternative Findings attempt to do precisely what the Housing Accountability Act forbids – make a finding at the very last minute that the project is inconsistent with the zoning and community plan. The Alternative Finding claims that the "layout" of the Project is "indicative" of a dormitory and that the project is inconsistent with the community plan and general plan, findings which are grounded neither in fact nor in the LAMC. Rather, this last-minute claim of a newly discovered inconsistency directly violates the Housing Accountability Act, and cannot be asserted by the City Council without directly violating state law.

In conclusion, the claims made in the appeals and in the Alternative Findings are inaccurate, speculative, and not supported by substantial evidence. Accordingly, the Alternative Findings must be disregarded, and the appeals once again denied for the record.

Sincerely,

BENJAMIN M. REZNIK and
DANIEL FREEDMAN of
Jeffer Mangels Butler & Mitchell LLP

cc: Albizel Del Valle, Deputy District Director, Councilmember Marqueece Harris-Dawson
Hakeem Parke-Davis, Deputy for Planning, Councilmember Heather Hutt
Dan Rosales, Planning Director, Councilmember John Lee
Paola Bassignana, Planning Director, Councilmember Monica Rodriguez
Dylan Sittig, Senior Planning Deputy, Councilmember Katy Yaroslavsky
Kathryn C. Phelan, Deputy City Attorney
Clarissa G. Padilla, Deputy City Attorney

Exhibit A

Sapphos environmental inc.

January 13, 2023
Job Number: 2339-014
1840-1848 West Adams Boulevard Project

TECHNICAL MEMORANDUM

TO: Los Angeles City Council, Planning and Land Use Management Committee

Copy to: Jeffer Mangels Butler & Mitchell LLP (Daniel Freedman and Benjamin Reznik)

FROM: Sapphos Environmental, Inc. (Marie Campbell, Laura Male, Rory Baker, and Jessica Aquino)

SUBJECT: October 11, 2022, California Environmental Quality Act (CEQA) Findings of Fact for the 1840-1848 West Adams Boulevard Project

FIGURES:

1. Local Vicinity Map
2. Regional Vicinity Map
3. Topographic Map
4. Nearby Housing Projects Identified by City in October 2022 FOF

ATTACHMENTS:

1. City of Los Angeles Planning and Land Use Management Committee CEQA Findings of Fact dated October 11, 2022
2. City of Los Angeles Department of City of Planning Advisory Agency Approval Letter of Determination dated April 4, 2022
3. Project Concept Plans/Drawings
4. Air Quality CalEEMod Results
5. ZIMAS Parcel Profile Reports
6. City VMT Calculator Project Screening Results
7. SurveyLA Results for South Los Angeles Community Plan Area
8. Preparer Resumes

Corporate Office:
430 North Halstead Street
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Billing Address:
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Sierra Madre, CA 91025
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www.sapphosenvironmental.com

EXECUTIVE SUMMARY

This Technical Memorandum has been prepared to address the October 11, 2022, "Findings of Fact" (FOF), which have been submitted into the record by the Planning and Land Use Management (PLUM) committee of the Los Angeles City Council in connection with its review of a 10-unit single-family small-lot subdivision development proposed for 1840-1848 West Adams Boulevard Project (proposed project), located in the South Los Angeles Community Plan Area, City of Los Angeles (City), Los Angeles County, California. The FOF purports to establish a factual basis to support a conclusion that the proposed project is not eligible for a "Class 32" categorical exemption pursuant Section 15332, *In-fill Development Projects*, of the California Environmental Quality Act (CEQA) Guidelines. The following memorandum has been prepared to review the FOF, and to analyze whether or not these findings are accurate statements and/or supported by substantial evidence.

The proposed project's Vesting Tentative Tract Map and Categorical Exemptions were initially approved by the City in letters of determination dated February 2022 and April 2022. The decision was then appealed to the South Los Angeles Area Planning Commission, which denied the appeal. The Project was then again appealed to the City Council (Council File: 22-1055-S1), and the FOF was submitted into the record by the PLUM committee at its hearing on October 11, 2022, in connection with its recommendation to the City Council that the appeal be granted and the City Council find that the proposed project is not eligible for a Class 32 Categorical Exemption based on criteria in Sections 15332(a), 15332(d), 15300.2(f), and 15300.2(b) of the State CEQA Guidelines. The City Council failed to take action on the appeal, and the appeal of the proposed project's subdivision was deemed denied on October 14, 2022.

For the record, this Technical Memorandum provides information refuting the CEQA FOF. A summary of Sapphos Environmental, Inc.'s findings is as follows:

- **FOF 1:** The project description is inaccurate; the proposed project should be analyzed under CEQA as student housing dormitories. Therefore, the proposed project is inconsistent with the South Los Angeles Community Plan, City General Plan designation and policies, and zoning designation and regulations.

    - **Response to FOF 1:** The proposed project is not considered dormitory housing according to the City Zoning Code. The proposed project consists of dwelling units which are permissible under and consistent with the South Los Angeles Community Plan Implementation Overlay (SLA CPIO) Zone, the South Los Angeles Community Plan, the City General Plan land use designation and policies, and the zoning designation and regulations (§15332(a) eligibility criteria). Moreover, while the project is not a dormitory, there is no evidence in the record that dormitory-style housing is inconsistent with the zoning or the City General Plan. Dormitory uses are permitted by the City in the C2 Commercial Zone and are consistent with the South Los Angeles Community Plan.

- **FOF 2:** Impacts to traffic, noise, and air quality need to be evaluated under the assumption that the proposed project is a dormitory.

    - **Response to FOF 2:**
        - ***Traffic:*** Construction, operation, and maintenance of proposed project would not generate a substantial temporary or permanent increase in traffic/transportation in excess of Los Angeles Department of

Transportation (LADOT) ordinances or regulations, and it would not result in a significant adverse impact related to traffic (§15332(d) eligibility criteria).

- ***Noise:*** Construction, operation, and maintenance of proposed project would not generate a substantial temporary or permanent increase in ambient noise levels, and it would not result in a significant adverse impact related to noise through regulatory compliance with the City Noise Ordinance (§15332(d) eligibility criteria).
- ***Air Quality:*** The proposed project would not result in a significant adverse impact related to air quality through regulatory compliance with the applicable standards of the Southern California Air Quality Management District (§15332(d) eligibility criteria). Modeling results found that construction emissions would be below the level of significance and would decrease rapidly with distance from the proposed project.

- **FOF 3:** Impacts to historical resources need to be evaluated with regard to the Greater Page Temple and the Charles Victor Hall Tract.

    - **Response to FOF 3:** HistoricPlacesLA and SurveyLA were reviewed by architectural historian professionals. The proposed project site, the Greater Page Temple, and the Charles Victor Hall Tract were not identified as significant historical resources; nor is there evidence that these buildings/properties would be impacted by the proposed project. Substantial evidence supports a conclusion that the proposed project would not result in a direct or indirect substantial adverse effect to a historical resource pursuant to §15064.5(b) of the CEQA Guidelines (§15300.2(f) exception).

- **FOF 4:** Cumulative impacts need to be evaluated with regard to student housing in the area, air quality, noise, and transportation.

    - **Response to FOF 4:** The City's published documents and the FOF's list of student housing projects were reviewed, and there are no related projects in the proposed project vicinity that would result in a cumulative impact (§15300.2(b) exception). The development of the proposed project is consistent with the housing projections in the South Los Angeles Community Plan, residential land use development has been evaluated in its Environmental Impact Report, and there is not substantial evidence that the proposed project would result in a cumulative impact.

As such, this technical memo determined that the Department of City Planning correctly determined that the proposed project meets all of the necessary findings for a Class 32 Categorical Exemption, and there is no evidence in the record that the project violates any of the exceptions for use of the categorical exemption specified in Section 15300.2, *Exceptions*, of the State CEQA Guidelines.

1.0 INTRODUCTION

The purpose of this Technical Memorandum is to demonstrate that the PLUM Committee CEQA Findings of Fact (FOF) dated October 11, 2022, improperly determined that the proposed project is not eligible for a Class 32 Categorical Exemption based on criteria in Sections 15332(a), 15332(d), 15300.2(f), and 15300.2(b) of the State CEQA Guidelines. The analysis was prepared to provide environmental documentation and technical analysis for the proposed project in response to the CEQA FOF, and will be made part of the City's CEQA administrative record. The proposed project's alleged impacts to land use consistency, traffic, noise, air quality, historical resources, and cumulative impacts were evaluated with regard to the available City Council Files,[1] the South Los Angeles Community Plan,[2] the City Zoning Code (Title 12),[3] the City's 2020 Transportation Assessment Guidelines,[4] the PLUM Committee CEQA Findings of Fact dated October 11, 2022 (Attachment 1, *City of Los Angeles Planning and Land Use Management Committee CEQA Findings of Fact dated October 11, 2022*), Department of City of Planning Advisory Agency Approval Letter of Determination dated April 4, 2022 (Attachment 2, *City of Los Angeles Department of City of Planning Advisory Agency Approval Letter of Determination dated April 4, 2022*), the proposed project's plans and drawings (Attachment 3, *Project Concept Plans/Drawings*), air quality modeling results using the California Emission Estimator Model® (CalEEMod) (Attachment 4, *Air Quality CalEEMod Results*), ZIMAS Parcel Profile Reports for the two project site parcels (Attachment 5, *ZIMAS Parcel Profile Reports*), project screening results from the City Vehicle Miles Traveled (VMT) Calculator (Attachment 6, *City VMT Calculator Project Screening Results*), and SurveyLA search results for historical resources (Attachment 7, *SurveyLA Results for South Los Angeles Community Plan Area*).

Technical words and phrases, used in the technical memorandum, are used in conformity with the definitions contained in the City of Los Angeles Municipal Code, Section 12.03 (Definitions).[5] The relevant terms and associated definitions are as follows:

Dormitory: A guest room designed, intended, or occupied as sleeping quarters by more than two persons. Every 100 square feet of superficial floor area in a dormitory shall be considered as a separate guest room.

Dwelling Unit: A group of two or more rooms, one of which is a kitchen, designed for occupancy by one family for living and sleeping purposes.

Dwelling, One-Family: A detached dwelling containing only one dwelling unit. (Also referred to in Section 12.03 as a **single-family dwelling**.)

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[1] City of Los Angeles, City Clerk. N.d. LACityClerk Connect. Council File 22-1055-51. 1840-1848 West Adams Boulevard / California Environmental Quality Act (CEQA) / Appeal. https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=22-1055-S1 (accessed January 10, 2023).

[2] City of Los Angeles Department of City Planning. November 2017. South Los Angeles Community Plan. https://planning.lacity.org/odocument/b909e749-754e-4caa-af7f-14c82adaa2b7/South_Los_Angeles_Community_Plan.pdf (accessed January 10, 2023).

[3] City of Los Angeles. N.d. Zoning Code. Section 12.03, Definitions. https://codelibrary.amlegal.com/codes/los_angeles/latest/lapz/0-0-0-886 (accessed January 10, 2023).

[4] City of Los Angeles Department of Transportation. July 2020. Transportation Assessment Guidelines. https://ladot.lacity.org/sites/default/files/documents/2020-transportation-assessment-guidelines_final_2020.07.27.pdf

[5] City of Los Angeles. N.d. Zoning Code. Section 12.03, Definitions. https://codelibrary.amlegal.com/codes/los_angeles/latest/lapz/0-0-0-886 (accessed January 10, 2023).

Family: One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.

Guest Room: Any habitable room except a kitchen, designed or used for occupancy by one or more persons and not in a dwelling unit.

Lot: A parcel of land occupied or to be occupied by a use, building, or unit group of buildings and accessory buildings and uses, together with the yards, open spaces, lot width, and lot area.

Lot Area: The total horizontal area within the lot lines (boundary) of a lot.

1.1 Project Description

The proposed project is located at 1840 West Adams Boulevard (Assessor's Parcel Number [APN] 5053-020-011) and 1848 West Adams Boulevard (APN 50530-020-010) (Figure 1, *Local Vicinity Map*). The existing site is comprised of two 7,062-square-foot lots (totaling 14,124.1 square feet, or 0.32 acre). The Applicant proposes a residential development project that would divide the 2 existing lots into 10 smaller lots. The proposed project would require demolition of an existing single-story commercial storefront building and rear storage shed on the property. The applicant proposes to construct four-story single-family dwellings on each of the 10 subdivided lots. Each of the 10 single-family homes would have 2 covered parking spaces per lot, for a total of 20 proposed covered parking spaces. The proposed project would have a total of 96 bedrooms and 96 bathrooms. Based on review of the proposed project plans (Attachment 3), most of the single-family homes would have range of 7 to 10 bedrooms and 7 to 10 bathrooms. Each single-family home would have various living spaces and a kitchen on the first or second floor. The proposed subdivision received an approval from the City under Vesting Tentative Tract Map No. 83081-SL-HCA (Attachment 2). These 10 small lots would be available for sale as single-family homes by the Applicant.

The project site is located in the South Los Angeles Community Plan Area of the City (Figure 2, *Regional Vicinity Map*), and meets the criteria for infill development in Section 15332(b) as it is located within City limits, less than 5 acres in size, and substantially surrounded by urban uses. The proposed project is accessible by the Interstate-10 freeway by exiting at Western Avenue, travelling south on South Western Avenue for approximately 0.3 mile, and then travelling east on West Adams Boulevard for 0.3 mile. The proposed project area is located in Township 2 South, Range 14 West, Section 01.[6] The topography of the proposed project site relatively flat, with an elevation of approximately 177 feet above mean sea level (AMSL) (Figure 3, *Topographic Map*). The proposed project area is situated near downtown Los Angeles and is highly developed. It is approximately 0.9 mile northwest of the University of Southern California (USC) campus.

[6] Bureau of Land Management. N.d. PLSS Map Viewer. https://www.arcgis.com/apps/View/index.html?appid=019dd6f39fda4d3b811abfab0878b63b (accessed January 10, 2023).

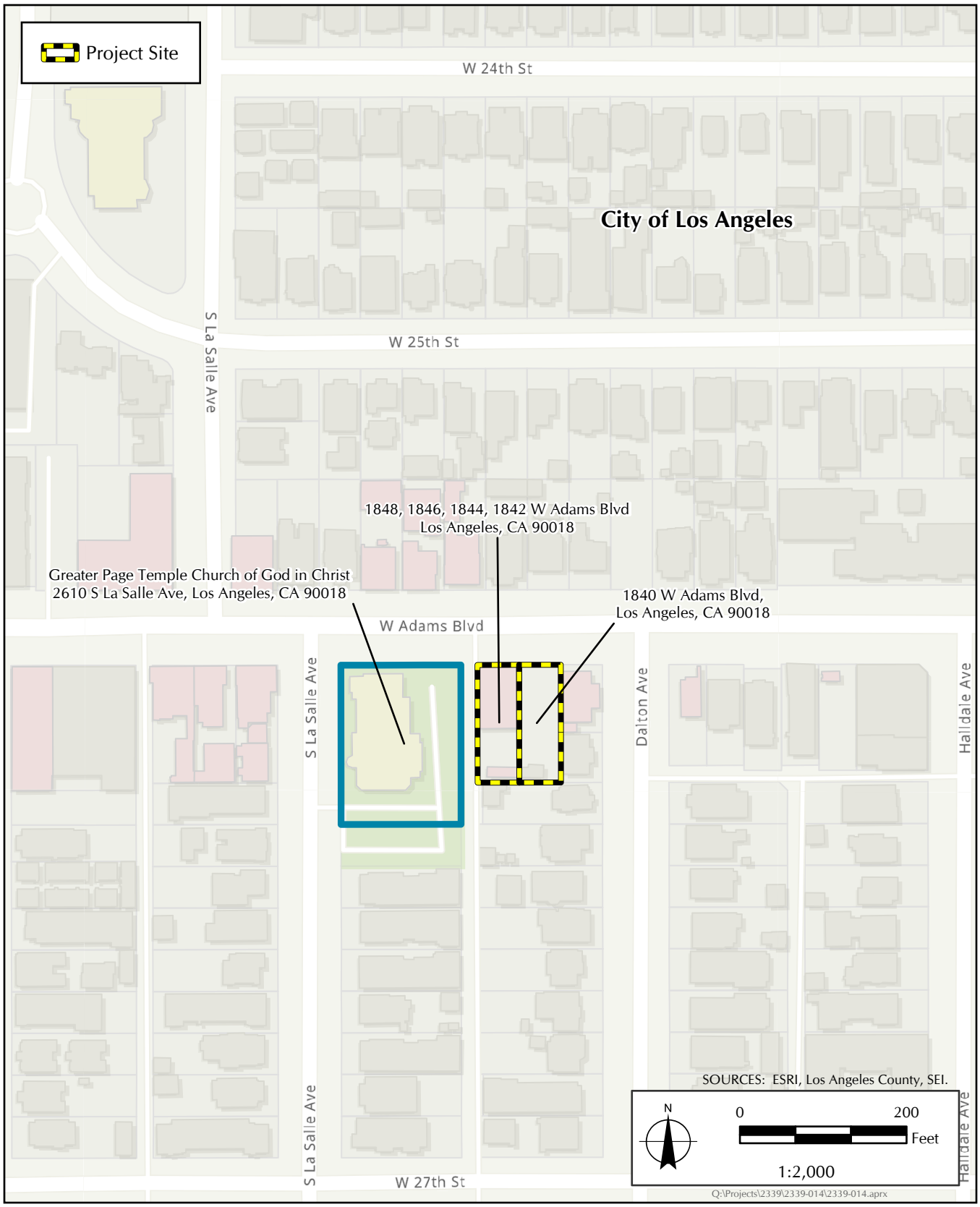

FIGURE 1

Local Vicinity Map

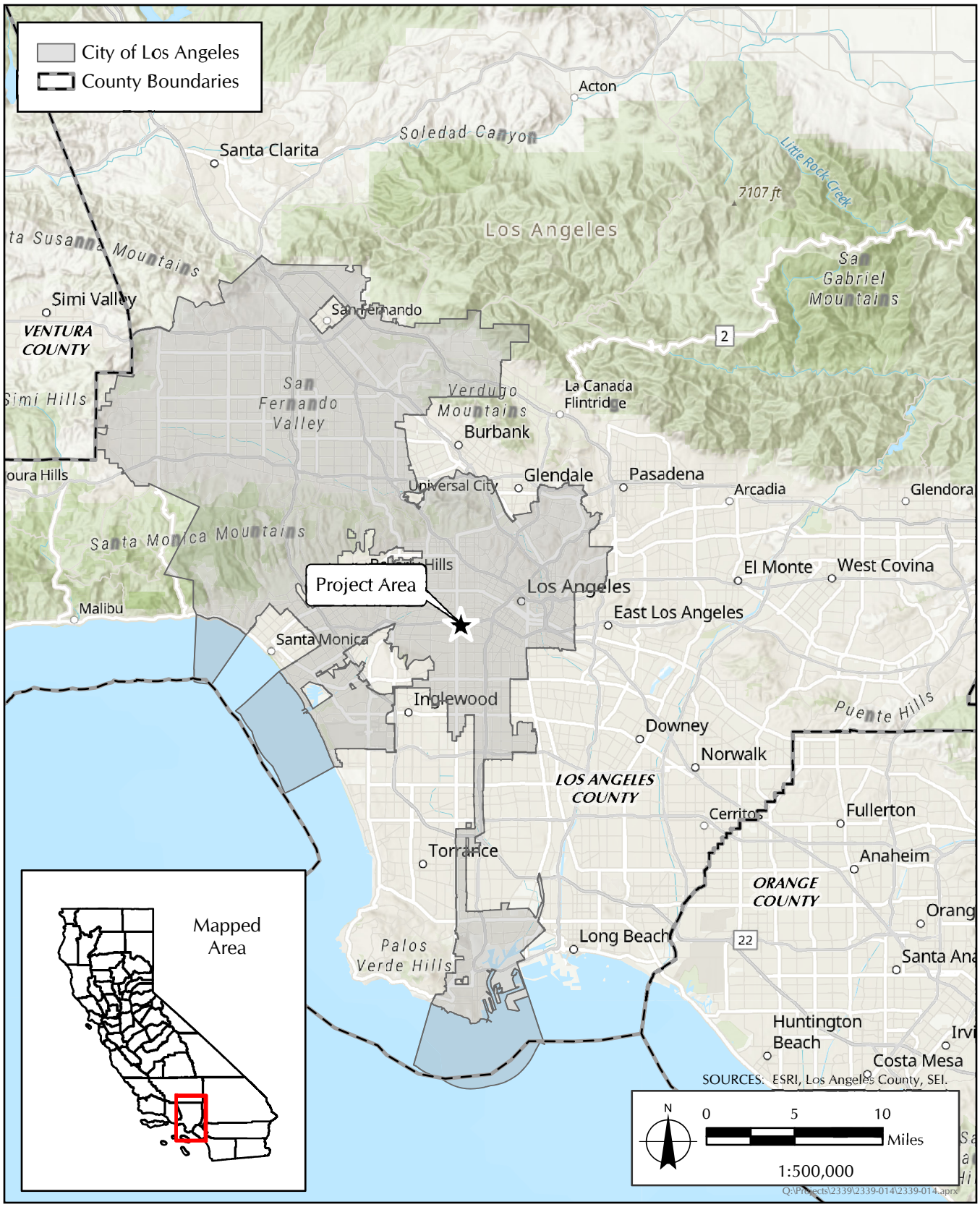

FIGURE 2

Regional Vicinity Map

FIGURE 3

Topographic Map

The proposed project site is zoned C2-1VL-O-CPIO by the City, and the designated land use in the South Los Angeles Community Plan is Neighborhood Commercial (see Attachment 5).[7,8] The proposed project site is an existing commercial property, and it is surrounded by both residential and commercial land uses. The subject property is bound by residential parcels to the south and commercial parcels to the north, east, and west.[9]

As stated in the City's 2021-2029 Housing Element, the severity of the housing crisis has continued to grow in Los Angeles, with over 40,000 unhoused residents, and it is a Citywide Housing Priority to increase the production of new housing to address the housing shortage. The following goals, objectives, and policies established by the 2021-2029 Housing Element and South Los Angeles Community Plan are applicable to the proposed project:

- **2021-2029 Housing Element**[12]
    - **Objective 1.2:** Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.
        - **Policy 1.2.2:** Facilitate the construction of a range of different housing types that address the particular needs of the City's diverse households.
- **South Los Angeles Community Plan**[14]
    - **Goal LU5:** Adequate housing units are promoted and provided for all segments of the community regardless of income, age, physical ability, or ethnic background.
        - **Policy LU5.1 Address Diverse Resident Needs.** Provide for the preservation of existing housing stock and for the development of new housing to meet the diverse economic and physical needs of existing residents and the projected population of the Community Plan Area to the year 2035.
        - **Policy LU5.2 Diverse and Affordable Housing.** Prioritize housing that is affordable to a broad cross-section of income levels, that provides a range of residential product types, and that supports the ability to live near work.

[7] City of Los Angeles Department of City Planning. N.d. ZIMAS. http://zimas.lacity.org/ (accessed January 10, 2023).

[8] City of Los Angeles Department of City Planning. November 2017. South Los Angeles Community Plan. https://planning.lacity.org/odocument/b909e749-754e-4caa-af7f-14c82adaa2b7/South_Los_Angeles_Community_Plan.pdf (accessed January 10, 2023).

[9] City of Los Angeles Department of City Planning. N.d. ZIMAS. http://zimas.lacity.org/ (accessed January 10, 2023).

[12] City of Los Angeles. Adopted November 24, 2021. Chapter 6: Housing Goals, Policies, Objectives, and Programs. In *2021-2029 Housing Element*. https://planning.lacity.org/plans-policies/housing-element (accessed January 10, 2023).

[14] City of Los Angeles Department of City Planning. November 2017. Chapter 3: Land Use and Urban Design. In *South Los Angeles Community Plan*. https://planning.lacity.org/odocument/b909e749-754e-4caa-af7f-14c82adaa2b7/South_Los_Angeles_Community_Plan.pdf (accessed January 10, 2023).

1.2 Background

The proposed project requires the following approvals from the City:

- Vesting Tentative Tract Map No. 83081-SL-HCA to subdivide the existing 2-lot site into a maximum of 10 small lot single-family homes (see Attachment 2)
- Environmental documentation under CEQA. Article 19, Categorical Exemptions (Sections 15300 to 15332), of the CEQA Guidelines specifies classes of projects that have been determined not to have a significant effect on the environment and are, therefore, exempt from the provisions of CEQA.

Upon approving the subdivision, the City of Los Angeles' Advisory Agency determined that the proposed project qualified for a Class 32 (Infill Development) and Class 15 (Minor Land Divisions) Categorical Exemptions. Consistent with this, the Advisory Agency found that (1) the proposed project is eligible for a Categorical Exemption, and that (2) there is no substantial evidence that an exception would apply (see Attachment 2). The Vesting Tentative Tract Map and Categorical Exemptions were initially approved by the City in a letter of determination dated February 24, 2022, for which no appeal was filed. The letter of determination was then later reissued on April 4, 2022 (see Attachment 2), and this second letter of determination has since been appealed by the West Adams Neighborhood Association (WANA), Greater Page Temple, and the USC Forward group, as demonstrated by a series of letters and appeals in the City Council File.[15] The first appeal was denied by the South Los Angeles Area Planning Commission in August 2022. Subsequently, a second appeal was filed to the City Council. At the PLUM committee's October 11, 2022, appeal hearing, the committee recommended granting the appeal and provided a revised CEQA FOF that argued that the proposed project is not exempt from CEQA under a Class 32 (Infill Development) Categorical Exemption. The FOF (Attachment 1) states the following:

- The project description is inaccurate; the proposed project should be analyzed under CEQA as student housing dormitories. Therefore, the proposed project is inconsistent with the South Los Angeles Community Plan, City General Plan designation and policies, and zoning designation and regulations.
- Impacts to traffic, noise, and air quality need to be evaluated under the assumption that the proposed project is a dormitory.
- Impacts to historical resources need to be evaluated with regard to the Greater Page Temple and the Charles Victor Hall Tract.
- Cumulative impacts need to be evaluated with regard to student housing in the area, air quality, noise, and transportation.

The purpose of this technical memorandum is to provide substantial evidence that the claims made in the FOF are inaccurate and the project is eligible for approval under a Class 32 Categorical Exemption under CEQA.

[15] City of Los Angeles, City Clerk. N.d. LACityClerk Connect. Council File 22-1055-51. 1840-1848 West Adams Boulevard / California Environmental Quality Act (CEQA) / Appeal. https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=22-1055-S1 (accessed January 10, 2023).

1.3 CEQA Guidelines

A Class 32 Categorical Exemption may be applied to an in-fill development project that meets the following five conditions:[16]

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

Under Article 19 of the CEQA Guidelines, there are five exceptions to use of Class 15 and Class 32 Categorical Exemptions that, if applicable, would preclude a project from eligibility. They are as follows:[17]

(a) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
(b) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
(c) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.
(d) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
(e) **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The FOF argues that the proposed project is ineligible for a Class 32 Categorical Exemption because it would result in exceptions to use of the exemption (A – Cumulative Impact and F – Historical Resources) and does not meet the conditions of Class 32 (A – Consistency with General Plan/Zoning; D – Impacts to Traffic, Noise, and Air Quality).

1.4 Construction Assumptions

The proposed project would require the following phases: demolition, site preparation, grading, building construction, architectural coatings, and paving. The anticipated construction schedule is based on the reasonable assumptions that construction would begin in 2023 and all construction tasks would be completed by August 2023. Approximately 6 months of construction are anticipated (Table 1.4-1, *Project Construction Schedule*). The duration of construction activity and associated equipment represent a reasonable approximation of the expected

[16] Section 15332, In-Fill Development Projects, of the State CEQA Guidelines.

[17] Section 15300.2, Exceptions, of the State CEQA Guidelines.

construction fleet as required per CEQA guidelines. The construction schedule utilized in the analysis represents a "worst-case" analysis scenario since emission factors for construction equipment decrease as the analysis year increases, due to improvements in technology and more stringent regulatory requirements. Site-specific construction fleet may vary due to specific project needs at the time of construction. Project construction would occur 6 days per week, Monday through Friday from 7:00 a.m. to 9:00 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. consistent with City Municipal Code Section 41.40.

TABLE 1.4-1
PROJECT CONSTRUCTION SCHEDULE

Construction Phase	Start Date	End Date	Workdays
Demolition	3/1/2023	3/15/2023	10
Site Preparation	3/16/2023	3/17/2023	2
Grading	3/18/2023	3/20/2023	2
Building Construction	3/21/2023	8/21/2023	110
Paving	8/22/2023	8/28/2023	5
Architectural Coating	8/17/2023	8/23/2023	5
Source: Sapphos Environmental, Inc., CalEEMod Version 2022.1 Construction Estimates (Attachment 4).			

Equipment

The offroad equipment fleet for construction were generated using default values from CalEEMod. CalEEMod generates construction fleets for construction activities based on the size of the construction areas (Table 1.4-2, *Project Construction Equipment*). No pile driving is proposed.

TABLE 1.4-2
PROJECT CONSTRUCTION EQUIPMENT

Construction Task	Equipment Type	# of Equipment	Usage (hours/day)	Horsepower	Load Factor
Demolition	Concrete/ Industrial Saws	1	8	33	0.73
	Rubber Tired Dozers	1	1	367	0.40
	Tractors/ Loaders/ Backhoes	1	6	84	0.37
Site Preparation	Graders	1	8	148	0.41
	Tractors/ Loaders/ Backhoes	1	8	84	0.37
Grading	Graders	1	8	148	0.41
	Rubber Tired Dozers	1	6	367	0.40
	Tractors/ Loaders/ Backhoes	1	7	84	0.37
Building Construction	Cranes	1	4	367	0.29
	Forklifts	2	6	82	0.20
	Tractors/ Loaders/ Backhoes	2	8	84	0.37
Paving	Cement and Mortar Mixers	4	6	10	0.56
	Pavers	1	7	81	0.42
	Rollers	1	7	36	0.38
	Tractors/ Loaders/ Backhoes	1	7	84	0.37
Architectural Coating	Air Compressors	1	6	37	0.48
Source: Sapphos Environmental, Inc., CalEEMod Version 2022.1 Construction Estimates (Attachment 4).					

Vehicles Trips

Off-site construction emissions are caused by motor vehicle exhaust from delivery vehicles, worker traffic, and road dust (coarse particulate matter [PM_{10}] and fine particulate matter [$PM_{2.5}$]). Modeling of air quality due to construction emissions will only evaluate exhaust emissions since the South Coast Air Quality Management District (SCAQMD) thresholds for PM_{10} and $PM_{2.5}$ are based on engine exhaust. In addition, construction-related vehicle trips were also estimated (Table 1.4-3, *Construction Vehicle Trips*). CalEEMod quantifies the number of construction workers by multiplying 1.25 times the number of pieces of equipment for all phases (except Building Construction and Architectural Coating).

CalEEMod default values were used to estimate the number of one-way worker, vendor, and haul vehicle trips. The fleet mix for worker trips is light-duty passenger vehicles to light-duty trucks. The vendor trips fleet mix is composed of a mixture of medium and heavy-duty diesel trucks. The hauling trips are assumed to be 100 percent heavy-duty diesel truck trips. CalEEMod default trip lengths were used for the worker (18.5 miles), vendor (10.2 miles), and hauling trips (8.1 miles).

TABLE 1.4-3
CONSTRUCTION VEHICLE TRIPS

Construction Task	Worker Trips per Day	Vendor Trips per Day	Total Haul Truck Trips[1]
Demolition	10	0	8
Site Preparation	5	0	0
Grading	8	0	0
Building Construction	4	1	0
Paving	18	0	0
Architectural Coating	1	0	0
Source: Sapphos Environmental, Inc., CalEEMod Version 2022.1 Construction Estimates (Attachment 4).			

2.0 RESPONSE TO CEQA FINDINGS OF FACT

This section will address each point made by the City PLUM Committee on October 11, 2022, in the CEQA FOF (Attachment 1), which argues that the proposed project is not exempt from CEQA under a Class 32 (Infill Development) Categorical Exemption. The proposed project is consistent with development that is allowable pursuant to the Class 32 Categorical Exemptions, and there is no evidence in the record that the project violates any of the exceptions for use of the categorical exemption specified in Section 15300.2, *Exceptions*, of the State CEQA Guidelines.

2.1 Land Use Designation and Zoning Consistency

The proposed project site is zoned C2-1VL-O-CPIO by the City (see Attachment 5).[19] Based on a review of the City Zoning Code (Title 12), the proposed residential project is a permitted use in the C2 Commercial Zone, as the C2 Commercial Zone allows any use permitted under the C.15

[19] City of Los Angeles Department of City Planning. N.d. ZIMAS. http://zimas.lacity.org/ (accessed January 10, 2023).

Limited Commercial Zone, including any use permitted under the R4 Multiple Dwelling Zone.[20] Therefore, the proposed project is consistent with the City Zoning Code.

The designated land use for the proposed project site in the South Los Angeles Community Plan is Neighborhood Commercial (see Attachment 5). This land use designation allows for residential development. Additionally, under Chapter 3, *Land Use and Urban Design*, of the South Los Angeles Community Plan, Neighborhood Commercial Land Use Policy 13.6 aims to "increase mixed-use housing opportunities by encouraging medium-density residential development, including townhomes," such as the proposed project.[21] Therefore, the proposed project is consistent with the City General Plan through the South Los Angeles Community Plan and its policy.

The proposed project site is situated within a City Transit Priority Area (TPA), Southern California Association of Governments (SCAG) mapped High Quality Transit Area (HQTA),[22] and within the South Los Angeles Community Plan Implementation Overlay (SLA CPIO) Zone (see Attachment 5). The SLA CPIO Zone places the site within the Neighborhood-Serving Corridor (Subarea A),[23] which allows for multi-family housing.[24] The SLA CPIO states that the building density for Subarea A "may utilize a Base density of 1 unit per 400 square feet of lot area."[25] Based on review of the proposed project plans (Attachment 3), the proposed project's lot area of approximately 14,124.1 square feet would be subdivided into 10 smaller lots, with dwelling units ranging from approximately 543 square feet to 919 square feet, consistent with the SLA CPIO base density requirements and permissible in the SLA CPIO Zone.[26] Therefore, the proposed project is consistent with the SLA CPIO and requirements.

The CEQA FOF argues that the proposed "project is a class dormitory-style housing." However, based on review of the City Zoning Code, this is inaccurate, as a proposed small lot home would be defined as a "dwelling unit," not a "dormitory." Section 12.03, *Definitions*, of the City Zoning Code defines "Dwelling Unit" as "a group of two or more rooms, one of which is a kitchen, designed for occupancy by one family for living and sleeping purposes."[27] A "Family" is

[20] City of Los Angeles. N.d. Zoning Code. Section 12.14, "C2" Commercial Zone. https://codelibrary.amlegal.com/codes/los_angeles/latest/lapz/0-0-0-3322 (accessed January 10, 2023).

[21] City of Los Angeles Department of City Planning. November 2017. South Los Angeles Community Plan. https://planning.lacity.org/odocument/b909e749-754e-4caa-af7f-14c82adaa2b7/South_Los_Angeles_Community_Plan.pdf (accessed January 10, 2023).

[22] Southern California Association of Governments. February 18, 2021. High Quality Transit Areas (HQTA) 2045 – SCAG Region. https://gisdata-scag.opendata.arcgis.com/datasets/43e6fef395d041c09deaeb369a513ca1/explore?location=34.137747%2C-117.742800%2C8.66 (accessed January 13, 2023).

[23] City of Los Angeles. N.d. Ordinance No. 185927. South Los Angeles Community Plan Implementation Overlay Ordinance. Corridors Map Sheet 3/8. http://clkrep.lacity.org/onlinedocs/2017/17-1054_ORD_185927_12-29-2018.pdf (accessed January 10, 2023).

[24] City of Los Angeles. December 29, 2018. Ordinance No. 185927. South Los Angeles Community Plan Implementation Overlay Ordinance. https://planning.lacity.org/odocument/0e95b194-a2b7-4da2-8346-720f71f59e35/CPIO.pdf (accessed January 10, 2023).

[25] City of Los Angeles. December 29, 2018. Ordinance No. 185927. South Los Angeles Community Plan Implementation Overlay Ordinance. https://planning.lacity.org/odocument/0e95b194-a2b7-4da2-8346-720f71f59e35/CPIO.pdf (accessed January 10, 2023).

[26] At a maximum density of 1 dwelling unit per 400 square feet, a maximum of 35 dwelling units would be permissible in the proposed project's lot area of 14,124.1. Thus, the proposed 10 dwelling units are permissible in the SLA CPIO Zone.

[27] City of Los Angeles. N.d. Zoning Code. Section 12.03, Definitions. https://codelibrary.amlegal.com/codes/los_angeles/latest/lapz/0-0-0-886 (accessed January 10, 2023).

defined as “one or more persons living together in a dwelling unit, with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit.” Based on review of the proposed project plans and drawings (Attachment 3), each of the small-lot homes contains multiple bedrooms, bathrooms, kitchens, and living areas for the purposes of one or more persons living and sleeping in the home. The four floors of each of the small-lot homes are connected by stairs that allow common access to, and common use of, all living, kitchen, and eating areas. Therefore, the proposed project is defined as 10 dwelling units which can each be occupied by a single family, per the City Zoning Code.

Additionally, the City Zoning Code defines “Dormitory” as “a guest room designed, intended, or occupied as sleeping quarters by more than two persons.”[28] A “Guest Room” is defined as “any habitable room except a kitchen, designed or used for occupancy by one or more persons and not in a dwelling unit.” The proposed small-lot dwellings are intended for sale to individual homeowners for each of the 10 single-family homes; they are not intended for the purposes of a dormitory. Further, they do not qualify as guest rooms and, therefore, do not qualify as dormitories, given that they are defined as dwelling units. Therefore, the CEQA FOF inaccurately classifies the proposed project as a dormitory project.

The CEQA FOF further argues, on the basis that the proposed project is a dormitory, that the proposed project is therefore inconsistent with the SLA CPIO Zone, the South Los Angeles Community Plan, the City General Plan land use designation and all applicable policies, and the City zoning designation and regulations. However, as previously demonstrated, the proposed small-lot, single-family dwelling units are consistent with the SLA CPIO Zone, the South Los Angeles Community Plan, the City General Plan land use designation and applicable policies, and the City zoning designation and regulations.

Moreover, while the project is not a dormitory, there is no evidence in the record that dormitory-style housing is inconsistent with the zoning or the City General Plan. In fact, it is notable that based on review of the City Office of Zoning Administration and the Department of City Planning’s “Lists of Uses Permitted in Various Zones,” dormitory uses are permitted in the applicable C2 Commercial Zone.[29] In addition, multi-family housing is found throughout the Community Plan Area and is consistent with the South Los Angeles Community Plan.[30]

Therefore, the proposed project is consistent with the Class 32 condition (§15332(a)) that the project be “consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.”

2.2 Traffic

The City designates the proposed project site as located in a Very Low VMT area, defined by Assembly Bill 2334 to mean an urbanized area where the existing residential development generates VMT per capita that is below 85 percent of either regional VMT per capita or city VMT

[28] City of Los Angeles. N.d. Zoning Code. Section 12.03, Definitions. https://codelibrary.amlegal.com/codes/los_angeles/latest/lapz/0-0-0-886 (accessed January 10, 2023).

[29] City of Los Angeles, Office of Zoning Administration and Department of City Planning. December 20, 2022. Lists of Uses Permitted in Various Zones. https://planning.lacity.org/odocument/647665b9-6246-4eaf-a70c-f06285ff28c4/UseListMemo.pdf (accessed January 12, 2023).

[30] City of Los Angeles Department of City Planning. November 2017. Chapter 3: Land Use and Urban Design. In *South Los Angeles Community Plan*. https://planning.lacity.org/odocument/b909e749-754e-4caa-af7f-14c82adaa2b7/South_Los_Angeles_Community_Plan.pdf (accessed January 10, 2023).

per capita.[31] The project site is comprised of two parcels at the southwestern intersection of W. Adams Blvd. and Dalton Ave., with a sidewalk to the north. An alley is to the west of the project site. There are no existing bicycle lanes next to the project site. To the west of the alley adjacent to the project site are the Greater Page Temple Church of God in Christ and Metro Line 37 bus stop (Adams/La Salle). The project site is located within a SCAG-mapped HQTA for its location within one-half mile of a well-serviced transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours.[32] The streets in the vicinity of the project site (including W. Adams Blvd between Western Avenue and Normandie Avenue, Dalton Avenue, S. La Salle Avenue, and W. 27th Street) are not LADOT-mapped high-injury network street corridors.[33] Based on review of historical imagery, there are at least 10 striped parking stalls on the 1840 West Adams property.

A significant impact to transportation would occur if the construction, operation, or maintenance of the proposed project would interfere with adopted policies or impede upon state, regional, and/or county plans to increase multimodal transportation access, either by obstructing or reducing the extent of existing proposed multi-modal transportation routes within the right-of-way; would increase per capita VMT during operations, such as through a change in land use that promotes additional vehicle trips or through extension of roads and parking infrastructure allowing for increased VMT; would create hazards in the road right-of-way or introduce nearby incompatible land uses that would create a traffic hazard; or if it would reduce the width of roadways, block lanes, or obstruct roadways such that vehicular access is blocked in the event of an emergency, as established in Appendix G of the State CEQA Guidelines and the City's 2020 Transportation Assessment Guidelines.[34]

Based on the City's 2020 Transportation Assessment Guidelines,[35] the scope of the proposed project is below the LADOT threshold for a transportation assessment requirement. Although an increase in daily trips is anticipated due to the change from a commercial one-story building to residential buildings, the proposed project is not anticipated to exceed a net increase of 250 or more daily trips. This is due to the fact that vehicle usage is not anticipated to increase significantly with the construction of 2 parking spots per dwelling unit, totaling 20 parking spots. Further, the proposed project site is situated within a City TPA, meaning that it is within 0.5 mile of an existing or planning major transit stop. The project site is on the same block as the nearest Metro Line 37 bus stop (Adams/La Salle) and 1.8 miles north of the nearest Metro Light Rail station, Expo/Western Station, near the intersection of Western Avenue and Exposition Boulevard. It is anticipated that public transportation would be utilized by residents of the proposed dwelling units. It is not anticipated that the project will meet the threshold that requires a transportation assessment. While the project is not a dormitory, there is no evidence in the record that if the project were treated as a dormitory, it would exceed the threshold for a transportation assessment.

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[31] State of California. September 28, 2022. Assembly Bill No. 2334. https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB2334

[32] Southern California Association of Governments. February 18, 2021. High Quality Transit Areas (HQTA) 2045 – SCAG Region. https://gisdata-scag.opendata.arcgis.com/datasets/43e6fef395d041c09deaeb369a513ca1/explore?location=34.148692%2C-117.742800%2C8.66 (accessed January 13, 2023).

[33] City of Los Angeles Department of Transportation. N.d. Maps. *Neighborhoods, Networks, and Zones.* https://ladotlivablestreets.org/overall-map/maps (accessed January 13, 2023).

[34] City of Los Angeles Department of Transportation. July 2020. Transportation Assessment Guidelines. https://ladot.lacity.org/sites/default/files/documents/2020-transportation-assessment-guidelines_final_2020.07.27.pdf

[35] City of Los Angeles Department of Transportation. July 2020. Transportation Assessment Guidelines. https://ladot.lacity.org/sites/default/files/documents/2020-transportation-assessment-guidelines_final_2020.07.27.pdf

Conflicting with Plans, Programs, Ordinances, or Policies (City Threshold T-1): The proposed project would result in no impacts to transportation/traffic regarding conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and nonmotorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. The proposed project would be in conformance with the Mobility Plan 2035 of the City of Los Angeles General Plan[36] and the SCAG 2020–2045 Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS, or Connect SoCal), which encourages development of more housing within HQTAs.[37] The proposed project would demolish a single-story building and construct four-story residential buildings thereafter. Construction would not conflict with multi-modal plans and policies. The proposed project would result in no impacts to transportation/traffic regarding conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. The proposed project would support City and regional policies, plans, and programs related to bicycle, pedestrian, and transit facilities by encouraging the use of alternative transportation within a TPA and providing more housing (of any type) within a SCAG-mapped HQTA. Therefore, there would be no impact.

Causing Substantial Vehicle Miles Traveled (City Threshold T-2.1) and Substantially Inducing Additional Automobile Travel (City Threshold T-2.2): The proposed project is not expected to increase existing VMT based on efficiency metrics (i.e., VMT per housing unit) that are commonly employed on residential use projects. Standard trip generation metrics for a residential building use the housing units and household size as the basis for estimating trip generation, whereas commercial buildings use location and number of employees or square footage. As stated above, the proposed project is not anticipated to generate the 2020 Transportation Assessment Guidelines screening criteria threshold of an increase of 250 or more daily vehicle trips during operations.

The City's VMT Calculator and Project Screening Criteria were used to determine if the number of daily trips and VMT generated by the proposed development project would meet the threshold to conduct a VMT analysis.[39] Estimates were calculated by inputting the proposed project location, the estimated square footage of the existing commercial space, and the proposed number of dwelling units (Table 2.2-1, *City VMT Calculator Results*; Attachment 6).

[36] City of Los Angeles Department of City Planning. February 2014. City of Los Angeles Mobility Plan 2035. https://planning.lacity.org/eir/MobilityPlan/DEIR/index.html

[37] Southern California Association of Governments. September 2020. 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy. https://scag.ca.gov/read-plan-adopted-final-connect-socal-2020

[39] City of Los Angeles Department of Transportation. N.d. Required Transportation Assessment for Developers. VMT Calculator Version 1.3. https://ladot.lacity.org/businesses/development-review#transportation-assessment (accessed January 13, 2023).

TABLE 2.2-1
CITY VMT CALCULATOR RESULTS

	Existing Land Use	Proposed Land Use	
	Retail – Furniture Store	**10 dwelling units – Multi-Family Housing**	**20 dwelling-units – Multi-Family Housing**
Daily Vehicle Trips	17	48	92
Daily VMT	131	303	582
Source: Attachment 6.			

The proposed 10 dwelling units would result in an estimated 48 daily vehicle trips, which falls below the LADOT threshold to conduct a VMT analysis. Further, while the proposed project is not a dormitory and would not construct 20 dwelling units, the City VMT Calculator was run with an input of 20 dwelling units to account for 20 vehicles (two parking spots per dwelling unit). The input of 20 dwelling units into the City VMT Calculator would result in an estimated 92 daily vehicle trips, which falls below the threshold to conduct a VMT analysis. Therefore, while these household sizes are larger than typical multi-family housing dwelling units, the proposed project, when considered as 10 or 20 dwelling units, would still fall below the City's threshold for performing VMT analysis.

As the proposed project would be converting a commercial building to residential buildings, it may result in more vehicle trips due to increase in residents but would not likely change general travel patterns in a manner that would increase VMT in that proposed project area. In addition, temporary impacts during construction would be reduced by utilizing established temporary traffic control methods. Therefore, impacts would be less than significant. .

Substantially Increasing Hazards Due to a Geometric Design Feature or Incompatible Use (City Threshold T-3): The proposed project would result in no impacts to transportation regarding substantially increasing hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), as the project does not alter the existing roadway configuration. Therefore, there would be no impact.

Result in Inadequate Emergency Access (CEQA Guidelines Question D): The proposed project would result in no impacts to transportation/traffic regarding resulting in inadequate emergency access. The proposed plan would not impact existing roadways and would therefore not impede existing emergency access. As stated in the approval letter of determination from the Department of City Planning (Attachment 2) prior to appeal of the CEQA decision, three recommendations of the Fire Department shall be incorporated into the building plans as conditions of approval:

- Submittal of a plot plan for approval by the Fire Department prior to the recordation of a final map or the approval of a building permit;
- Fire lanes all be a minimum of 20 feet in width; and
- Entrances to any dwelling unit shall not be more than 150 feet from the roadway or fire lane.

Finally, there is no substantial evidence in the record to support a conclusion that the proposed project would have greater traffic impacts if it were analyzed as "dormitory style housing." Dormitory residents typically do not own their own personal vehicle, and therefore, traffic impacts would likely be less or similar, not greater, if the project was considered a dormitory.

Therefore, impacts to transportation/traffic would be less than significant, and the proposed project is consistent with the Class 32 condition (§15332(d)).

2.3 Noise

The categorical exemption documentation was previously approved by the City in February 2022 and April 2022 (Attachment 2), which determined that the proposed project would meet the condition of a Class 32 Categorical Exemption that the project would not result in any significant effects relating to noise.[40] The CEQA FOF argues, on the basis that the proposed project is a dormitory, that the approved categorical exemption documentation did not analyze noise in its proper context. However, the noise impacts due to the proposed project would not result in a significant adverse impact regardless of its classification, as the construction, operation, and maintenance of the residential buildings on the 10 small lots would be approximately the same.

As stated in the categorical exemption documentation in the approval letter of determination from the City dated April 4, 2022, the proposed project's construction on 10 small lots would be compatible with the surrounding neighborhood's land uses of commercial and residential. Therefore, the noise associated with operation and maintenance of the residential development for its purpose would not result in a significant adverse impact, as it would be compatible with the noise activity and noise levels in the dense, urban area surrounded by similar land uses. Further, the proposed project would be required to implement Regulatory Compliance Measures (RCMs) in accordance with the City Noise Ordinance, which would reduce construction noise levels such that they would not result in a significant adverse impact:

- RC-NO-1 (Demolition, Grading, and Construction Activities): The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

The contractor shall ensure that project construction hours would be consistent with City Municipal Code Section 41.40, and that construction equipment (Table 1.3-2) will be operated within the maximum construction noise levels established by Section 112.03 of the City Municipal Code:

- No person shall, between the hours of 9:00 P.M. and 7:00 A.M., perform any construction or repair work of any kind where any machine, tool, device, or equipment makes loud noises to the disturbance of persons occupying sleeping quarters in any dwelling hotel or apartment or other place of residence.[41]
- Between the hours of 7:00 a.m. and 10:00 p.m., in any residential zone of the City or within 500 feet thereof, no person shall operate or cause to be operated any powered

[40] City of Los Angeles, City Clerk. N.d. LACityClerk Connect. Council File 22-1055-51. 1840-1848 West Adams Boulevard / California Environmental Quality Act (CEQA) / Appeal. https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=22-1055-S1 (accessed January 10, 2023).

[41] City of Los Angeles. N.d. Municipal Code. Section 41.40, Noise Due to Construction, Excavation Work – When Prohibited. https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-128777#JD_41.40 (accessed January 10, 2023).

equipment or powered hand tool that produces a maximum noise level exceeding the following noise limits at a distance of 50 feet therefrom:[42]

- ...75dB(A) for construction, industrial, and agricultural machinery including crawler-tractors, dozers, rotary drills and augers, loaders, power shovels, cranes, derricks, motor graders, paving machines, off-highway trucks, ditchers, trenchers, compactors, scrapers, wagons, pavement breakers, compressors and pneumatic or other powered equipment;
- ...75dB(A) for powered equipment of 20 HP or less intended for infrequent use in residential areas, including chain saws, log chippers and powered hand tools;
- ...65dB(A) for powered equipment intended for repetitive use in residential areas, including lawn mowers, backpack blowers, small lawn and garden tools and riding tractors.

Therefore, the proposed project would not generate a substantial temporary or permanent increase in ambient noise levels in excess of the City Noise Ordinance, it would not result in a significant adverse impact related to noise, and the proposed project is consistent with the Class 32 condition (§15332(d)).

2.4 Air Quality

As stated in the categorical exemption documentation in the approval letter of determination from the City dated April 4, 2022, the proposed project's construction of 10 small lots would not result in significant air quality impacts. Construction and operational emissions were quantified for the proposed project using California Emission Estimator Model® (CalEEMod) 2022.1 (Attachment 4, *Air Quality CalEEMod Results*). CalEEMod is a statewide land use emissions computer model that calculates both construction and operation emissions from land use projects such as the proposed project. Inputs into the model included the construction duration based on a 6-month schedule for the approximately 0.32-acre project site. The construction phase of the proposed project would result in less than significant impacts to air quality related to violating any air quality standard or contributing substantially to an existing or projected air quality violation during construction and operation (see Table 2.4-1, *Estimated Daily Construction Emissions*; and Table 2.4-2, *Estimated Daily Operation Emissions*).

[42] City of Los Angeles. N.d. Municipal Code. Section 112.03, Construction Noise. https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-193910#JD_112.03 (accessed January 10, 2023).

TABLE 2.4-1
ESTIMATED DAILY CONSTRUCTION EMISSIONS

Category	Construction Emissions (Pounds/Day)					
	ROGs	NO_x	CO	SO_x	$PM_{2.5}$	PM_{10}
2023 maximum daily emissions	25.4	6.93	8.53	0.01	0.06	0.24
Maximum estimated daily emissions for residential	0.56	2.14	2.59	< 0.005	0.02	0.08
SCAQMD daily significance construction threshold (pounds/day)	75	100	550	150	55	150
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

Note: ROG = reactive organic gases; NO_x = oxides of nitrogen, CO = carbon monoxide, SO_x = oxides of sulfur; $PM_{2.5}$ = fine particulate matter; PM_{10} = coarse particulate matter; SCAQMD = South Coast Air Quality Management District.
Source: Attachment 4.

TABLE 2.4-2
ESTIMATED DAILY OPERATION EMISSIONS

Category	Operation Emissions (Pounds/Day)					
	ROGs	NO_x	CO	SO_x	$PM_{2.5}$	PM_{10}
2023 maximum daily emissions	3.46	0.59	8.36	0.02	0.03	0.20
Maximum estimated daily emissions for residential	0.99	0.41	3.26	0.01	0.03	0.19
SCAQMD daily significance construction threshold (pounds/day)	75	100	550	150	55	150
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

Note: ROG = reactive organic gases; NO_x = oxides of nitrogen, CO = carbon monoxide, SO_x = oxides of sulfur; $PM_{2.5}$ = fine particulate matter; PM_{10} = coarse particulate matter; SCAQMD = South Coast Air Quality Management District.
Source: Attachment 4.

The plans and policies that apply to the project site are the Air Quality Element of the City General Plan (Community Plan 2025), the 2022 SCAQMD Air Quality Management Plan (AQMP), and the SCAG 2020–2045 RTP/SCS). The construction, operation, and maintenance of the proposed project would not cause a violation of the SCAQMD AQMP because it would not impede the ability of the basin to achieve the NAAQS attainment deadlines for those pollutants not in attainment. The proposed project is consistent with the strategies in the SCAG 2020–2045 RTP/SCS for reducing regional per capita VMT by providing residential homes in an area with several public transit options available within a 0.5-mile radius. During operation, emissions from the related projects and the proposed project would not be substantial enough to cause a cumulatively considerable increase to any criteria air pollutant. The cumulative contribution of the project and other projects in the region would not exceed the significant thresholds established by SCAQMD.

Land uses identified to be sensitive receptors by SCAQMD in the California Air Resources Board's (CARB) Air Quality Handbook include residences, schools, playgrounds, child-care centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.[43] Concentrations of pollutants disperse with increasing distance

[43] California Air Resources Board. April 2005. Air Quality and Land Use Handbook: A Community Health Perspective. http://www.arb.ca.gov/ch/handbook.pdf

from the construction area. Although sensitive receptors are directly adjacent to the project site within 0.25 mile from the construction area, sensitive receptors would not be exposed to substantial pollutant concentrations. During operations and maintenance of the proposed project, sensitive receptors would not experience a long duration of exposure. These emissions, as shown in Tables 2.4-1 and 2.4-2, would also be below the level of significance and would decrease rapidly with distance from the proposed project. The construction, operation, and maintenance of the proposed project would also not involve the type of land uses or industrial operations typically associated with odor nuisance. Air quality impacts would, therefore, be less than significant, and the proposed project is consistent with the Class 32 condition (§15332(d)).

2.5 Historical Resources

HistoricPlacesLA was reviewed by architectural historian professionals to determine the proximity of historical resources to the project site, and to determine whether or not the proposed project will have an impact on any historic resource. The project site is not designated a historical resource by local or state agencies, and it has not been determined to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, the Los Angeles Historic Cultural Monuments Register,[44] and/or any local register. In addition, the project site is not listed in HistoricPlacesLA[45] or SurveyLA[46,47] as a potential historical resource; nor is it located within a historic district(see Attachment 7). Based on review of the South Los Angeles Community Plan, the proposed project site is not located within a Historic Preservation Overlay Zone (HPOZ), the North University Park Specific Plan Area which functions similarly to a HPOZ, or a Community Redevelopment Agency Plan Area, which are established to preserve historic neighborhoods.[48]

The project site is located within the Charles Victor Hall Tract (see Attachments 2 and 5). The proposed project site's proximity to the Greater Page Temple Church of God in Christ (Church), located at 2610 South La Salle Avenue, west of the project site (see Figure 3), and the historical character of the homes in the Charles Victor Hall Tract, would not be impacted by the construction at the proposed project site. Based upon a review of the California Office of Historic Preservation Built Environment Resource Directory (BERD),[49] the Church has not been previously surveyed for listing in the National Register of Historic Places or the California Register of Historical Resources, it is not a designated Historic-Cultural Monument, and it was not flagged as potentially significant in SurveyLA as an individual resource or as a district contributor. Based upon a review of these same information sources, the Charles Victor Hall

[44] City of Los Angeles Department of City Planning. June 3, 2022. Historic- Cultural Monument (HCM) List: City Declared Monuments. https://planning.lacity.org/odocument/24f6fce7-f73d-4bca-87bc-c77ed3fc5d4f/Historical%20Cultural%20Monuments%20List.pdf

[45] City of Los Angeles Department of City Planning, Office of Historic Resources. N.d. HistoricPlacesLA. http://historicplacesla.org/map (accessed January 11, 2023).

[46] City of Los Angeles Department of City Planning. March 2012. SurveyLA: South Los Angeles Individual Resources. https://planning.lacity.org/odocument/f96656f1-9300-43b1-8c8c-6370b72114c2/SLAAppendixAFinal3-12.pdf

[47] City of Los Angeles Department of City Planning. March 2012. SurveyLA: South Los Angeles Historic Districts, Planning Districts and Multi-Property Resources. https://planning.lacity.org/odocument/270bad25-1551-4272-9c9a-f37c63636ec4/SouthLosAngeles_HistoricDistrictsPlanningDistrictsandMulti-PropertyResources.pdf

[48] City of Los Angeles. N.d. Community Planning App South Los Angeles. https://ladcp.maps.arcgis.com/apps/View/index.html?appid=5a9db32190ef41448340989e2d4d79bf (accessed January 13, 2023).

[49] California Office of Historic Preservation. N.d. Built Environment Resources Directory (BERD). https://ohp.parks.ca.gov/?page_id=30338 (accessed January 10, 2023).

Tract is not a formally listed historic district; nor is it an eligible historic district as it was not identified as such in SurveyLA. The proposed project could be demolished at a future date, which would render any perceived visual impacts null. Additionally, there is a surface parking lot at the Church, between the Church building and the proposed project site. This surface parking lot would serve to buffer any potential visual impacts. Intervening streets would also buffer potential visual impacts from the Charles Victor Hall Tract.

Based on review of Section 15064.5(b) of the CEQA Guidelines, which establishes criteria to evaluate the significance of an impact to historical resources, the proposed project would not cause a substantial adverse change in the significance of a historical resource because there are no historical resources in the vicinity of the project site and there are intervening buildings and infrastructure. Therefore, the exception in §15300.2(f) would not be applicable, and substantial evidence supports a conclusion that the proposed project will not have a substantial adverse impact on a historic resource.

2.6 Cumulative Impacts

The proposed project is currently developed with a single-story commercial storefront building, parking lot, and rear storage shed. The proposed project involves the construction of 10 dwelling units, which would result in a net increase of 10 dwelling units on the project site. As stated in the previously approved categorical exemption documentation (Attachment 2), no other subdivision has been developed within a 500-foot radius of the subject site within the last 13 years. As such, the addition of 10 small-lot homes would not result in significant impacts related to air quality, noise, or traffic, or contribute to significant cumulative impacts on the environment.

The FOF argues that there is a proliferation of student housing in the area, and states that the City's Neighborhood Stabilization Ordinance recognizes that multi-habitable room projects have had negative impacts. They provide a list of housing projects that they claim are "adjacent student housing projects":

- 243 West Adams Boulevard
- 505 West 31st Street
- 2595 South Hoover Street
- 2321 South Flower Street
- 2813 South Flower Street
- 1069 West Exposition Blvd
- 1265 West Exposition Blvd
- 1421 West Adams Boulevard
- 1840 West Adams Boulevard

However, all of the listed housing projects are located at least 0.8 mile away from the proposed project site (Figure 4, *Nearby Housing Projects Identified by City in October 2022 FOF*), and not all the listed housing projects are specifically designed for student housing. The FOF did not provide substantial evidence of a significant adverse impact on the environment that would be caused by the proposed project in consideration of these housing projects, which are not in the project vicinity. This list of projects would not be considered related projects, and the proposed project would not result in adverse cumulative impacts related to noise, traffic, or air quality when considered with them.

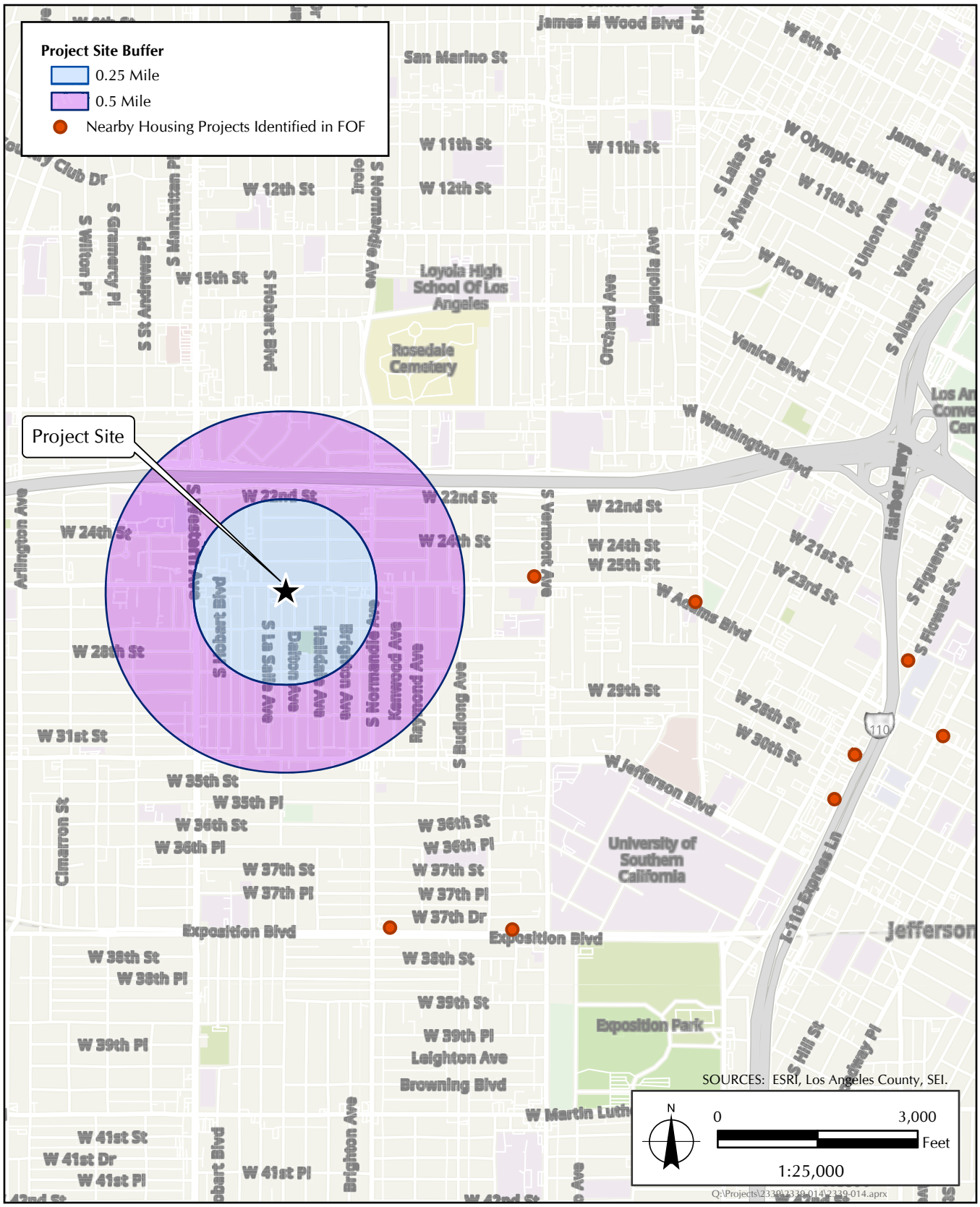

FIGURE 4

Nearby Housing Projects Identified by City in October 2022 FOF

The FOF did not provide substantial evidence of a significant adverse impact on the environment that would be caused by the proposed project, beyond the impacts evaluated in the Environmental Impact Reports (EIRs) for the 2021-2029 Housing Element of the City General Plan and the South Los Angeles Community Plan. Buildout and housing development is anticipated by the South Los Angeles Community Plan, which plans for a housing capacity of 97,897 dwelling units through 2035.[50] As of the 2010 census, the South Los Angeles Community Plan had a total of 82,186 dwelling units. Therefore, the South Los Angeles Community Plan assumes that 15,711 dwelling units will be developed between 2010 and 2035. The development of 10 dwelling units as a part of the proposed project is consistent with the projections in the South Los Angeles Community Plan, and the proposed project does not preclude the development of the 15,711 projected units between 2010 and 2035. The proposed project does not exceed the housing projection in the South Los Angeles Community Plan. The EIR for the City General Plan and the EIR for the South Los Angeles Community Plan have identified residential land use development as an anticipated land use and disclosed the impacts typically associated with residential development. Therefore, impacts associated with the proposed project have been evaluated in the EIR for the City General Plan and the EIR for the South Los Angeles Community Plan. The proposed project would not result in unanticipated significant impacts that would result in substantial adverse cumulative impacts. The FOF has not identified any substantial evidence that the proposed project would result in new or greater impacts than those that were contemplated by the EIRs for the City General Plan and South Los Angeles Community Plan.

Additionally, the City's list of published documents was reviewed for any related projects within 0.25 mile of the proposed project that would develop housing or be in construction at the same time. No related projects were identified that would contribute noise, air quality, or traffic impacts at the same time as the proposed project. As previously evaluated, noise levels associated with the proposed project would be consistent with the surrounding land uses, and construction noise levels would comply with the City Noise Ordinance; air quality emissions would be less than significant and would rapidly decrease with distance from the site; and the proposed project would not interfere with transportation in the area and traffic counts would not substantially increase. Therefore, there are no related projects in the proposed project vicinity that would result in a cumulative impact, and the exception in §15300.2(b) would not be applicable.

3.0 PREPARERS

Sapphos Environmental, Inc. is a full-service environmental consulting firm with 30 years of experience providing responsive, high-quality planning, resource management, and environmental compliance services to serve the unique needs of its clients in the public- and private-sector. The firm was founded by Marie Campbell in October 1992 and incorporated in 1999. Sapphos Environmental, Inc. provides a full range of Environmental Compliance Services, including environmental documents and technical studies, planning, and regulatory permitting in compliance with both CEQA and National Environmental Policy Act (NEPA). Sapphos Environmental, Inc. guides clients through the intricate process with federal, state, and local statutes and environmental regulations to facilitate project compliance. The firm's capabilities encompass a broad range of environmental clearance documentation, including EIRs, Mitigated/Negative Declarations (M/NDs), Categorical Exemptions, supplemental and

[50] City of Los Angeles Department of City Planning. November 2017. South Los Angeles Community Plan. https://planning.lacity.org/odocument/b909e749-754e-4caa-af7f-14c82adaa2b7/South_Los_Angeles_Community_Plan.pdf (accessed January 10, 2023).

subsequent EIRs, and NEPA Environmental Assessments (EAs). Sapphos Environmental, Inc. has worked extensively with federal, state, and local government agencies to prepare planning, resource management, and environmental documents that facilitated project compliance with federal, state, and local statutes and regulations. In addition, Sapphos Environmental, Inc. has provided strategic environmental consulting and third-party review for many of the firm's private- and public-sector clients. Resumes have been provided for the preparers of this technical memorandum (Attachment 8, *Preparer Resumes*):

- Marie Campbell, the president and CEO of Sapphos Environmental, Inc., provided strategic guidance and project oversight.
- Rory Baker, Environmental Compliance Coordinator, served as the Project Manager and the lead technical author for this memo.
- Laura Male, AICP, CEQA Team Supervisor for Sapphos Environmental, Inc., provided document review and quality control.
- Carrie Chasteen, Cultural Resources Manager for Sapphos Environmental, Inc., provided technical analysis for the historical resource evaluation for this memo.
- Jessica Aquino, Environmental Compliance Coordinator at Sapphos Environmental, Inc., provided technical analysis for the evaluation of impacts in this memo.
- Megna Murali, Environmental Compliance Coordinator for Sapphos Environmental, Inc., provided air quality and CalEEMod technical analysis for the evaluation of impacts in this memo.
- Aimee Frappied, Environmental Special Services Supervisor for Sapphos Environmental, Inc., provided oversight for the air quality evaluation.
- Graham Larkin, Architectural Historian for Sapphos Environmental, Inc., provided historical resources technical analysis support for the evaluation of historical resource impacts in this memo.
- Travis Trejo, GIS Analyst at Sapphos Environmental, Inc., provided geospatial analysis for this memo.

Should there be any questions regarding the information contained in this MFR, please contact Ms. Rory Baker at (626) 683-3547, extension 140.

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ATTACHMENT 1

City of Los Angeles Planning and Land Use Management Committee CEQA Findings of Fact dated October 11, 2022

FINDINGS OF FACT (CEQA)

(As amended by the Planning and Land Use Management Committee on October 11, 2022)

DETERMINED based on the whole of the administrative record, that the Project is not exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32 (Infill Development Projects), and there is substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project is a classic dormitory-style housing. The applicant portrays this project as a homeownership opportunity, but it is very far from it. Several units are over 10 bedrooms and 10 bathrooms. The layout of the building as shown on plans submitted to the Planning Department with the location of the kitchen and rooms off the stairwells on each floor is indicative that this is a dormitory and not 10 single dwelling homes. This dormitory ought to be, but was not, studied and analyzed as a student housing dormitory with over 90 units.

This project is inconsistent with the Community Plan Implementation Overlay Zone and the community plan because it is out of proportion when analyzed in its proper context. If analyzed appropriately, this project will be above the threshold of traffic noise and air quality.

When it comes to this project, the Class 32 Categorical Exemption is deficient in that the first requirement that the project be “consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations” did not include an adequate consistency analysis.

There is substantial evidence in the administrative record to support the Appellant’s allegations that the City has erred in its judgment for purposes of CEQA and the use of the Class 32 Categorical Exemption that the Project is consistent with the applicable zoning regulations. Therefore, the CEQA is insufficient because the description of the project is wholly inaccurate previously stated. As a result, this tract map cannot be approved because the environmental analysis and the categorical exemption is insufficient. Therefore, we want to grant the appeal. If the applicant submits a project with an accurate and updated project description, then the department of planning can properly evaluate it.

Greater Page Temple has reached out to our office. Their congregation is against this project as they represent one of the most important historical buildings in West Adams. The CPIO also has a subarea that protects the historical character of the homes immediately south of the building known as the Victor Hall Tract and that has not been properly studied.

In addition, the City has failed to analyze the cumulative impacts of the proliferation of student housing in the area, and the City has recognized the negative impacts of multi-habitable room projects in the adjacent area through the establishment of the Neighborhood Stabilization Ordinance. In addition, as stated above, the analysis of cumulative impacts related to air quality, construction noise and construction related transportation is not adequate to support the determination in the narrative supporting the Class 32 exemption failure to analyze the surrounding student housing projects. The addresses below are adjacent student housing projects:

Address	Case Number
243 W Adams Boulevard	296 apartments
505 W 31st Street	73 apartments
2595 S Hoover Street	46 townhomes
2321 S Flower Street	280 apartments
2813 S Flower Street	47 hotel rooms
1069 W Exposition Blvd	52 apartments
1265 W Exposition Blvd	108 apartments
1421 W Adams Boulevard	45 apartments
1840 W Adams Boulevard	10 SL townhomes

ATTACHMENT 2

City of Los Angeles Department of City of Planning
Advisory Agency Approval Letter of
Determination dated April 4, 2022

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN CAMPBELL
JENNA HORNSTOCK
HELEN LEUNG
YVETTE LOPEZ-LEDESMA
KAREN MACK
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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

ADVISORY AGENCY'S DETERMINATION
SMALL LOT SUBDIVISION, AND HCA

Decision Date: April 5, 2022

Appeal End Date: April 15, 2022

EGL Associates (O)
Sheila Harjanto
11819 Goldring Road
Arcadia, CA 91006

Tripalink (R)
Ziyi Yang
2905 S. Vermont Ave. Ste 204
Los Angeles, CA 90007

Case No.: VTT-83081-SL-HCA
Related Case: N/A
Address: 1840 – 1848 West Adams Boulevard

Plan Area: South Los Angeles

Specific Plan: South Los Angeles CPIO
Zone : C2-1VL-O-CPIO
D.M. : M R 26-65
C.D. : 8 – Marqueece Harris-Dawson
CEQA : ENV-2020-3308-CE

Legal Description: Block 4, Lot FR 13;
Charles Victor Hall Tract

IN COMPLIANCE WITH THE LOS ANGELES MUNICIPAL CODE (LAMC) SECTION 19.00, THE DEPARTMENT OF CITY PLANNING IS REISSUING THE DETERMINATION LETTER FOR THE PROPOSED PROJECT TO ENSURE NOTICING REQUIREMENTS ARE MET. THIS DETERMINATION LETTER IS REPLACING THE DETERMINATION LETTER ORIGINALLY ISSUED ON FEBRUARY 2, 2022. THE NEW ISSUANCE DATE OF THE DETERMINATION LETTER IS APRIL 4, 2022 AND THE NEW APPEAL PERIOD ENDING DATE IS APRIL 14, 2022. ALL OTHER CONDITIONS AND FINDINGS REMAIN UNCHANGED.

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined based on the whole of the administrative record that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32 (Infill Development) and City CEQA Guidelines, Section 1, Class 15 (Minor Land Divisions), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, and approved Tentative Tract No. 83081-SL-HCA composed of one-lot, located at 1840–1848 West Adams Boulevard for a maximum **10 small lot single family dwellings** as shown on map stamp-dated March 18, 2020 in the South Los Angeles Community Plan. This unit density is based on the C2-1VL-O-CPIO Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be

obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 5-foot wide strip of land be dedicated along Adams Boulevard adjoining the tract to complete a 50-foot wide half right of-way in accordance with **Avenue I** standards of LA Mobility Plan.

2. That if this tract map is approved as "small lot subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.

3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 185462" satisfactory to the City Engineer.

4. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.

5. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.

6. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.

7. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

8. That all pedestrian common access easements be shown on the final map.

Any questions regarding this report should be directed to Quyen Phan of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8604.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

9. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

Any questions regarding this report should be directed to Mr. Casey Lee Jensen of the Grading division, located at 221 North Figueroa Street, Suite 1200, or by calling (213) 482-0490.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

10. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.

11. Provide a copy of affidavit AFF-49871. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.

12. Provide 2 parking spaces per small lot/unit. Revise the map or obtain City Planning approval to provide only 1 parking space for Proposed Lot 2.

13. Resubmit the map to provide and maintain a minimum 16 ft. (for 5 or more dwelling) common driveway access on the ground floor. No projections (or uses such as guest parking spaces) are allowed into the required common driveway access. Provide the minimum 16 ft. wide common driveway access (with a minimum 10 ft. open to the sky) or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common driveway access.

14. Show all street/alley dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard and side yard requirements shall be required to comply with current code as measured from new property lines after dedication.

15. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress, back up space, drainage, and utilities on the final map.

    Notes:

    The Proposed Project site is within the South Los Angeles Community Plan Implementation Overlay (CPIO). The Proposed Project is to show compliance to the CPIO per City Planning approval at the time of Plan Check.

    The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

    The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the

satisfactory of LADBS at the time of plan check.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF RECREATION AND PARKS

16. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

FIRE DEPARTMENT

17. Access for Fire Department apparatus and personnel to and into all structures shall be required.

18. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

19. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req #75).

20. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

21. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

22. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

23. Site plans shall include all overhead utility lines adjacent to the site.

24. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

25. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

26. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

27. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call **(213) 482-6543**. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

28. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

    a. Limit the proposed development to a maximum of ten (10) small lot homes.

    b. Provide a minimum of two off-street parking spaces per dwelling unit, (Note: One space may be a compact space. Tandem parking is allowable.).

    c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

    d. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

    e. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.

    f. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

    g. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded

to the Planning Department for placement in the parcel file.

h. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the parcel file.

Note to City Zoning Engineer and Plan Check. The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site. Approved Variations as follows:

(i) The project shall comply with the setbacks as indicated in the table below.

Setbacks				
Lot	Front	Side	Side	Rear
1	6' (N)	6' (W)	3" (E)	3" (S)
2	6' (N)	3" (W)	3" (E)	3" (S)
3	6' (N)	3" (W)	3" (E)	15' (S)
4	6' (N)	3" (W)	7' (E)	3" (S)
5	6' (E)	3" (N)	3" (S)	7' (W)
6	6' (E)	3" (N)	3" (S)	7' (W)
7	6' (E)	3" (N)	15' (S)	7' (W)
8	5' (W)	3" (N)	3" (S)	8' (E)
9	5' (W)	3" (N)	3" (S)	8' (E)
10	5' (W)	3" (N)	29' 3" (S)	8' (E)

Minor deviations to the approved setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies.

(ii) Vehicular access will be via the Alley (south of Adams Boulevard) abutting the western edge of the site.

i. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

(i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

(iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City

Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, of if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with <u>any</u> federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

DEPARTMENT OF CITY PLANNING-STANDARD SMALL LOT CONDITIONS

SL-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning

showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to· Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-0 of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.

SL-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall be prepared by a licensed landscape architect, to be submitted to and approved by the Advisory Agency in accordance with CP-6730. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site and shall include the following features. In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1 (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Municipal Code.

(b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

(c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

(d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

(e) That drainage matters be taken care of satisfactory to the City Engineer.

(f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

(g) That any required slope easements be dedicated by the final map.

(h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.

(i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

(j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

(k) That no public street grade exceeds 15%.

(l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.

S-2 That the following provisions be accomplished in conformity with the improvements constructed herein:

(a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

(b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.

(c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

(d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

(e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3 That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

(a) Construct the necessary on-site mainline and house connection sewers to serve the tract as determined satisfactory by the City Engineer.

(b) Construct any necessary drainage facilities.

(c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

1. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and update street light; one (1) on Adams Boulevard.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting

improvements as part of that condition.

(d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services.

(e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

(f) Construct access ramps for the handicapped as required by the City Engineer.

(g) Close any unused driveways satisfactory to the City Engineer.

(h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 2010.

(i) Improve Adams Boulevard being dedicated and adjoining the subdivision by the construction of the following.

(1) A concrete curb, a concrete gutter, and a full-width concrete sidewalk with tree wells.

(2) Suitable surfacing to join the existing pavement and to complete a 35-foot half roadway.

(3) Any necessary removal and reconstruction of existing improvements.

(4) The necessary transitions to join the existing improvement.

Notes: The Advisory Agency approval is the maximum number of units permitted under the parcel action. However the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Los Angeles Municipal Code (LAMC), unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the LAMC.

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this parcel conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

DETERMINED based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32 (Infill Development Projects), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Class 32 consists of projects characterized as in-fill development which meet the conditions described below:

(a) *The project is consistent with the applicable General Plan Designation and all applicable General Plan Policies as well as with applicable Zoning Designation and Regulations.*

The project site is located within the South Los Angeles Community Plan with a Neighborhood Commercial land use designation corresponding to zones C1, C1.5, CR, C2, C4, R3, and RAS3. The subject property is zoned C2-1VL-O-CPIO. The proposed subdivision is for two (2) lots, totaling 14,142 square-feet into ten (10) lots for the construction, use and maintenance of ten (10) small lot single family homes. Lots 1 through 10 will have two (2) covered parking spaces per lot, which is consistent with the zone and land use designation.

(b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The proposed development is wholly within the City of Los Angeles, on an approximately 0.324-acre site (i.e., less than five acres). The proposed development is substantially surrounded by urban uses. Properties across Adams Boulevard to the north are zoned C2-1VL-O-CPIO and are developed with multi-family residential buildings. The property directly west and across an alley, also in the C2-1VL-O-CPIO zone, is developed with a church (Greater Page Temple Church of God in Christ). The adjacent properties to the east and south are zoned C2-1VL-O-CPIO and RD1.5-1-O-CPIO. These are developed with a variety of multi-family dwellings, ranging from one to two stories tall.

(c) *The project sites have no value as habitat for endangered, rare or threatened species.*

The site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. The immediate vicinity is highly urbanized and is comprised of dense residential development with nearby commercial corridors. NavigateLA and the Los Angeles City Planning Department's Environmental and Public Facilities map for Significant Ecological Areas show that the subject site is not located in any of these areas.

(d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The site is currently developed with a single-story commercial storefront building, parking lot, and rear storage shed (proposed to be demolished). As the project proposes the construction of ten (10) small lots, it would be compatible with the surrounding neighborhood and would not result in significant effects relating to traffic, noise, air quality or water quality.

The project is beneath the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. The project will not result in significant impacts related to air quality because it falls below interim air

threshold established by Department of City Planning (DCP) staff. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. More specifically, RCMs include but are not limited to:

- **Regulatory Compliance Measure RC-AQ-1(Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
    - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
    - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
    - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
    - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
    - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
    - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
    - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

These RCMs will reduce any potential impacts to less than significant and will ensure the project will not have significant impacts on noise and water.

(e) *The site can be adequately served by all required utilities and public services.*

The project site will be adequately served by all required public utilities and services given that the proposed construction of ten (10) small lot homes will be located on a site currently zoned for such a use and density. The project is consistent with the type of development permitted for the areas zoned C2-1VL-O-CPIO and designated for

Neighborhood Commercial land uses. Based on the facts herein, the project meets the qualifications of the Class 32 Exemption.

The City has further considered whether the proposed project is subject to any of the five (5) exceptions that would prohibit the use of any of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. None of the exceptions apply for the following reasons:

(a) ***Cumulative Impacts.*** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The project is consistent with the type of development permitted for the areas zoned C2-1VL-O-CPIO and designated for Neighborhood Commercial land uses. The project site is currently developed with a single-story commercial storefront building, parking lot, and rear storage shed, to be demolished. Given the proposed project is for 10 dwelling units, that equates to a net increase of ten (10) dwelling units. No other subdivision has been developed within a 500-foot radius of the subject site within the last thirteen years.

As such, the addition of ten (10) small lot homes will not significantly impact the area. Therefore, no foreseeable cumulative impacts from small-lot developments are expected.

(b) ***Significant Effect.*** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The proposed project consists of development typical to a residential neighborhood; no unusual circumstances are present or foreseeable. The site is zoned C2-1VL-O-CPIO. The property is currently developed with a single-story commercial storefront building, parking lot, and rear storage shed (proposed to be demolished), and is located within the South Los Angeles Community Plan, which designates the site for Neighborhood Commercial land uses. The proposed subdivision is for two (2) lots, totaling 14,142 square-feet into ten (10) lots for the construction, use and maintenance of ten (10) small lot single family homes. Lots 1 through 10 will have two (2) covered parking spaces per lot, which is consistent with the zone and land use designation.

Properties across Adams Boulevard to the north are zoned C2-1VL-O-CPIO and are developed with multi-family residential buildings. The property directly west and across an alley, also in the C2-1VL-O-CPIO zone, is developed with a church (Greater Page Temple Church of God in Christ). The adjacent properties to the east and south are zoned C2-1VL-O-CPIO and RD1.5-1-O-CPIO. These are developed with a variety of multi-family dwellings, ranging from one to two stories tall. The site is not in a wildland area, and is not inhabited by endangered, rare, or threatened species. Thus, there are no unusual circumstances that may lead to a significant effect on the environment.

(c) ***Scenic Highways.*** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

According to the Caltrans' Scenic Highway Routes Map, the subject site is not in a designated state scenic highway. The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The portion of State Route 27 which travels

through the Los Angeles city limits is approximately 23 miles from the subject site. Therefore, the subject site will not create any impacts within a highway designated as a state scenic highway. Furthermore, the proposed project will not result in damage to scenic resources, including trees, historic buildings, rock outcroppings, or similar resources within an officially designated state scenic highway.

(d) ***Hazardous Waste Sites.*** *A categorical exemption shall not be used for a project located on a site which is included on any list complied pursuant to Section 65962.5 of the Government Code.*

The project site is not listed on EnviroStor, the Department of Toxic Substances Control's online database for hazardous waste facilities and sites in California. Building permit history for the project site does not indicate that the site may be hazardous or otherwise contaminated. Therefore, this exception does not apply.

(e) ***Historical Resources.*** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The project site is not designated a historical resource by local or state agencies, and has not been determined to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register, and/or any local register. In addition, the project site is not listed in HistoricPlacesLA or SurveyLA as a potential historical resource. The proposed project would not cause an adverse change in the significance of a historical resources as defined in Section 15064.5 of the State CEQA Guidelines. Thus, the proposed project would not result in a substantial adverse change in the significance of a historical resource and this exemption does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tract Map No. VTT-83081-SL-HCA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The site is zoned C2-1VL-O-CPIO. The property is currently developed with a single-story commercial storefront building, parking lot, and rear storage shed (proposed to be demolished) and is located within the South Los Angeles Community Plan, which designates the site for Neighborhood Commercial land uses. The proposed subdivision is for two (2) lots, totaling 14,142 square-feet into ten (10) lots for the construction, use and maintenance of ten (10) small lot single family homes. Lots 1 through 10 will have two (2) covered parking spaces per lot, which is consistent with the zone and land use designation. C2 zoned properties require at least 400 square feet of lot area per dwelling unit, and a maximum height of 45 feet. The subject parcels are approximately 14,142 square feet and is therefore permitted a maximum density of 35 dwelling units.

Subdivisions that do not share a property line with an R1 or more restrictive single-family zone are required to provide a minimum 5-foot side yard setback and a minimum 10 foot rear yard setback while complying with the provisions of the underlying zone for the front yard setback per Small Lot Ordinance No. 185,462. The project overall proposes 6' 1" foot front yards along the primary lot long facing West Adams Boulevard, a 6 foot side yard

along the alley abutting the site to the west, a 7' 1" side yard along towards the east, and a 15 foot rear yard towards the south, thus complying with these provisions.

As proposed, the subject project is consistent with the Neighborhood Commercial land use designation. The subject site is currently developed with a single-story commercial storefront building, parking lot, and rear storage shed (proposed to be demolished). The small lot subdivision will meet the Goals and Objectives of the Community Plan by providing additional housing for the neighborhood and contributing to the revitalization of a prominent commercial and residential corridor.

The Subdivision Map Act requires the Advisory Agency find that the proposed map be consistent with the General Plan. The project will result in a total of ten dwelling units, all of which will be four-stories with a proposed maximum height of 45 feet, which is consistent with and does not exceed the density or height allowed by the zone. The project will also provide a minimum two parking spaces per small lot in accordance with LAMC Section 12.21.A.4.

Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General Plan.

(b) THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

For the purposes of a subdivision, "design" and "improvement" is defined by Subdivision Map Act Section 66418, 66427, and LAMC Section 17.02. Pursuant to Section 66418 of the Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Map Act expressly states that the "design and location of buildings are not part of the map review process" for subdivisions. Improvements, as defined by the Map Act and Section 17.02 refers to the infrastructure facilities serving the subdivision.

The subject site is zoned C2-1VL-O-CPIO, which would permit a maximum of 35 dwelling units and a maximum height of 45 feet on the approximately 14,142 square-foot site. The proposed project for a 10-lot small lot subdivision for small lot homes with a maximum height of 45 feet to the top of the upper parapet, is consistent with the density and height permitted by the zone and land use designation. Access is provided via an alley abutting the northern side of the site through a shared driveway. The setback matrix, as conditioned, will ensure the project meets the setback requirements of LAMC Section 12.22.C.27.

In addition, LAMC Section 17.05.C enumerates design standards for subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and the General Plan. The design and layout of the parcel map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the LAMC. The Parcel map was distributed to the various departments and bureaus of the Subdivision Committee for review, and their comments and conditions are included herein.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory with existing sewers in the streets adjoining the subdivision and will not result in violation of the California Water Code. The Bureau of Sanitation reviewed the sewer/storm drain lines serving the proposed subdivision and found no potential problems to their structures or potential maintenance problems.

The Grading Division of the Department of Building and Safety has reviewed the subject Vesting Tentative Tract Map No. VTT-83081-SL located at 1840 & 1848 W. Adams Boulevard and it appears that geology/soils reports are not required prior to planning approval of the Tract Map as the property is located outside of a City of Los Angeles Hillside Area; is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone; and, does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards.

Therefore, as conditioned, the proposed map is substantially consistent with the applicable General and Specific Plans affecting the project site, and demonstrates compliance with LAMC Sections 17.01, 17.05 C, and 12.22.C.27.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT.

The site consists of two rectangular shaped lots totaling approximately 14,142 square feet in area. Zoned C2-1VL-O-CPIO, the project site has a frontage of 100 feet along the south side of Adams Boulevard and approximately 141 feet of frontage along the east side of an unnamed alley. It is located within the South Los Angeles Community Plan, which designates the site for Neighborhood Commercial uses. The existing topography is flat, with no change in elevation from the front of the property to the rear. Subdivisions that do not share a property line with an R1 or more restrictive single-family zone are required to provide a minimum 5-foot side yard setback and a minimum 5-foot rear yard setback when abutting an alley, while complying with the provisions of the underlying zone for the front yard setback per Small Lot Ordinance No. 185,462. The project overall proposes 6' 1" foot front yards along the primary lot long facing West Adams Boulevard, a 6-foot side yard along the alley abutting the site to the west, a 7' 1" side yard along towards the east, and a 15 foot rear yard towards the south, thus complying with these provisions.

The Parcel map was distributed to the various departments and bureaus of the Subdivision Committee for review. Their comments are incorporated into the project's conditions of approval. The requirements of the 2020 City of Los Angeles Building Code have been satisfied. The property is located outside of a City of Los Angeles Hillside Area; is exempt or located outside of a fault-rupture hazard zone. Therefore, the project site is physically suitable for the proposed type of development.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The development of this parcel is an infill of a multiple-family residential neighborhood, along a prominent commercial and residential corridor. Properties across Adams Boulevard to the north are zoned C2-1VL-O-CPIO and are developed with multi-family residential buildings. The property directly west and across an alley, also in the C2-1VL-O-CPIO zone, is developed with a church (Greater Page Temple Church of God in Christ). The adjacent properties to the east and south are zoned C2-1VL-O-CPIO and RD1.5-1-O-CPIO. These are developed with a variety of multi-family dwellings, ranging from one to two stories tall.

The proposed subdivision is for two (2) lots, totaling 14,142 square-feet into ten (10) lots for the construction, use and maintenance of ten (10) small lot single family homes. Lots 1 through 10 will have two (2) covered parking spaces per lot, which is consistent with the zone and land use designation. C2 zoned properties require at least 400 square feet of lot area per dwelling unit, and a maximum height of 45 feet. The subject parcels are approximately 14,142 square feet and is therefore permitted a maximum density of 35 dwelling units.

The proposed density is less than the maximum density allowed by the zone and is consistent with the land use designation of the site. The proposed project for a 10-lot small lot subdivision for small lot homes with a maximum height of 45 feet to the top of the upper parapet. As proposed, the project is consistent with and does not exceed the 75 percent maximum lot coverage required by Small Lot Ordinance No. 185,462, or 45-foot height required by the zone. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned, the proposed parcel map is physically suitable for the proposed density of the development.

(e) THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The subject site and surrounding properties are fully developed and there are no wildlife habitats in proximity to the project. The project site is located within an urbanized area that is fully developed with various multi-family dwellings.

The Department of City Planning has determined that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32 (Infill Development Projects), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies (Case No. ENV-2020-6490-CE). As such, the proposed project will not cause substantial environmental damage or injury to wildlife or their habitat.

(f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

(g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

No such easements are known to exist. Easements will be recorded with the development for community driveways. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed parcel.

(h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the parcel map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation. The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities. In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tract No. 83081-SL-HCA.

VINCENT P. BERTONI, AICP
Advisory Agency

Sergio Ibarra,
Deputy Advisory Agency
VPB: SI: RF

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza 201 North Figueroa Street, 4th Floor Los Angeles, CA 90012 (213) 482-7077	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401 (818) 374-5050	West Los Angeles Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2901

Forms are also available on-line at http://cityplanning.lacity.org

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VESTING TENTATIVE TRACT NO.83081

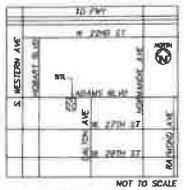
IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 13 AND LOT 14 IN BLOCK 4 OF THE CHARLES VICTOR HALL TRACT, AS PER MAP RECORDED IN BOOK 26 PAGE 65 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR SMALL LOT SUBDIVISION PURPOSES

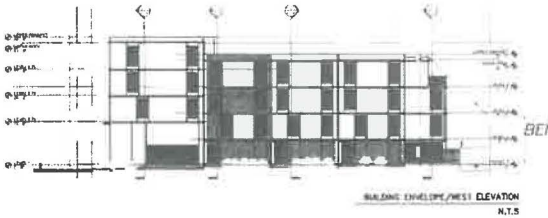
NORTH

SCALE : 1"=10'

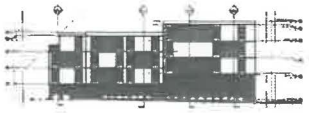


NOT TO SCALE

VICINITY MAP



BUILDING ENVELOPE/WEST ELEVATION
N.T.S



BUILDING ENVELOPE/NORTH ELEVATION
N.T.S

LOT AREA TABLE		
LOT #	GROSS LOT AREA	NET LOT AREA
1	1,188 SF	1,051 SF
2	991 SF	786 SF
3	1,278 SF	698 SF
4	1,835 SF	1,224 SF
5	1,074 SF	655 SF
6	1,074 SF	659 SF
7	1,797 SF	645 SF
8	1,131 SF	850 SF
9	1,150 SF	850 SF
10	2,595 SF	840 SF
TOTAL	14,113 SF	8,258 SF

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☒ TRACT MAP
JUL 01 202
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

EASEMENT NOTES:

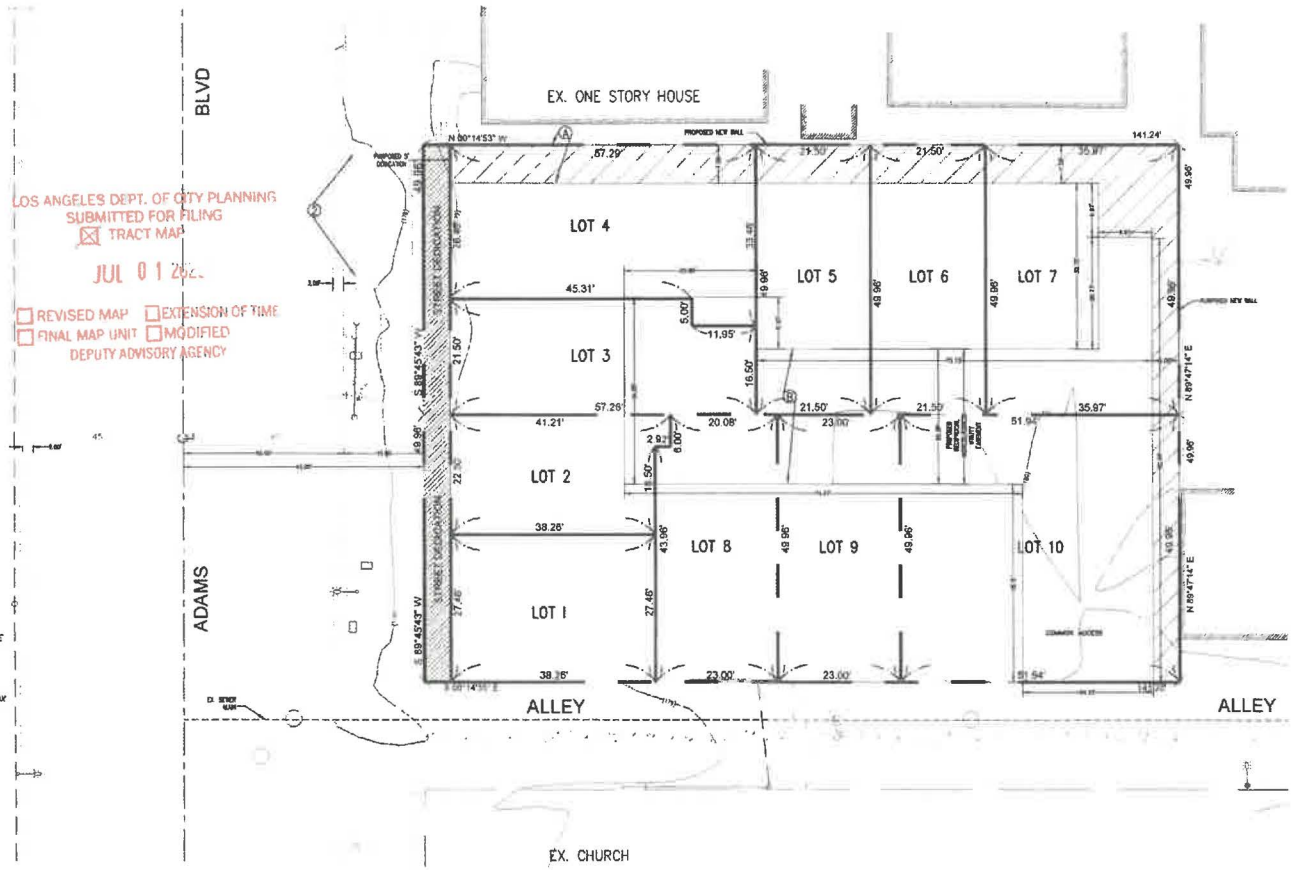
Ⓐ PROPOSED PUBLIC UTILITY EASEMENT.

Ⓑ PROPOSED RECIPROCAL INGRESS/EGRESS UTILITY EASEMENT EASEMENT.

LEGEND:

- EXISTING STRUCTURES
- PROPOSED PVC DRAIN PIPE
- PROPOSED SEWER
- EXISTING CONTOURS
- EXISTING ELEVATION
- NEW STRUCTURES
- DRAINAGE PATTERN
- PROPOSED CATCH BASIN
- EXISTING FIRE HYDRANT
- FD MONUMENT
- WOOD FENCE
- CHAIN LINK FENCE
- TREE

CBW.....CONC. BLOCK WALL
C&G.....CURB AND GUTTER
D/A.....DRIVEWAY APRON
DWY.....DRIVEWAY
FL.....FLOW LINE
GM.....GAS METER
EX.....EXISTING
SDMH.....STORM DRAIN MAN HOLE
SMH.....SEWER MANHOLE
S/W.....SIDEWALK
SD.....STORM DRAIN
TBR.....TO BE REMOVED
TC.....TOP OF CURB
TS.....TRAFFIC SIGNAL PULLBOX
UB.....UTILITY BOX
WM.....WATER METER
INV.....INVERT ELEVATION
FS.....FINISH SURFACE
TC.....TOP OF CURB
FL.....FLOW LINE
FG.....FINISH GRADE
FS.....FINISH SURFACE
FF.....FINISH FLOOR
TC.....TOP OF CURB
HP.....HIGH POINT
TW.....TOP OF WALL



REVISIONS

DATE	NO
04/07/2021	1

PROPERTY OWNER:
1846 W ADAMS BLVD LLC
C/O ZIYI YANG
2905 S. VERMONT AVE., STE 204
LOS ANGELES, CA 90007

MAP PREPARED BY:
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
tel (626) 263-3588 • Fax (626) 263-3599
EMAIL: MAIL @ EGLBB.COM

PROJECT/SITE ADDRESS:
1840 & 1848 W. ADAMS BLVD.,
LOS ANGELES, CA 90018
APN: 5053-020-010 & 5053-020-011

Date 03/18/2020
Scale 1" = 10'
Drawn SH
Job 20-AA-016
Sheet 2 OF 2

ATTACHMENT 3
Project Concept Plans/Drawings

1 3D Street View from Northwest_2020-03-20
12" = 1'-0"

TRIPALINK CO-LIVING TOWNHOMES
1840 - 1848 West Adams Boulevard
Los Angeles, California 90018
Scheme #11

ENVIROTECTURE
Architecture · Planning · Interior Design

3600 Wilshire Blvd suite 1402
Los Angeles, CA, 90010
Tel: 213.382.1210 Fax: 213.382.1285

Architect	John R. Poindexter
Firm	Envirotecture, Inc.
Address	3600 Wilshire Boulevard, Suite 1402 Los Angeles, California 90010
Phone	1-213-382-1210
Fax	1-213-382-1285
e-mail	john@envirotectureinc.com
Owner's Rep.	Ziyi Yang - Project Development, Design Lead
Firm	1846 W Adams Blvd. LLC
Address	2905 S. Vermont Avenue Los Angeles, California 90007
Phone	1-213-284-8845
Fax	1-213-382-1285
e-mail	ziyiyang@tripalink.com

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

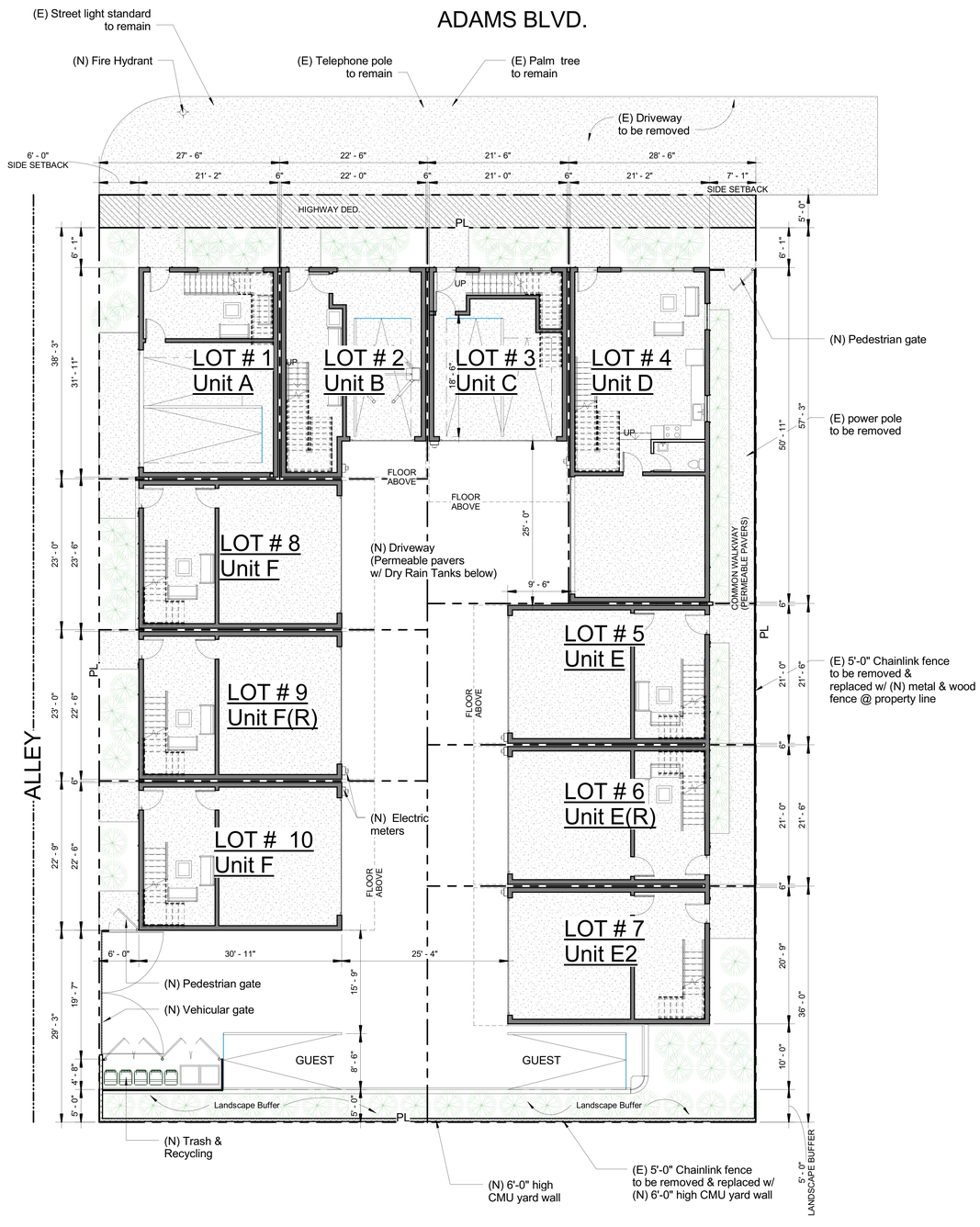
TITLE SHEET

Project number	1919 SD 11
Date	03-18-2020
Drawn by	Bayu T
Checked by	John P

A1.00

Scale 12" = 1'-0"

3/20/2020 2:51:27 PM

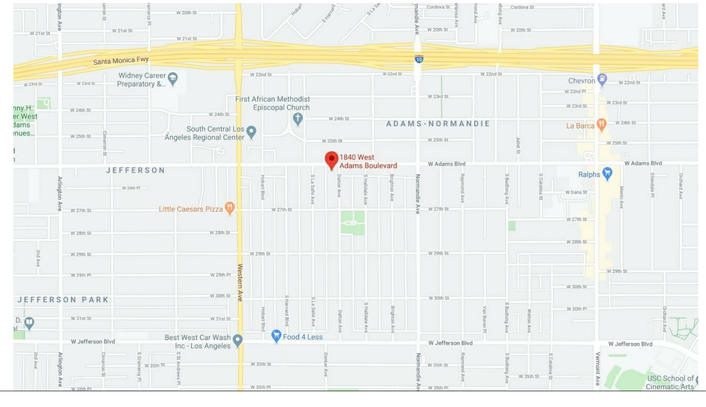


1 SITE PLAN
1" = 10'-0"

PROJECT DATA

PROJECT NAME:	Tripalink Co-Living Town Homes
JOB ADDRESS:	1840-1848 West Adams Boulevard Los Angeles, California 90018
LEGAL DESCRIPTION:	Fraction of Lots 13 & 14, Block 4 of Chas Victor Hall Tract
MAP BOOK REFERENCE:	Map Book 26, Page 65
ASSESSOR'S PARCEL No.:	5053-020-010 & 5053-020-011
PROPERTY OWNER:	Tripalink Property Management 2905 South Vermont Avenue Los Angeles, California 90007 Contact: Ziyi Yang Ph: (213) 284-8845
TOTAL LOT AREA:	14,124.1 sq. ft.
SCOPE OF WORK:	Proposed 10 lot subdivision, with 4-story single-family dwellings
ZONING:	C2-1VL-0-CPIO
OCCUPANCY:	R3 & U
CONSTRUCTION TYPE:	V-B
NUMBER OF STORIES:	4
SPRINKLER SYSTEM:	Yes – NFPA 13D
NUMBER OF UNITS:	10
NUMBER OF BEDROOMS:	96
NUMBER OF BATHROOMS:	96

VICINITY MAP



SHEET LIST	
Sheet Number	Sheet Name
A1.00	TITLE SHEET
A1.01	SITE PLAN, PROJECT DATA
A1.02	FAR
A2.01	1st & 2nd FLOOR PLAN
A2.02	3rd & 4th FLOOR PLAN
A2.03	LOWER & UPPER ROOF PLANS
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A3.03	BUILDING SECTIONS
A3.04	BUILDING SECTIONS
A3.05	BUILDING SECTIONS
A4.01	PARCEL PROFILE REPORT
A4.02	SMALL LOT DESIGN STDS CHECKLIST
A4.03	AXONOMETRIC VIEWS

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Owner's Rep. Ziyi Yang - Project Development, Design Lead
Firm 1846 W Adams Blvd. LLC
Address 2905 S. Vermont Avenue
Los Angeles, California 90007
Phone 1-213-284-8845
Fax 1-213-382-1285
e-mail ziyiyang@tripalink.com

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

SITE PLAN, PROJECT DATA

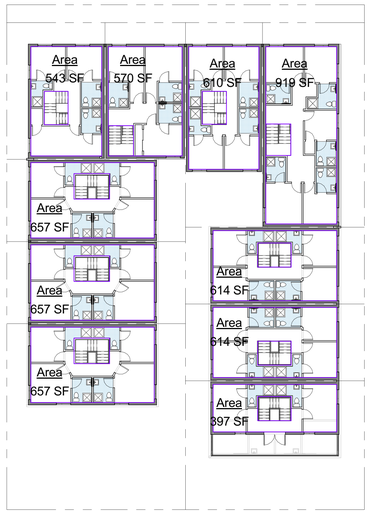
Project number	1919 SD 11
Date	03-18-2020
Drawn by	KA
Checked by	John P

A1.01

Scale 1" = 10'-0"

3/20/2020 2:51:29 PM

Area Schedule (F.A.R)	
Level	Area
Area	
LEVEL 1	603 SF
LEVEL 1	99 SF
LEVEL 1	248 SF
LEVEL 1	202 SF
LEVEL 1	211 SF
LEVEL 1	211 SF
LEVEL 1	208 SF
LEVEL 1	231 SF
LEVEL 1	231 SF
LEVEL 1	231 SF
LEVEL 2	918 SF
LEVEL 2	621 SF
LEVEL 2	570 SF
LEVEL 2	556 SF
LEVEL 2	681 SF
LEVEL 2	681 SF
LEVEL 2	681 SF
LEVEL 2	625 SF
LEVEL 2	625 SF
LEVEL 2	625 SF
LEVEL 3	919 SF
LEVEL 3	610 SF
LEVEL 3	570 SF
LEVEL 3	543 SF
LEVEL 3	657 SF
LEVEL 3	614 SF
LEVEL 3	614 SF
LEVEL 3	614 SF
LEVEL 3	657 SF
LEVEL 3	657 SF
LEVEL 4	919 SF
LEVEL 4	610 SF
LEVEL 4	570 SF
LEVEL 4	543 SF
LEVEL 4	657 SF
LEVEL 4	614 SF
LEVEL 4	614 SF
LEVEL 4	397 SF
LEVEL 4	657 SF
LEVEL 4	657 SF
	21748 SF
Grand total	21748 SF



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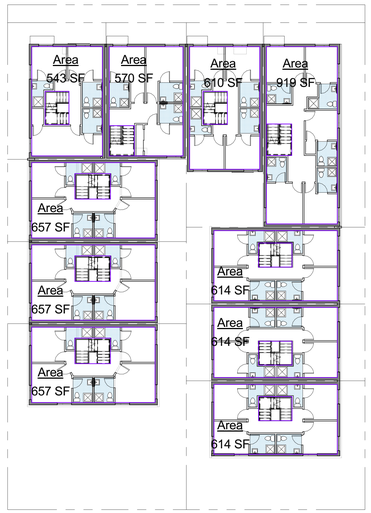

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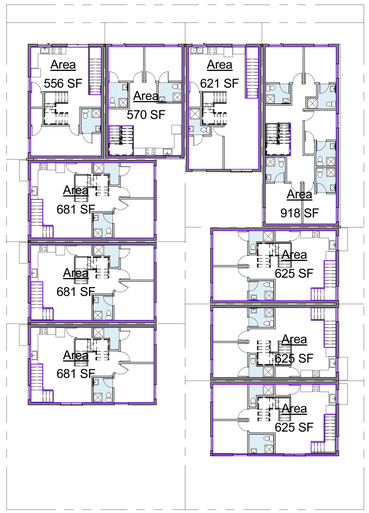

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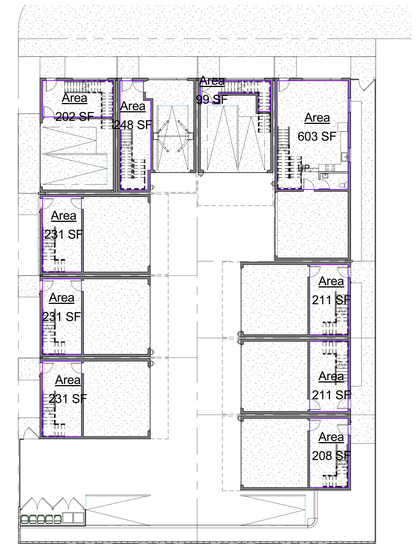

1 LEVEL 1
1" = 20'-0"

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e-mail ziyiyang@tripalink.com

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

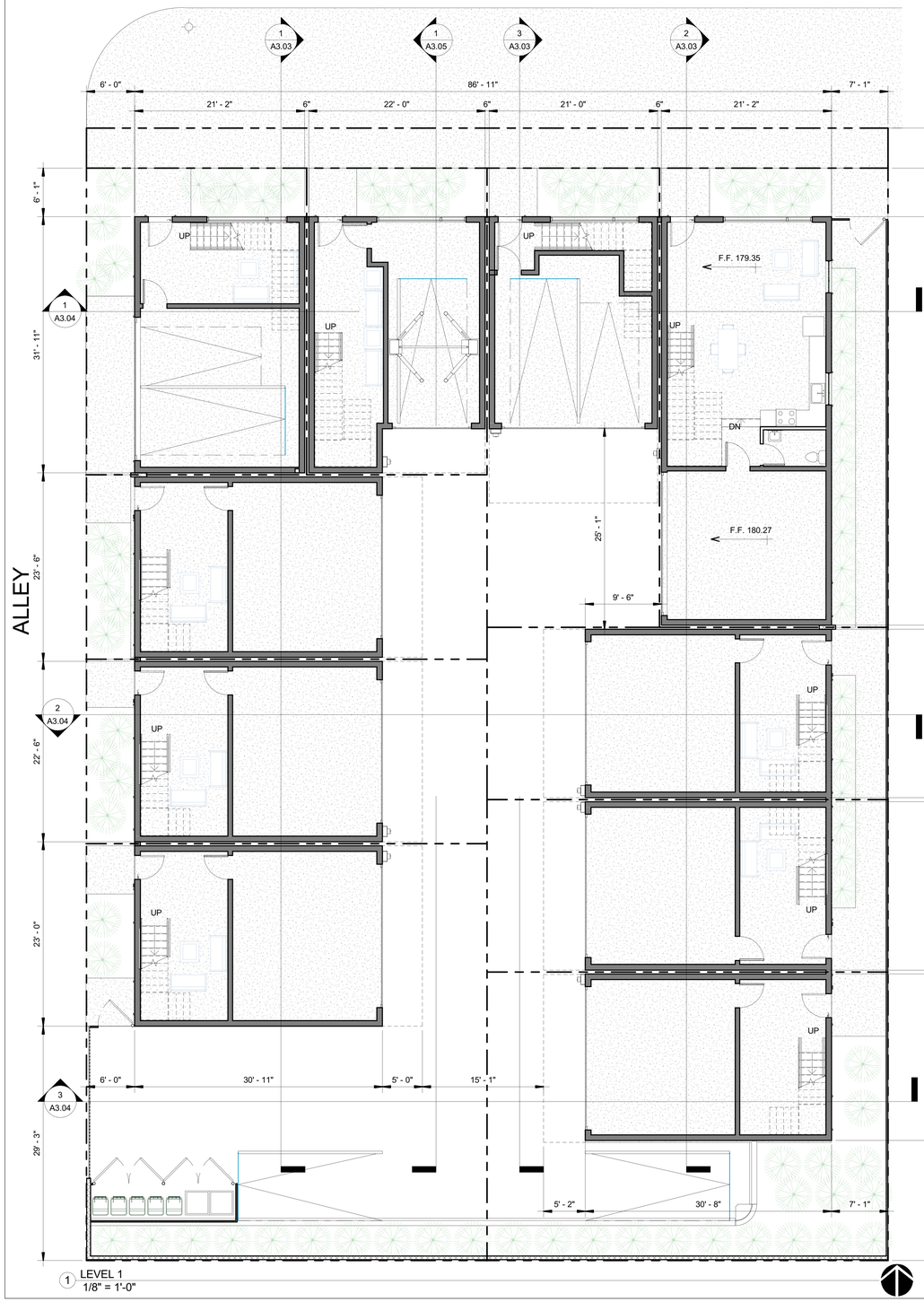
FAR

Project number	1919 SD 11
Date	03-18-2020
Drawn by	Author
Checked by	Checker

A1.02

Scale 1" = 20'-0"

3/20/2020 2:51:35 PM



ENVIROTECTURE
Architecture · Planning · Interior Design

3600 Wilshire Blvd suite 1402
Los Angeles, CA, 90010
Tel: 213.382.1210 Fax: 213.382.1285

Architect	John R. Poindexter
Firm	Envirotecture, Inc.
Address	3600 Wilshire Boulevard, Suite 1402 Los Angeles, California 90010
Phone	1-213-382-1210
Fax	1-213-382-1285
e-mail	john@envirotectureinc.com
Owner's Rep.	Ziyi Yang - Project Development, Design Lead
Firm	1846 W Adams Blvd. LLC
Address	2905 S. Vermont Avenue Los Angeles, California 90007
Phone	1-213-284-8845
Fax	1-213-382-1285
e-mail	ziyiyang@tripalink.com

- EXISTING C.M.U. WALL
- EXISTING STUD WALL SEE
- NEW STUD WALL SEE DETAILS
- NEW FURRED OVER (E) C.M.U. WALL SEE DETAIL
- NEW 8" SOUND WALL
- NEW 1-HR. SHAFT WALL SEE

WALL LEGEND
1/4" = 1'-0"

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

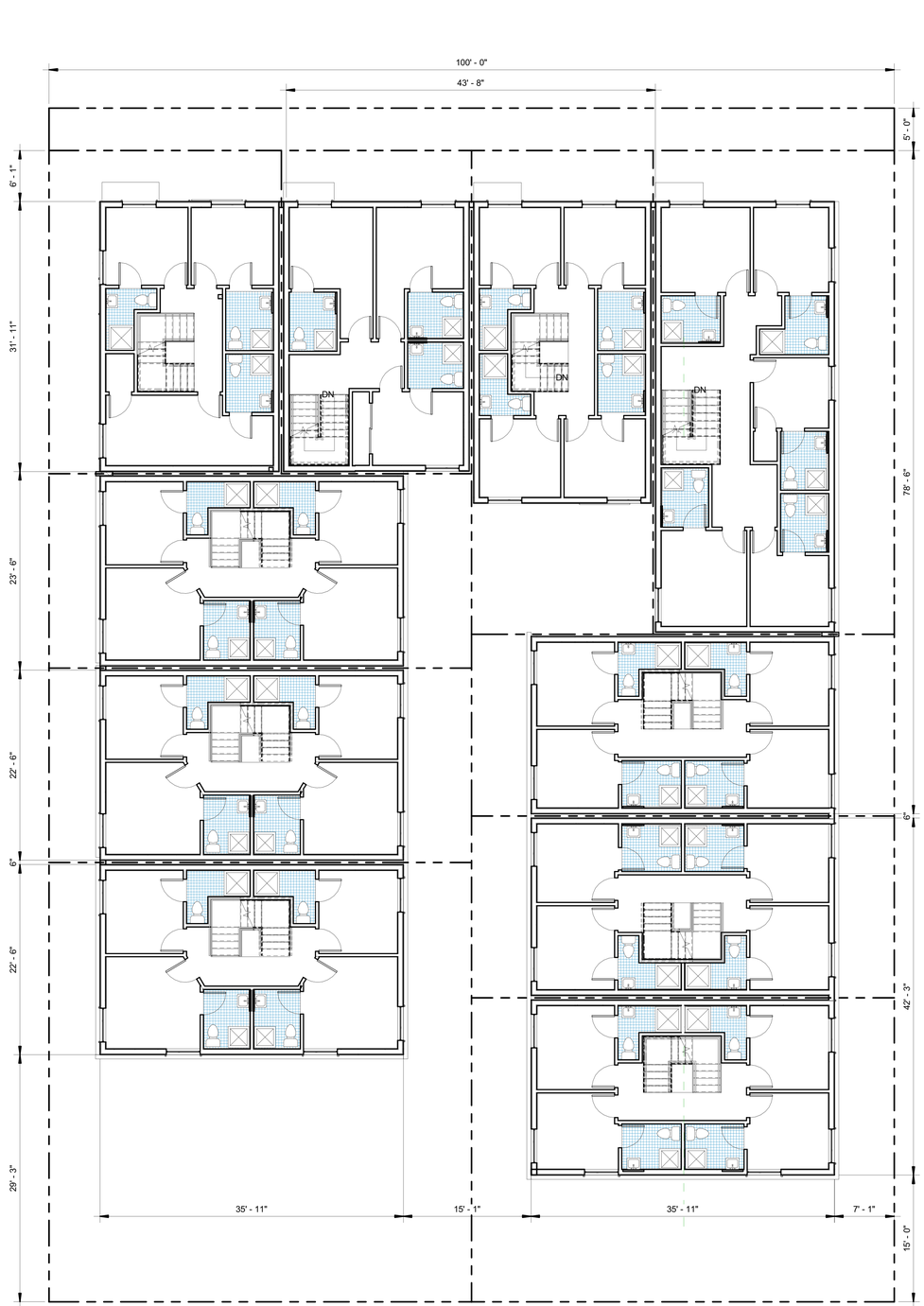
1st & 2nd FLOOR PLAN

Project number	1919 SD 11
Date	03-18-2020
Drawn by	Bayu T
Checked by	John P

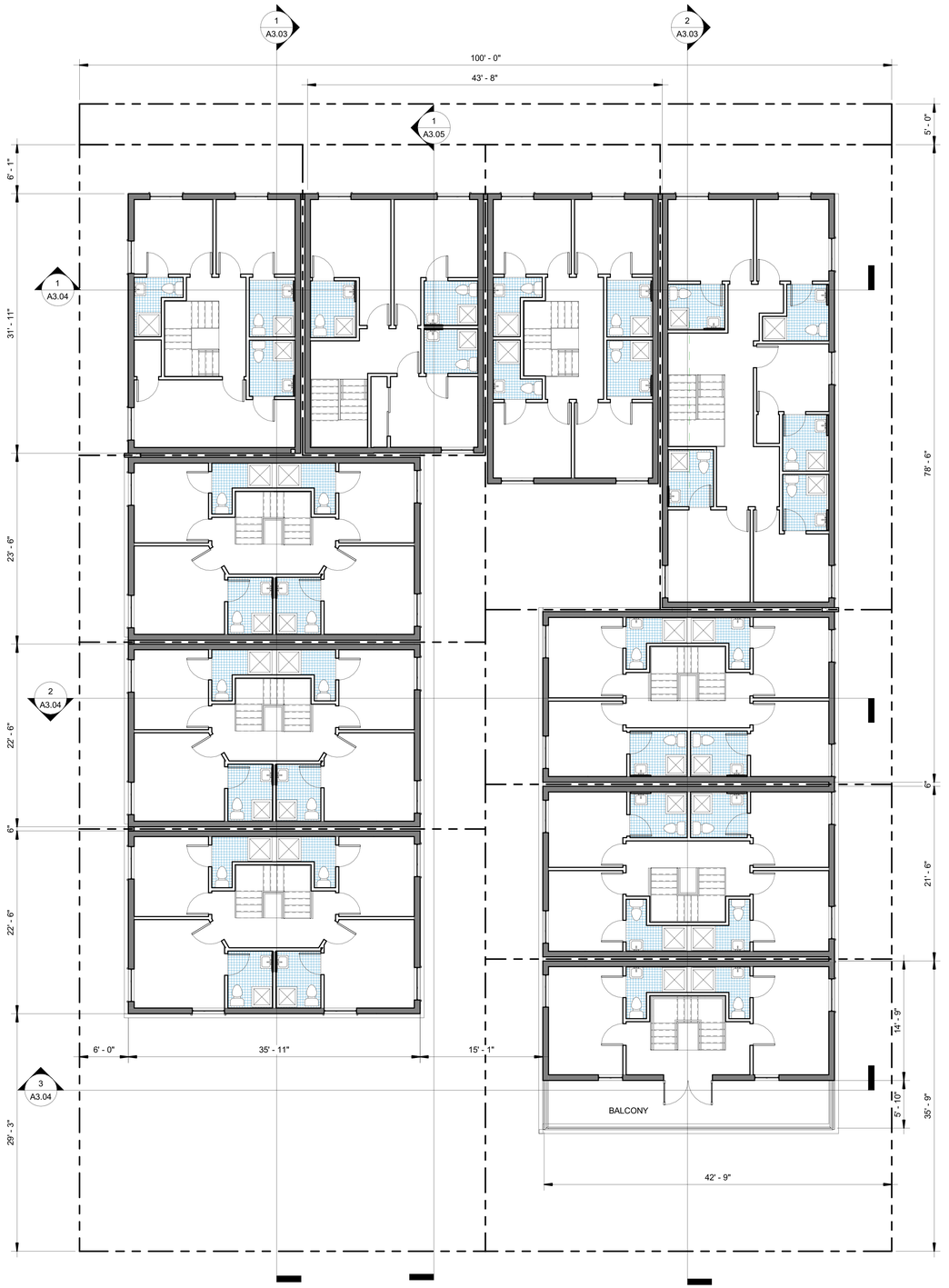
A2.01

Scale: As indicated

3/20/2020 2:51:39 PM



1 LEVEL 3
1/8" = 1'-0"



2 LEVEL 4
1/8" = 1'-0"

ENVIROTECTURE
Architecture · Planning · Interior Design

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- EXISTING C.M.U. WALL
- EXISTING STUD WALL SEE
- NEW STUD WALL SEE DETAILS
- NEW FURRED OVER (E) C.M.U. WALL SEE DETAIL
- NEW 8" SOUND WALL
- NEW 1-HR. SHAFT WALL SEE

WALL LEGEND
1/4" = 1'-0"

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

3rd & 4th FLOOR PLAN

Project number	1919 SD 11
Date	03-18-2020
Drawn by	Bayu T
Checked by	John P

A2.02

Scale: As indicated

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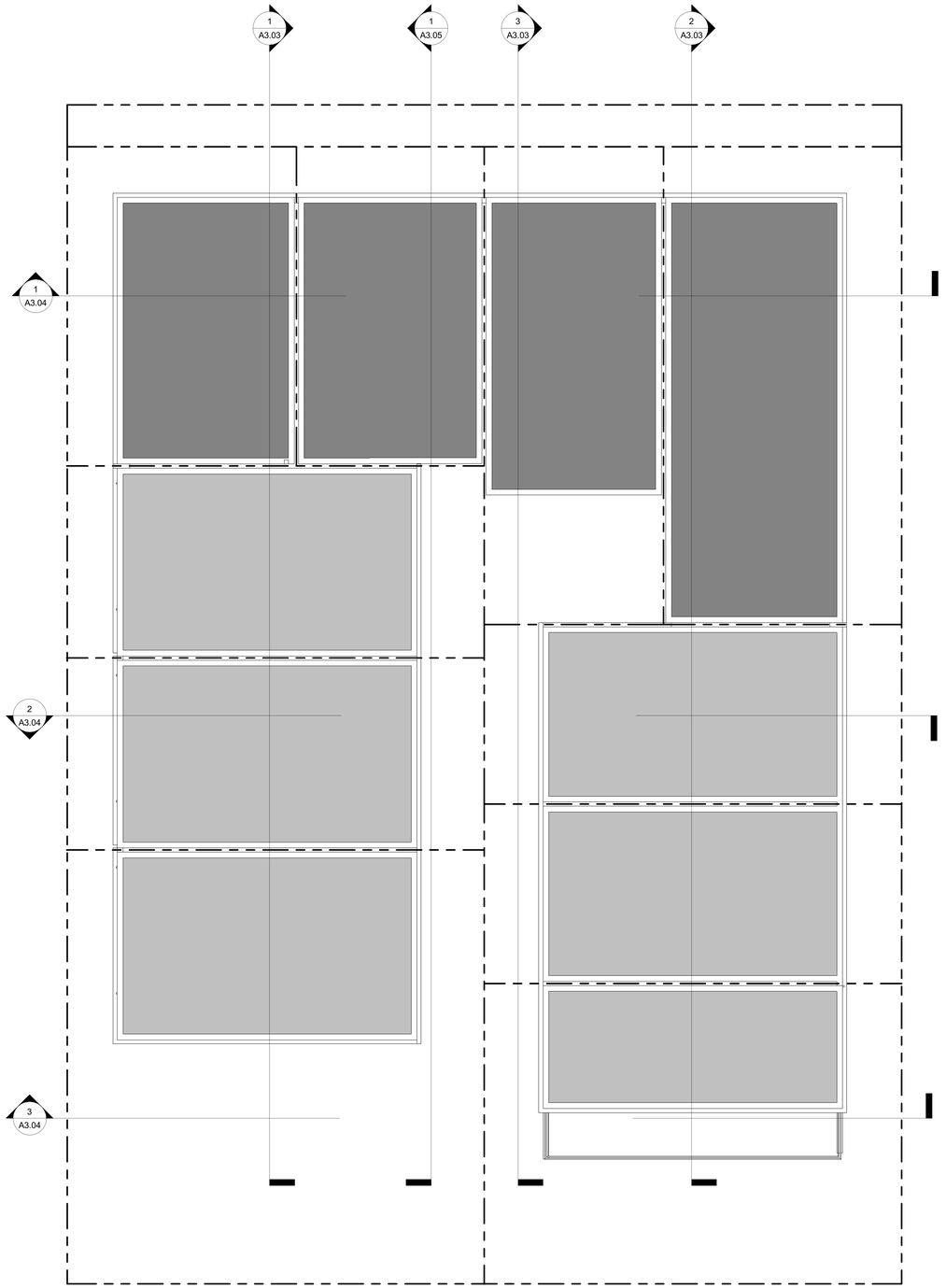

2 UPPER ROOF
1/8" = 1'-0"

ENVIROTECTURE
Architecture · Planning · Interior Design

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No.	Description	Date

TRIPALINK CO-LIVING
TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

LOWER & UPPER ROOF PLANS

Project number	1919 SD 11
Date	03-18-2020
Drawn by	Bayu T
Checked by	John P

A2.03

Scale 1/8" = 1'-0"

3/20/2020 2:51:44 PM

1 Elev East
1/8" = 1'-0"

2 Elev West
1/8" = 1'-0"

1. HARDI PLANK BY JAMES HARDIE
BEADED CEDARMILL, CHESTNUT BROWN JH80-30
2. 4"X6" ALUMINUM TRIM
3. 2X2 WOOD TRIM PAINTED
HEIRLOOM SHADE DEW395 BY "DUNN-EDWARDS"
4. STUCCO BY "LA HABRA"
X-73 EGGSHELL BASE 100 , SMOOTH FINISH
5. STUCCO BY "LA HABRA"
X-830 GLAY BASE 200 , SMOOTH FINISH
6. 12" ALUMINUM FACIA
AT CANOPY
7. PAINTED STEEL GUARDRAIL
DEW390, FIRST SNOW, BY "DUNN EDWARDS"
8. ALUMINUM SERIES WINDOW, BY "MILGUARD"
SINGLE HUNG / PICTURE
9. PAINTED ROUGHT IRON FENCE
DEW390, FIRST SNOW, BY "DUNN EDWARDS"
10. ALUM. STOREFRONT SYSTEM
450 SERIES BY "PRL"

ELEVATION LEDGEND
1/8" = 1'-0"

ENVIROTECTURE
Architecture · Planning · Interior Design

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Tel: 213.382.1210 Fax: 213.382.1285

Architect John R. Poindexter
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No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE 12-31-2021
STATE OF CALIFORNIA

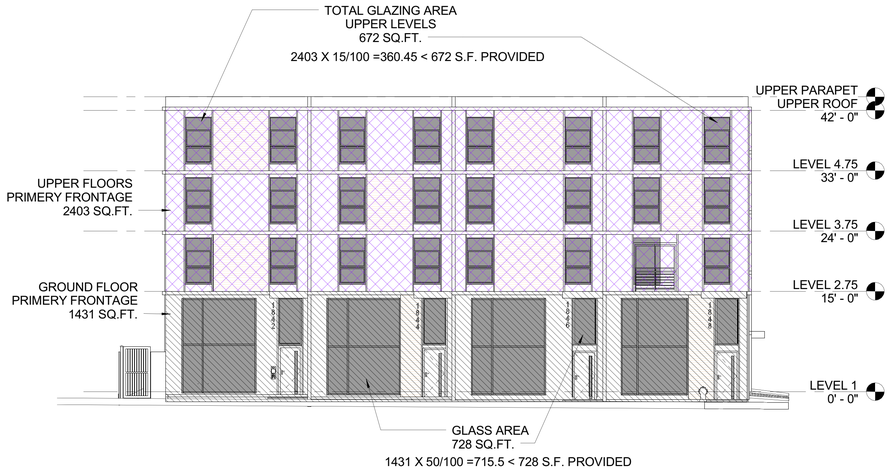
EXTERIOR ELEVATIONS

Project number	1919 SD 11
Date	03-18-2020
Drawn by	Bayu T
Checked by	John P

A3.01

Scale 1/8" = 1'-0"

3/20/2020 2:52:04 PM



3 Elev North Opening
3/32" = 1'-0"

1 Elev North
1/8" = 1'-0"

2 Elev South
1/8" = 1'-0"

1	HARDI PLANK BY JAMES HARDIE BEADED CEDARMILL, CHESTNUT BROWN JH80-30
2	4"X6" ALUMINUM TRIM
3	2X2 WOOD TRIM PAINTED HEIRLOOM SHADE DEW395 BY "DUNN-EDWARDS"
4	STUCCO BY "LA HABRA" X-73 EGGSHELL BASE 100 , SMOOTH FINISH
5	STUCCO BY "LA HABRA" X-830 GLAY BASE 200 , SMOOTH FINISH
6	12" ALUMINUM FACIA AT CANOPY
7	PAINTED STEEL GUARDRAIL DEW390, FIRST SNOW, BY "DUNN EDWARDS"
8	ALUMINUM SERIES WINDOW, BY "MILGUARD" SINGLE HUNG / PICTURE
9	PAINTED ROUGHT IRON FENCE DEW390, FIRST SNOW, BY "DUNN EDWARDS"
10	ALUM. STOREFRONT SYSTEM 450 SERIES BY "PRL"

ELEVATION LEDGEND
1/8" = 1'-0"

ENVIROTECTURE
Architecture · Planning · Interior Design

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No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

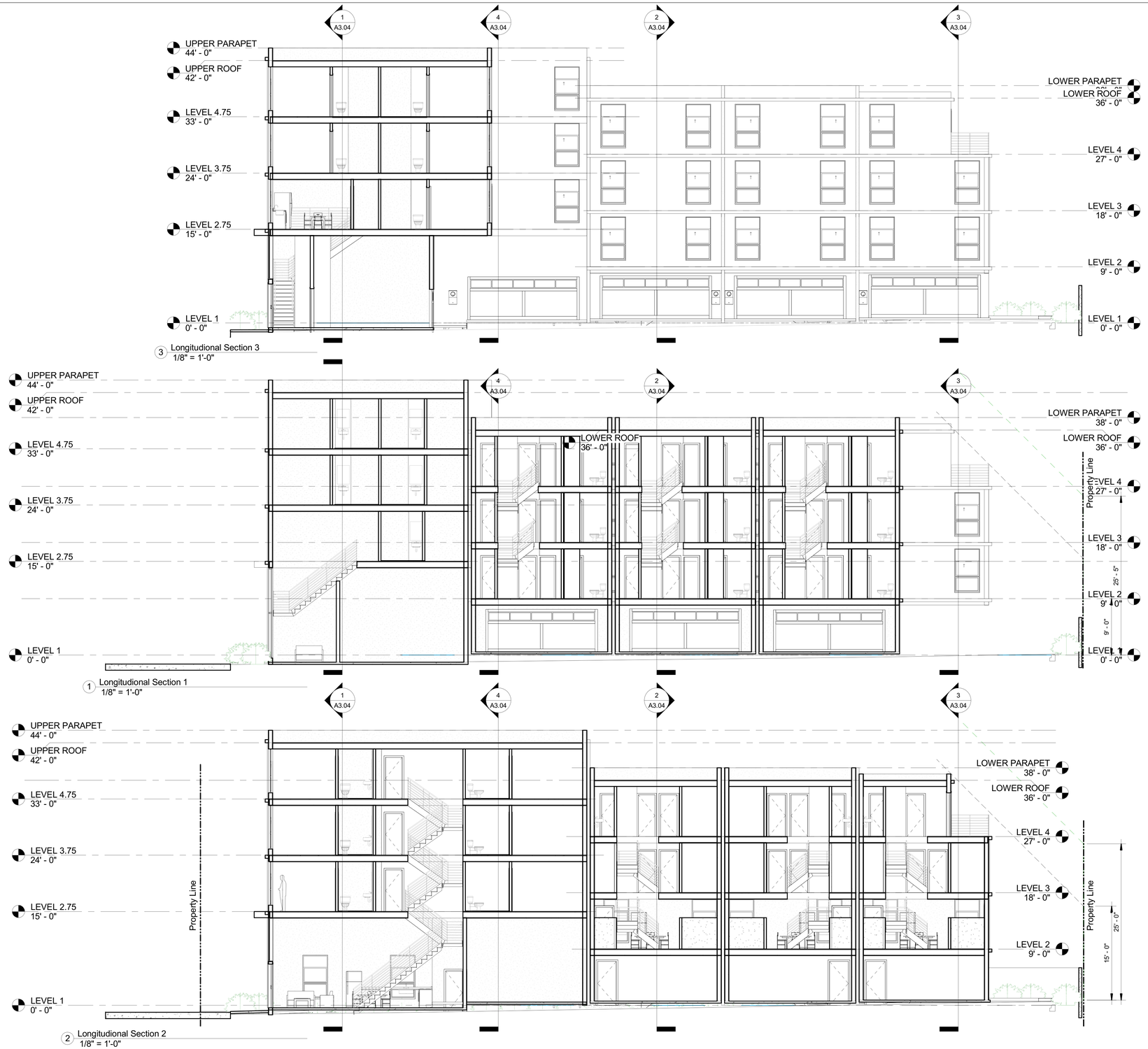
EXTERIOR ELEVATIONS

Project number	1919 SD 11
Date	03-18-2020
Drawn by	Bayu T
Checked by	John P

A3.02

Scale As indicated

3/20/2020 2:52:15 PM



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No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

BUILDING SECTIONS

Project number	1919 SD 11
Date	03-18-2020
Drawn by	Bayu T
Checked by	John P

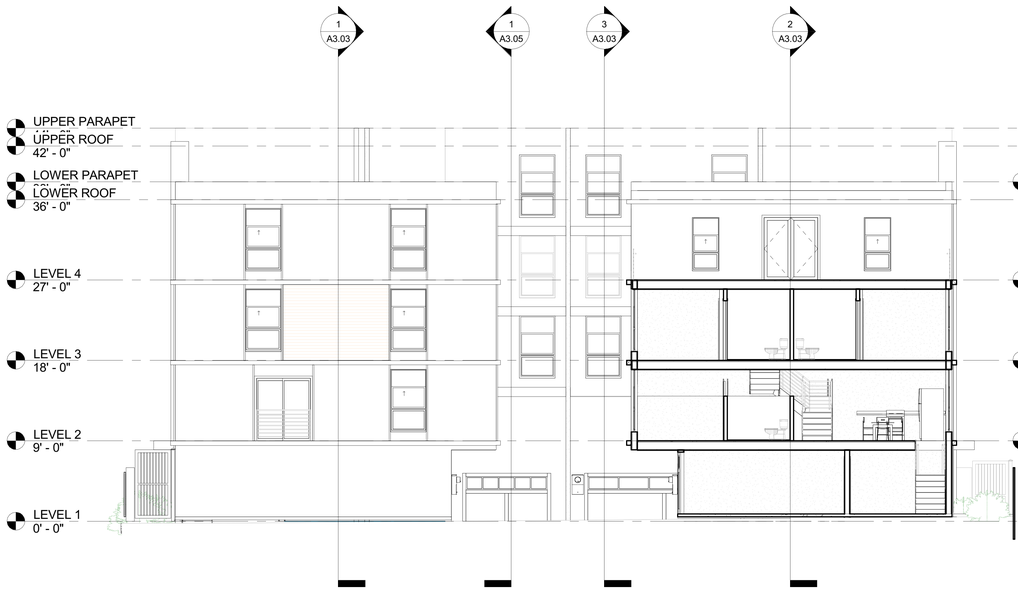
A3.03

Scale 1/8" = 1'-0"

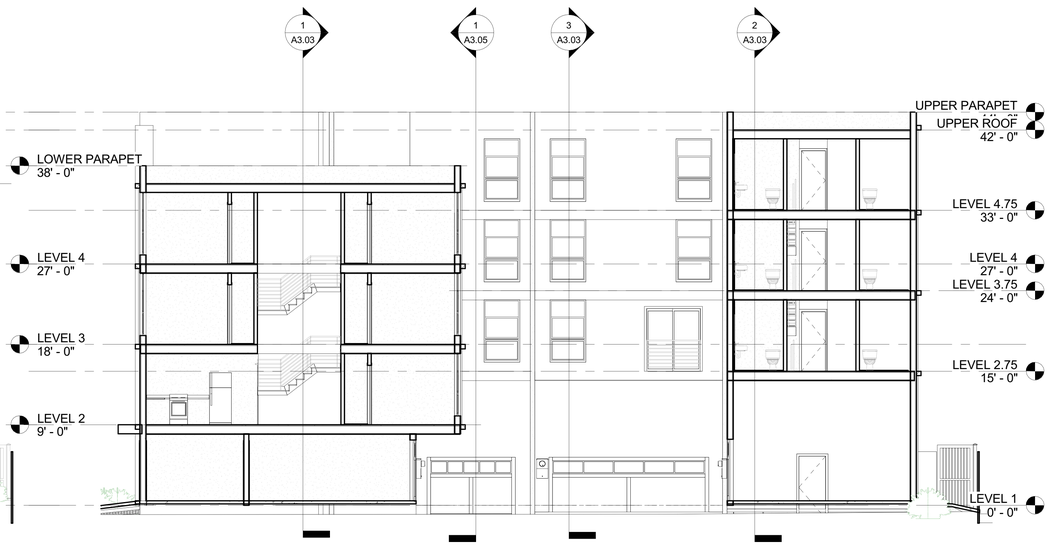
3/20/2020 2:52:20 PM

1 Cross Section 1
1/8" = 1'-0"

2 Cross Section 2
1/8" = 1'-0"



3 Cross Section 3
1/8" = 1'-0"



4 Cross Section 4
1/8" = 1'-0"

ENVIROTECTURE
Architecture · Planning · Interior Design

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No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

BUILDING SECTIONS

Project number	1919 SD 11
Date	03-18-2020
Drawn by	Bayu T
Checked by	John P

A3.04

Scale 1/8" = 1'-0"

3/20/2020 2:52:26 PM

1 Longitudional Section 4
1/8" = 1'-0"

ENVIROTECTURE
Architecture · Planning · Interior Design

3600 Wilshire Blvd suite 1402
Los Angeles, CA, 90010
Tel: 213.382.1210 Fax: 213.382.1285

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No.	Description	Date

TRIPALINK CO-LIVING
TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

BUILDING SECTIONS

Project number	1919 SD 11
Date	03-18-2020
Drawn by	Author
Checked by	Checker

A3.05

Scale 1/8" = 1'-0"

3/20/2020 2:52:28 PM

City of Los Angeles
Department of City Planning

6/19/2019
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
1840 W ADAMS BLVD

ZIP CODES
90018

RECENT ACTIVITY
None

CASE NUMBERS
CPC-2008-1552-CPU
CPC-2004-2391-ICO
CPC-1990-346-CA
CPC-1986-603-GPC
CPC-1986-447-GPC
CPC-1983-506
CPC-12641
ORD-185926-SA1770
ORD-176589
ORD-171682
ORD-171681
ORD-167121-SA912
ORD-162128
ORD-121727
ZA-1980-124
ENV-2008-1781-EIR
ENV-2004-2409-CE-ICO
AFF-49871

Address/Legal Information	
PIN Number	123B193 618
Lot/Parcel Area (Calculated)	7,061.5 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID J6
	PAGE 633 - GRID J7
Assessor Parcel No. (APN)	5053020011
Tract	CHA'S VICTOR HALL TRACT
Map Reference	M R 26-65
Block	4
Lot	FR 14
Arb (Lot Cut Reference)	None
Map Sheet	123B193
Jurisdictional Information	
Community Plan Area	South Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	Empowerment Congress North Area
Council District	CD 8 - Marqueece Harris-Dawson
Census Tract #	2222.00
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	ZI-2477 South Los Angeles Community Plan Adoption
Zoning	C2-1VL-O-CPIO
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
	ZI-2477 South Los Angeles Community Plan Adoption
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-1231 South Los Angeles Alcohol Sales
	ZI-2484 South Los Angeles Community Plan Implementation Overlay (CPIO) Dist
General Plan Land Use	General Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	South Los Angeles Alcohol Sales
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	South Los Angeles
Subarea	Neigborhood-Serving Corridor
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 2
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5053020011
APN Area (Co. Public Works)*	0.149 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	$97,027
Assessed Improvement Val.	$30,348
Last Owner Change	11/16/2018
Last Sale Amount	$1,560,015
Tax Rate Area	312
Deed Ref No. (City Clerk)	884435
	8-197
	694555S
	563349S
	511021
	379084S
	309917S
	251452
	2-360
	1700960
	1525101-3
	1230526
	114024S
	1-344
Building 1	
Year Built	1915
Building Class	D4A
Number of Units	1
Number of Bedrooms	1
Number of Bathrooms	1
Building Square Footage	678.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.12969856
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Opportunity Zone	No
Promise Zone	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	West Adams
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No
Public Safety	
Police Information	
Bureau	South
Division / Station	Southwest
Reporting District	326
Fire Information	
Bureau	Central
Batallion	11
District / Fire Station	26
Red Flag Restricted Parking	No

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

CASE SUMMARIES

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

Case Number:	CPC-2008-1552-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	CPC-2004-2391-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE/ AUTOMOTIVE RELATED USES
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\
Case Number:	CPC-1986-603-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY PROGRAM
Case Number:	CPC-1986-447-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - SOUTH CENTRAL LOS ANGELES (HERB GLASCOW)
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ZA-1980-124
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2008-1781-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	ENV-2004-2409-CE-ICO
Required Action(s):	CE-CATEGORICAL EXEMPTION ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE/ AUTOMOTIVE RELATED USES

DATA NOT AVAILABLE

CPC-12641
ORD-185926-SA1770
ORD-176589
ORD-171682
ORD-171681
ORD-167121-SA912
ORD-162128
ORD-121727
AFF-49871

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ZIMAS PUBLIC — Generalized Zoning — 06/19/2019 — City of Los Angeles Department of City Planning

Address: 1840 W ADAMS BLVD
APN: 5053020011
PIN #: 123B193 618

Tract: CHA'S VICTOR HALL TRACT
Block: 4
Lot: FR 14
Arb: None

Zoning: C2-1VL-O-CPIO
General Plan: General Commercial

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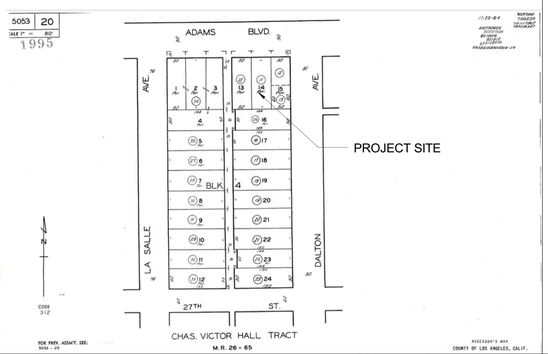

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Architecture · Planning · Interior Design

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No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

PARCEL PROFILE REPORT

Project number	1919 SD 11
Date	03-18-2020
Drawn by	Bayu T
Checked by	John P

A4.01

Scale

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SMALL LOT DESIGN STANDARDS
ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST

	Yes	No	N/A	Plan Sheet
A. BUILDING DESIGN				
1. Dwelling Orientation				
a. Small Lot Homes abutting a right-of-way, including a public street, walk street, public stairways ("right-of-way") or private street shall orient the primary entryway ("front door") toward the right-of-way or, where there is a physical site constraint, shall provide a clearly identifiable pedestrian entry to the site from the right-of-way.	[x]	☐	☐	A2.01
b. Small Lot Homes located in the interior of the subdivision shall orient the primary entryway toward and be visible from a pedestrian pathway that is connected to the right-of-way.	[x]	☐	☐	A1.01
c. Small Lot Homes that abut an alley shall orient the primary entryway toward the alley, or shall be connected to a pedestrian pathway that leads directly to a right-of-way.	[x]	☐	☐	A1.01
2. Primary Entryways				
a. All Small Lot Homes shall have a primary entryway. All primary entryways shall provide the address or unit identification, ornamental low-level lighting to illuminate the entry area, and a landing area.	[x]	☐	☐	A3.01
b. All primary entryways shall incorporate at least four of the following elements:	[x]	☐	☐	A3.01
☐ i. The entryway shall be recessed at least 2 feet from the building façade to create a covered porch or landing area.				
X ii. The doorway shall be recessed at least 3 inches from the building façade.				
X iii. The entryway shall be designed with an overhead projection of at least 6 inches such as an awning or other architectural design features so as to distinguish the front door from the rest of the building façade, unless prohibited by LAMC Section 12.22 C.20.				
X iv. The entryway shall be clearly marked with a side lite window panel, adjacent window, or a door with a window.				
X v. The entryway shall be raised or sunken at least one stair step from the pedestrian pathway.				
☐ vi. The entryway landing area shall be enhanced with unique paving material, texture, pattern, or color that is differentiated from the pedestrian pathway.				

SMALL LOT DESIGN STANDARDS
ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

	Yes	No	N/A	Plan Sheet
3. Primary Entryways Between Small Lot Homes				
a. Small Lot Homes shall provide at least an 8-foot separation between the face of a primary entryway of a Small Lot Home and the adjacent building wall of a neighboring Small Lot Home. The separation may include projections as listed in 2.b.iii above, but be clear to sky for a minimum of 7 feet. The separation shall be measured along the portion of the pedestrian pathway that provides access to the entryway.	☐	☐	[x]	_____
4. Façade Articulation				
a. Façades facing a right-of-way, the project perimeter, and all portions of exterior building elevations located greater than 7 feet from an adjacent Small Lot Home, shall be treated with an equal level of detail and articulation, and shall incorporate all of the following façade articulation techniques:	[x]	☐	☐	A3.01
X i. Change in exterior building materials to include at least two high-quality building façade materials that accentuate or correspond to variations in building massing. Building materials may include, but are not limited to: wood, glass, brick, metal spandrel, cement board siding, or tile.				
X ii. Porticos, awnings, terraces, balconies, eyebrows, or trellises of at least 6 inches in depth that provide variations in the building plane.				
X iii. Window treatments that are extruded or recessed from the building façade a minimum of 3 inches. Windows or doors that are flush with the plane of the building (rather than extruded or recessed at least 3 inches) will not qualify as facade articulation.				
☐ iv. A break in the façade plane of a minimum of 6 inches in depth that is applied to at least 10 vertical feet of the facade.				
☐ v. Other additional architectural enhancements to the floor of the primary entrance and below, so as to create a human scale to the building. Examples include handrails, fixed planters, and ornamental details, such as lighting, molding, or tiles.				

SMALL LOT DESIGN STANDARDS
ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

	Yes	No	N/A	Plan Sheet
5. Varied Roofline				
a. For any Small Lot Home façade fronting a right-of-way exceeding two stories in height, the roofline shall be articulated by incorporating two of the following:	[x]	☐	☐	A3.01
☐ i. A roof with a slope equal to or greater than 2 inches to 12 inches, including but not limited to a sloped or curved roofline at the top of the dwelling.				
☐ ii. An open deck with a minimum of 6 feet in depth and 8 feet in width.				
☐ iii. A flat roof with a minimum of 2 feet vertical height difference for a minimum of 10 horizontal feet along the roofline of each building façade.				
X iv. A break in façade plane of a minimum of 6 inches in depth that is carried up to the roofline.				
X v. Any form of roofline modulation such as a step back, an outdoor stairwell, or a corner balcony.				
6. Roof Decks				
a. All roof decks along the project perimeter and abutting residential uses shall be stepped back a minimum of 5 feet from the roof edge, so that they are oriented away from and screened to prevent direct views of abutting residential neighbors. Roof decks facing a right-of-way are not required to be stepped back.	☐	☐	[x]	_____
7. Building Massing Variation				
a. Small Lot Homes shall be grouped into clusters to avoid long spans of building wall. Clusters of Small Lot Homes shall be no more than six Small Lot Homes in a single continuous row or 180 linear feet, whichever is smaller. Clusters of Small Lot Homes shall be separated with a building gap of a minimum of 6 feet in width, which shall be treated with a combination of landscaping, open space, and common walkways or driveways.	[x]	☐	☐	A1.01
b. Small Lot Homes in a single row shall provide a lateral shift or break in the façade of a minimum of 6 inches for every three Small Lot Homes or 90 linear feet, whichever is smaller.	☐	☐	[x]	_____
c. Small Lot Homes shall be unique in design so that there is variety between Small Lot Homes within a subdivision. For a Small Lot Subdivision containing more than six Small Lot Homes in a single row, there shall be at least two variations in building design, such as changes in dwelling orientation, primary entryways, fenestration pattern, façade articulation, or varied roofline as prescribed in Subsections 1-5. For a Small Lot Subdivision of 20 or more Small Lot Homes, there shall be at least three variations in building design as stated above.	☐	☐	[x]	_____

SMALL LOT DESIGN STANDARDS
ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

	Yes	No	N/A	Plan Sheet
B. PEDESTRIAN CONNECTIVITY AND ACCESS				
1. Pedestrian Pathways				
a. Pedestrian pathways of a minimum width of 3 feet shall be provided from the right-of-way to all primary entryways and common areas, such as common open space areas, guest parking, mailboxes, and centralized trash enclosures.	[x]	☐	☐	A1.01
b. A pedestrian pathway located within or parallel to a Common Access Driveway shall be constructed and/or treated with a change of materials, finishes, pattern, or paving that distinguishes the pathway from vehicular traffic.	☐	☐	[x]	_____
c. Small Lot Subdivisions of 20 or more Small Lot Homes shall provide pedestrian and bicycle access to surrounding neighborhood rights-of-way.	☐	☐	[x]	_____
2. Fences/Walls				
a. Fences or walls abutting the street or common open space areas shall be decorative, including but not limited to lattiework, ornamental fences, screen walls, hedges or dense shrubs or trees. Solid masonry walls along the right-of-way are not permitted.	[x]	☐	☐	A3.01
b. Fences or walls abutting the right-of-way and within the yard shall provide a point of entry into each lot abutting the right-of-way.	[x]	☐	☐	A1.01
C. LANDSCAPING				
1. Landscaping, Common Open Space Areas, and Amenities				
a. All setback and open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, and common open space areas shall be attractively landscaped and maintained.	[x]	☐	☐	A1.01
b. Required Common Open Space Areas must:				
X i. Be open to the sky and have no structures that project into the common open space area, except as provided in Section 12.22 C.20 (b).	[x]	☐	☐	A1.01
X ii. Be located at grade level, contiguous or connected, and readily accessible to all residents of the site.	[x]	☐	☐	A1.01
X iii. Have a minimum area of 300 sq. ft. with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area. Driveways, parking spaces, or pedestrian pathways cannot be counted toward the open space requirement.	[x]	☐	☐	A1.01

SMALL LOT DESIGN STANDARDS
ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

	Yes	No	N/A	Plan Sheet
c. The combination of required Common Open Space Areas shall be multi-functional and designed to accommodate a range of passive, active, or social uses, with enhancements such as landscaping, activity lawns, swimming pools, spas, picnic tables, benches, children's play areas, ball courts, barbecue areas, sitting areas, decorative bike racks, and/or dog washing stations. Common open space areas may include enhanced side yards and rear yards that meet the minimum area and dimension requirement above.	☐	☐	[x]	_____
d. All yards of a subdivision abutting the right-of-way shall be improved with landscaping (combination of groundcover, shrubs, and trees) and amenities. Amenities may include: decorative fencing, uncovered patios, enhanced pedestrian pathways, garden walls, seating areas, and/or decorative bike racks.	[x]	☐	☐	A1.01
D. MIXED USE SMALL LOTS				
Small Lot Subdivisions may provide Small Lot Homes that contain commercial uses at the ground floor ("Mixed Use Small Lot Homes"). Mixed Use Small Lots must comply with all other applicable regulations governing the site with regards to parking, signage, access, and FAR limitations in the LAMC. The following Design Standards shall be required for any Mixed Use Small Lot Home in addition to the other Design Standards contained in this document.				
1. Building Orientation and Entry				
a. Mixed Use Small Lot Homes shall be first located along the perimeter of the subdivision abutting the right-of-way.	☐	☐	☐	_____
b. A Mixed Use Small Lot Home shall provide a separate ground floor entrance to the commercial use, or an identifiable lobby that serves both the residential and commercial uses. The commercial entrance shall be directly accessible from the right-of-way and open during the normal business hours posted by the business.	☐	☐	☐	_____
2. Building Design				
a. A Mixed Use Small Lot Home shall be designed with an identifiable ground floor commercial component.	☐	☐	☐	_____
b. Store entrances shall be recessed, not flush, with the edge of the building facade to articulate the storefront and provide shelter for persons entering and exiting.	☐	☐	☐	_____
c. The ground floor commercial use shall be visually separated from upper residential floors, with a façade treatment such as an awning, framing, setback, or overhang of at least 18 inches in depth, so as to distinguish the commercial base of the building.	☐	☐	☐	_____

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No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT JOHN ROGER POINDEXTER C-9744 RENEWAL DATE 12-31-2021 STATE OF CALIFORNIA

SMALL LOT DESIGN STDS CHECKLIST

Project number	1919 SD 11
Date	03-18-2020
Drawn by	Bayu T
Checked by	John P

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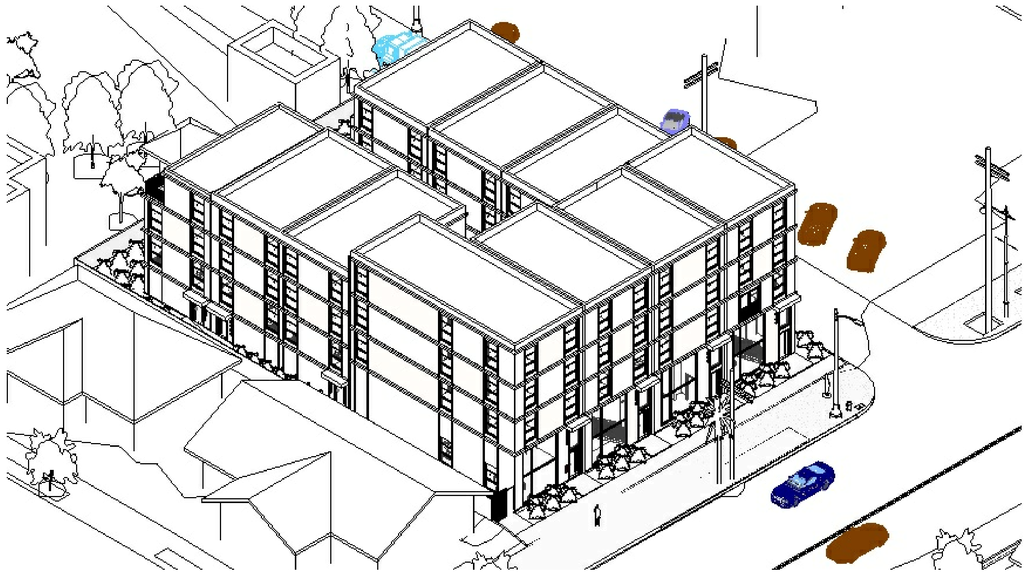
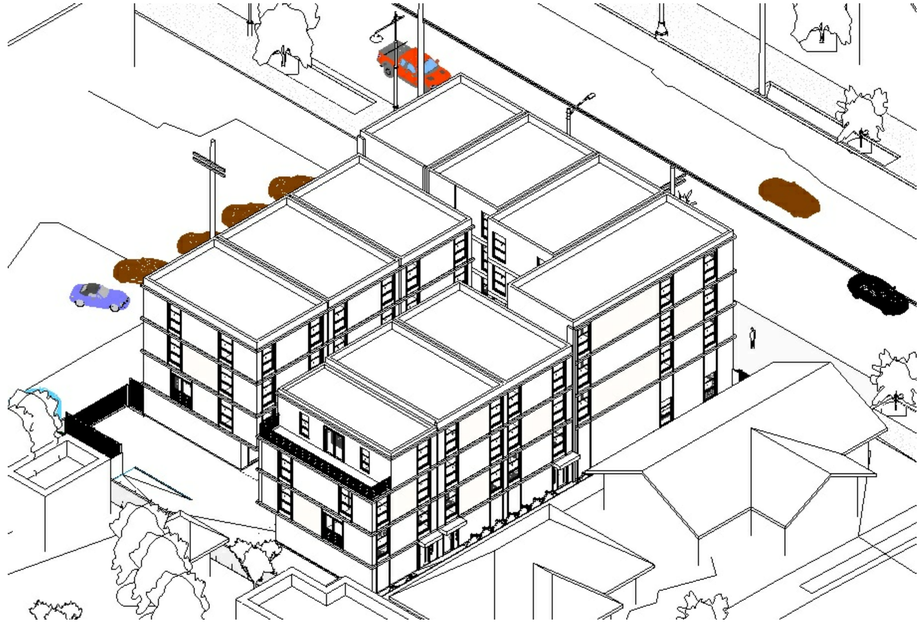


VIEW FROM NORTHEAST

VIEW FROM NORTHWEST

VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST

ENVIROTECTURE
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e-mail	ziyiyang@tripalink.com

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

AXONOMETRIC VIEWS

Project number	1919 SD 11
Date	03-18-2020
Drawn by	Bayu T
Checked by	John P

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ATTACHMENT 4
Air Quality CalEEMod Results

1408-1848 West Adams Boulevard Project Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	1408-1848 West Adams Boulevard Project
Lead Agency	City of Los Angeles
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	0.50
Precipitation (days)	18.4
Location	1428 W Adams Blvd, Los Angeles, CA 90007, USA
County	Los Angeles-South Coast
City	Los Angeles
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4219
EDFZ	16
Electric Utility	Los Angeles Department of Water & Power
Gas Utility	Southern California Gas

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

Single Family Housing	10.0	Dwelling Unit	0.32	19,500	117,129	—	30.0	four-story residential buildings - 10 new lots for small lot homes with two covered parking spaces per lot

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling
Construction	C-4*	Use Local and Sustainable Building Materials
Construction	C-9	Use Dust Suppressants

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.92	25.4	6.93	8.53	0.01	0.32	0.24	0.49	0.30	0.06	0.31	—	1,535	1,535	0.06	0.02	1.12	1,543
Mit.	0.92	25.4	6.93	8.53	0.01	0.32	0.24	0.49	0.30	0.06	0.31	—	1,535	1,535	0.06	0.02	1.12	1,543
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.57	1.32	12.6	11.9	0.02	0.60	5.41	6.01	0.55	2.59	3.14	—	1,816	1,816	0.08	0.10	0.05	1,823
Mit.	1.57	1.32	12.6	11.9	0.02	0.60	5.41	6.01	0.55	2.59	3.14	—	1,816	1,816	0.08	0.10	0.05	1,823

% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.26	0.56	2.14	2.59	< 0.005	0.10	0.08	0.18	0.09	0.02	0.12	—	493	493	0.02	0.01	0.07	496
Mit.	0.26	0.56	2.14	2.59	< 0.005	0.10	0.08	0.18	0.09	0.02	0.12	—	493	493	0.02	0.01	0.07	496
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.05	0.10	0.39	0.47	< 0.005	0.02	0.01	0.03	0.02	< 0.005	0.02	—	81.7	81.7	< 0.005	< 0.005	0.01	82.2
Mit.	0.05	0.10	0.39	0.47	< 0.005	0.02	0.01	0.03	0.02	< 0.005	0.02	—	81.7	81.7	< 0.005	< 0.005	0.01	82.2
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.92	25.4	6.93	8.53	0.01	0.32	0.24	0.49	0.30	0.06	0.31	—	1,535	1,535	0.06	0.02	1.12	1,543
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	1.57	1.32	12.6	11.9	0.02	0.60	5.41	6.01	0.55	2.59	3.14	—	1,816	1,816	0.08	0.10	0.05	1,823
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.26	0.56	2.14	2.59	< 0.005	0.10	0.08	0.18	0.09	0.02	0.12	—	493	493	0.02	0.01	0.07	496
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2023	0.05	0.10	0.39	0.47	< 0.005	0.02	0.01	0.03	0.02	< 0.005	0.02	—	81.7	81.7	< 0.005	< 0.005	0.01	82.2

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.92	25.4	6.93	8.53	0.01	0.32	0.24	0.49	0.30	0.06	0.31	—	1,535	1,535	0.06	0.02	1.12	1,543
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	1.57	1.32	12.6	11.9	0.02	0.60	5.41	6.01	0.55	2.59	3.14	—	1,816	1,816	0.08	0.10	0.05	1,823
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.26	0.56	2.14	2.59	< 0.005	0.10	0.08	0.18	0.09	0.02	0.12	—	493	493	0.02	0.01	0.07	496
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.05	0.10	0.39	0.47	< 0.005	0.02	0.01	0.03	0.02	< 0.005	0.02	—	81.7	81.7	< 0.005	< 0.005	0.01	82.2

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.33	3.46	0.59	8.36	0.02	0.73	0.20	0.92	0.72	0.03	0.75	98.7	1,081	1,180	0.84	0.03	2.41	1,212
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.27	3.40	0.61	7.60	0.02	0.73	0.20	0.92	0.72	0.03	0.75	98.7	1,055	1,154	0.84	0.03	0.20	1,185

Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.60	0.99	0.41	3.26	0.01	0.06	0.19	0.25	0.06	0.03	0.10	11.4	884	895	0.58	0.03	1.10	919
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.11	0.18	0.08	0.59	< 0.005	0.01	0.03	0.05	0.01	0.01	0.02	1.89	146	148	0.10	< 0.005	0.18	152

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.36	0.33	0.24	2.65	0.01	< 0.005	0.20	0.20	< 0.005	0.03	0.04	—	579	579	0.03	0.02	2.27	590
Area	2.95	3.11	0.21	5.65	0.01	0.71	—	0.71	0.70	—	0.70	93.7	180	274	0.28	< 0.005	—	282
Energy	0.02	0.01	0.13	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	296	296	0.02	< 0.005	—	297
Water	—	—	—	—	—	—	—	—	—	—	—	0.71	25.0	25.7	0.08	< 0.005	—	28.1
Waste	—	—	—	—	—	—	—	—	—	—	—	4.29	0.00	4.29	0.43	0.00	—	15.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	3.33	3.46	0.59	8.36	0.02	0.73	0.20	0.92	0.72	0.03	0.75	98.7	1,081	1,180	0.84	0.03	2.41	1,212
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.36	0.33	0.26	2.46	0.01	< 0.005	0.20	0.20	< 0.005	0.03	0.04	—	555	555	0.03	0.03	0.06	564
Area	2.90	3.06	0.21	5.09	0.01	0.71	—	0.71	0.70	—	0.70	93.7	179	273	0.28	< 0.005	—	281
Energy	0.02	0.01	0.13	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	296	296	0.02	< 0.005	—	297
Water	—	—	—	—	—	—	—	—	—	—	—	0.71	25.0	25.7	0.08	< 0.005	—	28.1
Waste	—	—	—	—	—	—	—	—	—	—	—	4.29	0.00	4.29	0.43	0.00	—	15.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14

Total	3.27	3.40	0.61	7.60	0.02	0.73	0.20	0.92	0.72	0.03	0.75	98.7	1,055	1,154	0.84	0.03	0.20	1,185
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.35	0.32	0.26	2.47	0.01	< 0.005	0.19	0.19	< 0.005	0.03	0.04	—	549	549	0.03	0.03	0.96	558
Area	0.24	0.66	0.02	0.74	< 0.005	0.05	—	0.05	0.05	—	0.05	6.42	13.3	19.7	0.02	< 0.005	—	20.3
Energy	0.02	0.01	0.13	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	296	296	0.02	< 0.005	—	297
Water	—	—	—	—	—	—	—	—	—	—	—	0.71	25.0	25.7	0.08	< 0.005	—	28.1
Waste	—	—	—	—	—	—	—	—	—	—	—	4.29	0.00	4.29	0.43	0.00	—	15.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	0.60	0.99	0.41	3.26	0.01	0.06	0.19	0.25	0.06	0.03	0.10	11.4	884	895	0.58	0.03	1.10	919
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.06	0.06	0.05	0.45	< 0.005	< 0.005	0.03	0.04	< 0.005	0.01	0.01	—	90.9	90.9	0.01	< 0.005	0.16	92.4
Area	0.04	0.12	< 0.005	0.13	< 0.005	0.01	—	0.01	0.01	—	0.01	1.06	2.20	3.26	< 0.005	< 0.005	—	3.36
Energy	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	49.0	49.0	< 0.005	< 0.005	—	49.2
Water	—	—	—	—	—	—	—	—	—	—	—	0.12	4.13	4.25	0.01	< 0.005	—	4.66
Waste	—	—	—	—	—	—	—	—	—	—	—	0.71	0.00	0.71	0.07	0.00	—	2.48
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
Total	0.11	0.18	0.08	0.59	< 0.005	0.01	0.03	0.05	0.01	0.01	0.02	1.89	146	148	0.10	< 0.005	0.18	152

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.36	0.33	0.24	2.65	0.01	< 0.005	0.20	0.20	< 0.005	0.03	0.04	—	579	579	0.03	0.02	2.27	590
Area	2.95	3.11	0.21	5.65	0.01	0.71	—	0.71	0.70	—	0.70	93.7	180	274	0.28	< 0.005	—	282
Energy	0.02	0.01	0.13	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	296	296	0.02	< 0.005	—	297

Water	—	—	—	—	—	—	—	—	—	—	—	0.71	25.0	25.7	0.08	< 0.005	—	28.1
Waste	—	—	—	—	—	—	—	—	—	—	—	4.29	0.00	4.29	0.43	0.00	—	15.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	3.33	3.46	0.59	8.36	0.02	0.73	0.20	0.92	0.72	0.03	0.75	98.7	1,081	1,180	0.84	0.03	2.41	1,212
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.36	0.33	0.26	2.46	0.01	< 0.005	0.20	0.20	< 0.005	0.03	0.04	—	555	555	0.03	0.03	0.06	564
Area	2.90	3.06	0.21	5.09	0.01	0.71	—	0.71	0.70	—	0.70	93.7	179	273	0.28	< 0.005	—	281
Energy	0.02	0.01	0.13	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	296	296	0.02	< 0.005	—	297
Water	—	—	—	—	—	—	—	—	—	—	—	0.71	25.0	25.7	0.08	< 0.005	—	28.1
Waste	—	—	—	—	—	—	—	—	—	—	—	4.29	0.00	4.29	0.43	0.00	—	15.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	3.27	3.40	0.61	7.60	0.02	0.73	0.20	0.92	0.72	0.03	0.75	98.7	1,055	1,154	0.84	0.03	0.20	1,185
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.35	0.32	0.26	2.47	0.01	< 0.005	0.19	0.19	< 0.005	0.03	0.04	—	549	549	0.03	0.03	0.96	558
Area	0.24	0.66	0.02	0.74	< 0.005	0.05	—	0.05	0.05	—	0.05	6.42	13.3	19.7	0.02	< 0.005	—	20.3
Energy	0.02	0.01	0.13	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	296	296	0.02	< 0.005	—	297
Water	—	—	—	—	—	—	—	—	—	—	—	0.71	25.0	25.7	0.08	< 0.005	—	28.1
Waste	—	—	—	—	—	—	—	—	—	—	—	4.29	0.00	4.29	0.43	0.00	—	15.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	0.60	0.99	0.41	3.26	0.01	0.06	0.19	0.25	0.06	0.03	0.10	11.4	884	895	0.58	0.03	1.10	919
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.06	0.06	0.05	0.45	< 0.005	< 0.005	0.03	0.04	< 0.005	0.01	0.01	—	90.9	90.9	0.01	< 0.005	0.16	92.4
Area	0.04	0.12	< 0.005	0.13	< 0.005	0.01	—	0.01	0.01	—	0.01	1.06	2.20	3.26	< 0.005	< 0.005	—	3.36
Energy	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	49.0	49.0	< 0.005	< 0.005	—	49.2
Water	—	—	—	—	—	—	—	—	—	—	—	0.12	4.13	4.25	0.01	< 0.005	—	4.66
Waste	—	—	—	—	—	—	—	—	—	—	—	0.71	0.00	0.71	0.07	0.00	—	2.48

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
Total	0.11	0.18	0.08	0.59	< 0.005	0.01	0.03	0.05	0.01	0.01	0.02	1.89	146	148	0.10	< 0.005	0.18	152

3. Construction Emissions Details

3.1. Demolition (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.65	0.54	4.99	5.91	0.01	0.21	—	0.21	0.20	—	0.20	—	852	852	0.03	0.01	—	855
Demolition	—	—	—	—	—	—	0.66	0.66	—	0.10	0.10	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.14	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	23.3	23.3	< 0.005	< 0.005	—	23.4
Demolition	—	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88

Demolitio	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.06	0.69	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	137	137	0.01	< 0.005	0.02	138
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.05	0.01	0.77	0.29	< 0.005	0.01	0.05	0.05	0.01	0.01	0.02	—	580	580	0.03	0.09	0.03	609
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	3.80	3.80	< 0.005	< 0.005	0.01	3.86
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15.9	15.9	< 0.005	< 0.005	0.02	16.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.63	0.63	< 0.005	< 0.005	< 0.005	0.64
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.63	2.63	< 0.005	< 0.005	< 0.005	2.76

3.2. Demolition (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.65	0.54	4.99	5.91	0.01	0.21	—	0.21	0.20	—	0.20	—	852	852	0.03	0.01	—	855
Demolition	—	—	—	—	—	—	0.66	0.66	—	0.10	0.10	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.14	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	23.3	23.3	< 0.005	< 0.005	—	23.4
Demolition	—	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.06	0.69	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	137	137	0.01	< 0.005	0.02	138
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.05	0.01	0.77	0.29	< 0.005	0.01	0.05	0.05	0.01	0.01	0.02	—	580	580	0.03	0.09	0.03	609
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	3.80	3.80	< 0.005	< 0.005	0.01	3.86
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15.9	15.9	< 0.005	< 0.005	0.02	16.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.63	0.63	< 0.005	< 0.005	< 0.005	0.64
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.63	2.63	< 0.005	< 0.005	< 0.005	2.76

3.3. Site Preparation (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.64	0.54	5.02	5.57	0.01	0.27	—	0.27	0.25	—	0.25	—	858	858	0.03	0.01	—	861
Dust From Material Movement	—	—	—	—	—	—	0.53	0.53	—	0.06	0.06	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.70	4.70	< 0.005	< 0.005	—	4.72
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.78	0.78	< 0.005	< 0.005	—	0.78
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.03	0.35	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	68.4	68.4	< 0.005	< 0.005	0.01	69.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.38	0.38	< 0.005	< 0.005	< 0.005	0.39
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.06	0.06	< 0.005	< 0.005	< 0.005	0.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.64	0.54	5.02	5.57	0.01	0.27	—	0.27	0.25	—	0.25	—	858	858	0.03	0.01	—	861
Dust From Material Movement	—	—	—	—	—	—	0.53	0.53	—	0.06	0.06	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.70	4.70	< 0.005	< 0.005	—	4.72
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.78	0.78	< 0.005	< 0.005	—	0.78
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.03	0.35	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	68.4	68.4	< 0.005	< 0.005	0.01	69.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.38	0.38	< 0.005	< 0.005	< 0.005	0.39
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.06	0.06	< 0.005	< 0.005	< 0.005	0.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.52	1.28	12.6	11.4	0.02	0.60	—	0.60	0.55	—	0.55	—	1,713	1,713	0.07	0.01	—	1,719
Dust From Material Movement	—	—	—	—	—	—	5.31	5.31	—	2.57	2.57	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.07	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.39	9.39	< 0.005	< 0.005	—	9.42
Dust From Material Movement	—	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.55	1.55	< 0.005	< 0.005	—	1.56
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.05	0.52	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	103	103	< 0.005	< 0.005	0.01	104
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.57	0.57	< 0.005	< 0.005	< 0.005	0.58
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.10
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.6. Grading (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.52	1.28	12.6	11.4	0.02	0.60	—	0.60	0.55	—	0.55	—	1,713	1,713	0.07	0.01	—	1,719

Dust From Material Movement	—	—	—	—	—	—	5.31	5.31	—	2.57	2.57	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.07	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.39	9.39	< 0.005	< 0.005	—	9.42
Dust From Material Movement	—	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.55	1.55	< 0.005	< 0.005	—	1.56
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.05	0.52	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	103	103	< 0.005	< 0.005	0.01	104
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.57	0.57	< 0.005	< 0.005	< 0.005	0.58
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.10
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.69	0.58	5.93	7.00	0.01	0.28	—	0.28	0.26	—	0.26	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.69	0.58	5.93	7.00	0.01	0.28	—	0.28	0.26	—	0.26	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.21	0.18	1.79	2.11	< 0.005	0.09	—	0.09	0.08	—	0.08	—	393	393	0.02	< 0.005	—	395
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.03	0.33	0.38	< 0.005	0.02	—	0.02	0.01	—	0.01	—	65.1	65.1	< 0.005	< 0.005	—	65.3
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.29	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	52.0	52.0	< 0.005	< 0.005	0.22	52.8
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	35.0	35.0	< 0.005	< 0.005	0.09	36.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.25	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	49.2	49.2	< 0.005	< 0.005	0.01	49.8
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	35.0	35.0	< 0.005	< 0.005	< 0.005	36.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	15.1	15.1	< 0.005	< 0.005	0.03	15.3
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	10.5	10.5	< 0.005	< 0.005	0.01	11.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	2.49	2.49	< 0.005	< 0.005	< 0.005	2.53
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.75	1.75	< 0.005	< 0.005	< 0.005	1.82
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Building Construction (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.69	0.58	5.93	7.00	0.01	0.28	—	0.28	0.26	—	0.26	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.69	0.58	5.93	7.00	0.01	0.28	—	0.28	0.26	—	0.26	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.21	0.18	1.79	2.11	< 0.005	0.09	—	0.09	0.08	—	0.08	—	393	393	0.02	< 0.005	—	395
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.03	0.33	0.38	< 0.005	0.02	—	0.02	0.01	—	0.01	—	65.1	65.1	< 0.005	< 0.005	—	65.3
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.29	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	52.0	52.0	< 0.005	< 0.005	0.22	52.8
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	35.0	35.0	< 0.005	< 0.005	0.09	36.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.25	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	49.2	49.2	< 0.005	< 0.005	0.01	49.8
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	35.0	35.0	< 0.005	< 0.005	< 0.005	36.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	15.1	15.1	< 0.005	< 0.005	0.03	15.3
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	10.5	10.5	< 0.005	< 0.005	0.01	11.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	2.49	2.49	< 0.005	< 0.005	< 0.005	2.53
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.75	1.75	< 0.005	< 0.005	< 0.005	1.82
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Paving (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.64	0.53	4.61	5.32	0.01	0.22	—	0.22	0.20	—	0.20	—	823	823	0.03	0.01	—	826
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.87
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.08	0.09	1.43	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	253	253	0.01	0.01	1.07	257
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	3.33	3.33	< 0.005	< 0.005	0.01	3.37
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.55	0.55	< 0.005	< 0.005	< 0.005	0.56
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Paving (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.64	0.53	4.61	5.32	0.01	0.22	—	0.22	0.20	—	0.20	—	823	823	0.03	0.01	—	826
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.87
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.08	0.09	1.43	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	253	253	0.01	0.01	1.07	257
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	3.33	3.33	< 0.005	< 0.005	0.01	3.37
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.55	0.55	< 0.005	< 0.005	< 0.005	0.56
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Architectural Coating (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	0.93	1.15	< 0.005	0.04	—	0.04	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	24.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.83	1.83	< 0.005	< 0.005	—	1.84
Architectural Coatings	—	0.34	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.30	0.30	< 0.005	< 0.005	—	0.30
Architectural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.06	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	10.4	10.4	< 0.005	< 0.005	0.04	10.6

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.14
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.02	0.02	< 0.005	< 0.005	< 0.005	0.02
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Architectural Coating (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	0.93	1.15	< 0.005	0.04	—	0.04	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	24.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.83	1.83	< 0.005	< 0.005	—	1.84
Architectural Coatings	—	0.34	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.30	0.30	< 0.005	< 0.005	—	0.30
Architectural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.06	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	10.4	10.4	< 0.005	< 0.005	0.04	10.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.14

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.02	0.02	< 0.005	< 0.005	< 0.005	0.02
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.36	0.33	0.24	2.65	0.01	< 0.005	0.20	0.20	< 0.005	0.03	0.04	—	579	579	0.03	0.02	2.27	590
Total	0.36	0.33	0.24	2.65	0.01	< 0.005	0.20	0.20	< 0.005	0.03	0.04	—	579	579	0.03	0.02	2.27	590
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.36	0.33	0.26	2.46	0.01	< 0.005	0.20	0.20	< 0.005	0.03	0.04	—	555	555	0.03	0.03	0.06	564
Total	0.36	0.33	0.26	2.46	0.01	< 0.005	0.20	0.20	< 0.005	0.03	0.04	—	555	555	0.03	0.03	0.06	564
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	0.06	0.06	0.05	0.45	< 0.005	< 0.005	0.03	0.04	< 0.005	0.01	0.01	—	90.9	90.9	0.01	< 0.005	0.16	92.4
Total	0.06	0.06	0.05	0.45	< 0.005	< 0.005	0.03	0.04	< 0.005	0.01	0.01	—	90.9	90.9	0.01	< 0.005	0.16	92.4

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.36	0.33	0.24	2.65	0.01	< 0.005	0.20	0.20	< 0.005	0.03	0.04	—	579	579	0.03	0.02	2.27	590
Total	0.36	0.33	0.24	2.65	0.01	< 0.005	0.20	0.20	< 0.005	0.03	0.04	—	579	579	0.03	0.02	2.27	590
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.36	0.33	0.26	2.46	0.01	< 0.005	0.20	0.20	< 0.005	0.03	0.04	—	555	555	0.03	0.03	0.06	564
Total	0.36	0.33	0.26	2.46	0.01	< 0.005	0.20	0.20	< 0.005	0.03	0.04	—	555	555	0.03	0.03	0.06	564
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.06	0.06	0.05	0.45	< 0.005	< 0.005	0.03	0.04	< 0.005	0.01	0.01	—	90.9	90.9	0.01	< 0.005	0.16	92.4
Total	0.06	0.06	0.05	0.45	< 0.005	< 0.005	0.03	0.04	< 0.005	0.01	0.01	—	90.9	90.9	0.01	< 0.005	0.16	92.4

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	125	125	0.01	< 0.005	—	126
Total	—	—	—	—	—	—	—	—	—	—	—	—	125	125	0.01	< 0.005	—	126
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	125	125	0.01	< 0.005	—	126
Total	—	—	—	—	—	—	—	—	—	—	—	—	125	125	0.01	< 0.005	—	126
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	20.8	20.8	< 0.005	< 0.005	—	20.9
Total	—	—	—	—	—	—	—	—	—	—	—	—	20.8	20.8	< 0.005	< 0.005	—	20.9

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	125	125	0.01	< 0.005	—	126

Total	—	—	—	—	—	—	—	—	—	—	—	—	125	125	0.01	< 0.005	—	126
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	125	125	0.01	< 0.005	—	126
Total	—	—	—	—	—	—	—	—	—	—	—	—	125	125	0.01	< 0.005	—	126
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	20.8	20.8	< 0.005	< 0.005	—	20.9
Total	—	—	—	—	—	—	—	—	—	—	—	—	20.8	20.8	< 0.005	< 0.005	—	20.9

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.02	0.01	0.13	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	171	171	0.02	< 0.005	—	171
Total	0.02	0.01	0.13	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	171	171	0.02	< 0.005	—	171
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.02	0.01	0.13	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	171	171	0.02	< 0.005	—	171
Total	0.02	0.01	0.13	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	171	171	0.02	< 0.005	—	171
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	28.3	28.3	< 0.005	< 0.005	—	28.3
Total	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	28.3	28.3	< 0.005	< 0.005	—	28.3

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.02	0.01	0.13	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	171	171	0.02	< 0.005	—	171
Total	0.02	0.01	0.13	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	171	171	0.02	< 0.005	—	171
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.02	0.01	0.13	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	171	171	0.02	< 0.005	—	171
Total	0.02	0.01	0.13	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	171	171	0.02	< 0.005	—	171
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	28.3	28.3	< 0.005	< 0.005	—	28.3
Total	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	28.3	28.3	< 0.005	< 0.005	—	28.3

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	2.90	2.61	0.21	5.09	0.01	0.71	—	0.71	0.70	—	0.70	93.7	179	273	0.28	< 0.005	—	281
Consumer Products	—	0.42	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.05	0.05	0.01	0.57	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.52	1.52	< 0.005	< 0.005	—	1.56
Total	2.95	3.11	0.21	5.65	0.01	0.71	—	0.71	0.70	—	0.70	93.7	180	274	0.28	< 0.005	—	282
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	2.90	2.61	0.21	5.09	0.01	0.71	—	0.71	0.70	—	0.70	93.7	179	273	0.28	< 0.005	—	281
Consumer Products	—	0.42	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	2.90	3.06	0.21	5.09	0.01	0.71	—	0.71	0.70	—	0.70	93.7	179	273	0.28	< 0.005	—	281
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.04	0.03	< 0.005	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	1.06	2.03	3.09	< 0.005	< 0.005	—	3.18
Consumer Products	—	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.01	0.01	< 0.005	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.17	0.17	< 0.005	< 0.005	—	0.18
Total	0.04	0.12	< 0.005	0.13	< 0.005	0.01	—	0.01	0.01	—	0.01	1.06	2.20	3.26	< 0.005	< 0.005	—	3.36

4.3.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	2.90	2.61	0.21	5.09	0.01	0.71	—	0.71	0.70	—	0.70	93.7	179	273	0.28	< 0.005	—	281
Consumer Products	—	0.42	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.05	0.05	0.01	0.57	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.52	1.52	< 0.005	< 0.005	—	1.56
Total	2.95	3.11	0.21	5.65	0.01	0.71	—	0.71	0.70	—	0.70	93.7	180	274	0.28	< 0.005	—	282
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	2.90	2.61	0.21	5.09	0.01	0.71	—	0.71	0.70	—	0.70	93.7	179	273	0.28	< 0.005	—	281
Consumer Products	—	0.42	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural	—	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	2.90	3.06	0.21	5.09	0.01	0.71	—	0.71	0.70	—	0.70	93.7	179	273	0.28	< 0.005	—	281
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.04	0.03	< 0.005	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	1.06	2.03	3.09	< 0.005	< 0.005	—	3.18
Consumer Products	—	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.01	0.01	< 0.005	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.17	0.17	< 0.005	< 0.005	—	0.18
Total	0.04	0.12	< 0.005	0.13	< 0.005	0.01	—	0.01	0.01	—	0.01	1.06	2.20	3.26	< 0.005	< 0.005	—	3.36

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.71	25.0	25.7	0.08	< 0.005	—	28.1
Total	—	—	—	—	—	—	—	—	—	—	—	0.71	25.0	25.7	0.08	< 0.005	—	28.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.71	25.0	25.7	0.08	< 0.005	—	28.1
Total	—	—	—	—	—	—	—	—	—	—	—	0.71	25.0	25.7	0.08	< 0.005	—	28.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.12	4.13	4.25	0.01	< 0.005	—	4.66
Total	—	—	—	—	—	—	—	—	—	—	—	0.12	4.13	4.25	0.01	< 0.005	—	4.66

4.4.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.71	25.0	25.7	0.08	< 0.005	—	28.1
Total	—	—	—	—	—	—	—	—	—	—	—	0.71	25.0	25.7	0.08	< 0.005	—	28.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.71	25.0	25.7	0.08	< 0.005	—	28.1
Total	—	—	—	—	—	—	—	—	—	—	—	0.71	25.0	25.7	0.08	< 0.005	—	28.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.12	4.13	4.25	0.01	< 0.005	—	4.66
Total	—	—	—	—	—	—	—	—	—	—	—	0.12	4.13	4.25	0.01	< 0.005	—	4.66

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	4.29	0.00	4.29	0.43	0.00	—	15.0
Total	—	—	—	—	—	—	—	—	—	—	—	4.29	0.00	4.29	0.43	0.00	—	15.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	4.29	0.00	4.29	0.43	0.00	—	15.0
Total	—	—	—	—	—	—	—	—	—	—	—	4.29	0.00	4.29	0.43	0.00	—	15.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.71	0.00	0.71	0.07	0.00	—	2.48
Total	—	—	—	—	—	—	—	—	—	—	—	0.71	0.00	0.71	0.07	0.00	—	2.48

4.5.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	4.29	0.00	4.29	0.43	0.00	—	15.0
Total	—	—	—	—	—	—	—	—	—	—	—	4.29	0.00	4.29	0.43	0.00	—	15.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	4.29	0.00	4.29	0.43	0.00	—	15.0
Total	—	—	—	—	—	—	—	—	—	—	—	4.29	0.00	4.29	0.43	0.00	—	15.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.71	0.00	0.71	0.07	0.00	—	2.48
Total	—	—	—	—	—	—	—	—	—	—	—	0.71	0.00	0.71	0.07	0.00	—	2.48

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Sequest	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	3/1/2023	3/15/2023	5.00	10.0	demolition of single-story commercial storefront building
Site Preparation	Site Preparation	3/16/2023	3/17/2023	5.00	2.00	—
Grading	Grading	3/18/2023	3/20/2023	5.00	2.00	—
Building Construction	Building Construction	3/21/2023	8/21/2023	5.00	110	—
Paving	Paving	8/22/2023	8/28/2023	5.00	5.00	—
Architectural Coating	Architectural Coating	8/17/2023	8/23/2023	5.00	5.00	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37

Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37

Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	8.10	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—

Building Construction	Worker	3.60	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	1.07	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	17.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	0.72	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	8.10	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT

Grading	—	—	—	—
Grading	Worker	7.50	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	3.60	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	1.07	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	17.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	0.72	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	39,488	13,163	0.00	0.00	200

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	7,000	—
Site Preparation	—	—	1.00	0.00	—
Grading	—	—	1.50	0.00	—
Paving	0.00	0.00	0.00	0.00	0.11

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Single Family Housing	0.11	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2023	0.00	690	0.05	0.01

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Single Family Housing	94.4	95.4	85.5	34,044	694	701	629	250,267

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Single Family Housing	94.4	95.4	85.5	34,044	694	701	629	250,267

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Single Family Housing	—
Wood Fireplaces	1
Gas Fireplaces	9
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	1
Conventional Wood Stoves	0
Catalytic Wood Stoves	1
Non-Catalytic Wood Stoves	1
Pellet Wood Stoves	0

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Single Family Housing	—
Wood Fireplaces	1
Gas Fireplaces	9
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	1
Conventional Wood Stoves	0
Catalytic Wood Stoves	1
Non-Catalytic Wood Stoves	1
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
39487.5	13,163	0.00	0.00	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00

Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Single Family Housing	66,329	690	0.0489	0.0069	532,603

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Single Family Housing	66,329	690	0.0489	0.0069	532,603

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	372,738	2,007,727

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	372,738	2,007,727

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	2.65	0.00

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	2.65	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

ATTACHMENT 5
ZIMAS Parcel Profile Reports

City of Los Angeles
Department of City Planning

1/11/2023
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
1840 W ADAMS BLVD

ZIP CODES
90018

RECENT ACTIVITY
VTT-83081-SL-HCA

CASE NUMBERS
CPC-2008-1552-CPU
CPC-2004-2391-ICO
CPC-1990-346-CA
CPC-1986-603-GPC
CPC-1986-447-GPC
CPC-1983-506
CPC-12641
ORD-185927
ORD-185926-SA1770
ORD-176589
ORD-171682
ORD-171681
ORD-167121-SA912
ORD-162128
ORD-121727
ZA-1980-124
VTT-83081-SL-HCA
ENV-2020-3308-CE
ENV-2008-1781-EIR
ENV-2004-2409-CE-ICO
AFF-49871

Address/Legal Information	
PIN Number	123B193 618
Lot/Parcel Area (Calculated)	7,061.5 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID J6
	PAGE 633 - GRID J7
Assessor Parcel No. (APN)	5053020011
Tract	CHA'S VICTOR HALL TRACT
Map Reference	M R 26-65
Block	4
Lot	FR 14
Arb (Lot Cut Reference)	None
Map Sheet	123B193
Jurisdictional Information	
Community Plan Area	South Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	Empowerment Congress North Area
Council District	CD 8 - Marqueece Harris-Dawson
Census Tract #	2222.00
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	C2-1VL-O-CPIO
Zoning Information (ZI)	ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
	ZI-2374 State Enterprise Zone: Los Angeles
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2484 Community Plan Implementation Overlay: South Los Angeles
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Neighborhood Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	South Los Angeles
Subarea	Neigborhood-Serving Corridor
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

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RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 2
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5053020011
APN Area (Co. Public Works)*	0.149 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	$714,000
Assessed Improvement Val.	$10,721
Last Owner Change	11/16/2018
Last Sale Amount	$1,560,015
Tax Rate Area	312
Deed Ref No. (City Clerk)	884435
	8-197
	694555S
	563349S
	511021
	379084S
	309917S
	251452
	2-360
	1700960
	1525101-3
	1230526
	114024S
	1-344
Building 1	
Year Built	1915
Building Class	D4A
Number of Units	1
Number of Bedrooms	1
Number of Bathrooms	1
Building Square Footage	678.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5053020011]
Additional Information	

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Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.12969856
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5053020011]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5053020011
Address	1840 W ADAMS BLVD
Year Built	1915
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	Yes

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Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Public Safety	
Police Information	
Bureau	South
Division / Station	Southwest
Reporting District	326
Fire Information	
Bureau	Central
Battallion	11
District / Fire Station	26
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	CPC-2008-1552-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	CPC-2004-2391-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE/ AUTOMOTIVE RELATED USES
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\
Case Number:	CPC-1986-603-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY PROGRAM
Case Number:	CPC-1986-447-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - SOUTH CENTRAL LOS ANGELES (HERB GLASCOW)
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ZA-1980-124
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	VTT-83081-SL-HCA
Required Action(s):	SL-SMALL LOT SUBDIVISION
	HCA-HOUSING CRISIS ACT
Project Descriptions(s):	PER LAMC 17.06 SMALL LOT SUBDIVISION FOR 10 SINGLE FAMILY DWELLINGS
Case Number:	ENV-2020-3308-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PER LAMC 17.06 SMALL LOT SUBDIVISION FOR 10 SINGLE FAMILY DWELLINGS
Case Number:	ENV-2008-1781-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	ENV-2004-2409-CE-ICO
Required Action(s):	CE-CATEGORICAL EXEMPTION
	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE/ AUTOMOTIVE RELATED USES

DATA NOT AVAILABLE

CPC-12641

ORD-185927

ORD-185926-SA1770

ORD-176589

ORD-171682

ORD-171681

ORD-167121-SA912

ORD-162128

ORD-121727

AFF-49871

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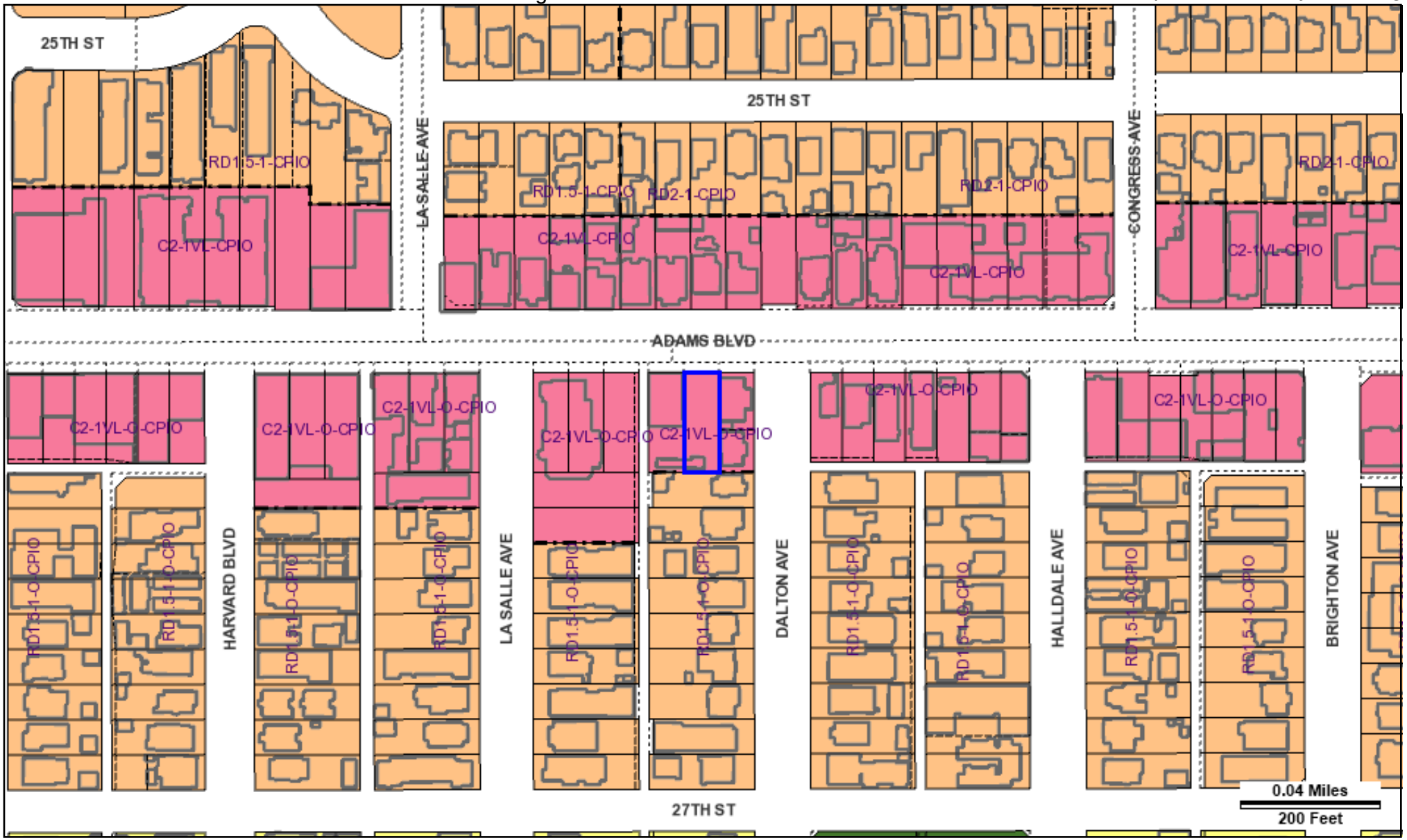
ZIMAS PUBLIC

Generalized Zoning

01/11/2023

City of Los Angeles
Department of City Planning



Address: 1840 W ADAMS BLVD
APN: 5053020011
PIN #: 123B193 618

Tract: CHA'S VICTOR HALL TRACT
Block: 4
Lot: FR 14
Arb: None

Zoning: C2-1VL-O-CPIO
General Plan: Neighborhood Commercial

N
W
E
S

LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial -Mixed High Residential
- Regional Center Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Limited Industrial
- Light Industrial

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)
- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST

- Alternative Youth Hostel (Proposed)
- Animal Shelter
- Area Library
- Area Library (Proposed)
- Bridge
- Campground
- Campground (Proposed)
- Cemetery
- HW Church
- City Hall
- Community Center
- Community Library
- Community Library (Proposed Expansion)
- Community Library (Proposed)
- Community Park
- Community Park (Proposed Expansion)
- Community Park (Proposed)
- Community Transit Center
- Convalescent Hospital
- Correctional Facility
- Cultural / Historic Site (Proposed)
- Cultural / Historical Site
- Cultural Arts Center
- DMV DMV Office
- DWP DWP
- DWP Pumping Station
- Equestrian Center
- HQ Fire Department Headquarters
- Fire Station
- Fire Station (Proposed Expansion)
- Fire Station (Proposed)
- Fire Supply & Maintenance
- Fire Training Site
- Fireboat Station
- Health Center / Medical Facility
- Helistop
- Historic Monument
- Historical / Cultural Monument
- Horsekeeping Area
- Horsekeeping Area (Proposed)
- Horticultural Center
- Hospital
- Hospital (Proposed)
- HW House of Worship
- e Important Ecological Area
- e Important Ecological Area (Proposed)
- Interpretive Center (Proposed)
- JC Junior College
- M MTA / Metrolink Station
- M MTA Station
- MTA Stop
- MWD MWD Headquarters
- Maintenance Yard
- Municipal Office Building
- P Municipal Parking lot
- Neighborhood Park
- Neighborhood Park (Proposed Expansion)
- Neighborhood Park (Proposed)
- Oil Collection Center
- P Parking Enforcement
- HQ Police Headquarters
- Police Station
- Police Station (Proposed Expansion)
- Police Station (Proposed)
- Police Training site
- PO Post Office
- Power Distribution Station
- Power Distribution Station (Proposed)
- Power Receiving Station
- Power Receiving Station (Proposed)
- C Private College
- E Private Elementary School
- Private Golf Course
- Private Golf Course (Proposed)
- JH Private Junior High School
- PS Private Pre-School
- Private Recreation & Cultural Facility
- SH Private Senior High School
- SF Private Special School
- E Public Elementary (Proposed Expansion)
- E Public Elementary School
- E Public Elementary School (Proposed)
- Public Golf Course
- Public Golf Course (Proposed)
- Public Housing
- Public Housing (Proposed Expansion)
- JH Public Junior High School
- JH Public Junior High School (Proposed)
- MS Public Middle School
- SH Public Senior High School
- SH Public Senior High School (Proposed)
- Pumping Station
- Pumping Station (Proposed)
- Refuse Collection Center
- Regional Library
- Regional Library (Proposed Expansion)
- Regional Library (Proposed)
- Regional Park
- Regional Park (Proposed)
- RPD Residential Plan Development
- Scenic View Site
- Scenic View Site (Proposed)
- ADM School District Headquarters
- SC School Unspecified Loc/Type (Proposed)
- Skill Center
- SS Social Services
- Special Feature
- Special Recreation (a)
- SF Special School Facility
- SF Special School Facility (Proposed)
- Steam Plant
- sm Surface Mining
- Trail & Assembly Area
- Trail & Assembly Area (Proposed)
- UTL Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor
- Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Course
- Historic Sites
- Horticulture/Gardens
- Skate Parks
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Opportunity School
- Charter School
- Elementary School
- Span School
- Special Education School
- High School
- Middle School
- Early Education Center

COASTAL ZONE

- Coastal Commission Permit Area
- Dual Permit Jurisdiction Area
- Single Permit Jurisdiction Area
- Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2014
- Building Outlines 2008
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells

City of Los Angeles
Department of City Planning

1/11/2023
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
1848 W ADAMS BLVD

ZIP CODES
90018

RECENT ACTIVITY
VTT-83081-SL-HCA

CASE NUMBERS
CPC-2008-1552-CPU
CPC-2004-2391-ICO
CPC-1990-346-CA
CPC-1986-603-GPC
CPC-1986-447-GPC
CPC-1983-506
CPC-12641
ORD-185927
ORD-185926-SA1770
ORD-176589
ORD-171682
ORD-171681
ORD-167121-SA912
ORD-162128
ORD-121727
ZA-1980-124
VTT-83081-SL-HCA
ENV-2020-3308-CE
ENV-2008-1781-EIR
ENV-2004-2409-CE-ICO
AFF-49871

Address/Legal Information	
PIN Number	123B193 620
Lot/Parcel Area (Calculated)	7,062.6 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID J6
	PAGE 633 - GRID J7
Assessor Parcel No. (APN)	5053020010
Tract	CHA'S VICTOR HALL TRACT
Map Reference	M R 26-65
Block	4
Lot	FR 13
Arb (Lot Cut Reference)	None
Map Sheet	123B193
Jurisdictional Information	
Community Plan Area	South Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	Empowerment Congress North Area
Council District	CD 8 - Marqueece Harris-Dawson
Census Tract #	2222.00
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	C2-1VL-O-CPIO
Zoning Information (ZI)	ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2374 State Enterprise Zone: Los Angeles
	ZI-2484 Community Plan Implementation Overlay: South Los Angeles
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2512 Housing Element Inventory of Sites
General Plan Land Use	Neighborhood Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	South Los Angeles
Subarea	Neigborhood-Serving Corridor
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No

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POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 2
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5053020010
APN Area (Co. Public Works)*	0.149 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	$714,000
Assessed Improvement Val.	$160,829
Last Owner Change	11/16/2018
Last Sale Amount	$1,560,015
Tax Rate Area	312
Deed Ref No. (City Clerk)	884435
	694555S
	563349S
	511021
	379084S
	301917S
	251452
	1700960
	1525101-3
	1230526
	1156256
	114024S
	1135700
	0-65
Building 1	
Year Built	1924
Building Class	D5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,900.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5053020010]

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Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.13936072
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5053020010]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
Housing Use within Prior 5 Years	No
SB 166 Units	0.2 Units, Lower
Public Safety	

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Police Information	
Bureau	South
Division / Station	Southwest
Reporting District	326
Fire Information	
Bureau	Central
Battallion	11
District / Fire Station	26
Red Flag Restricted Parking	No

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Case Number:	CPC-1983-506
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Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
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Case Number:	ENV-2020-3308-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PER LAMC 17.06 SMALL LOT SUBDIVISION FOR 10 SINGLE FAMILY DWELLINGS
Case Number:	ENV-2008-1781-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	ENV-2004-2409-CE-ICO
Required Action(s):	CE-CATEGORICAL EXEMPTION
	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE/ AUTOMOTIVE RELATED USES

DATA NOT AVAILABLE

CPC-12641

ORD-185927

ORD-185926-SA1770

ORD-176589

ORD-171682

ORD-171681

ORD-167121-SA912

ORD-162128

ORD-121727

AFF-49871

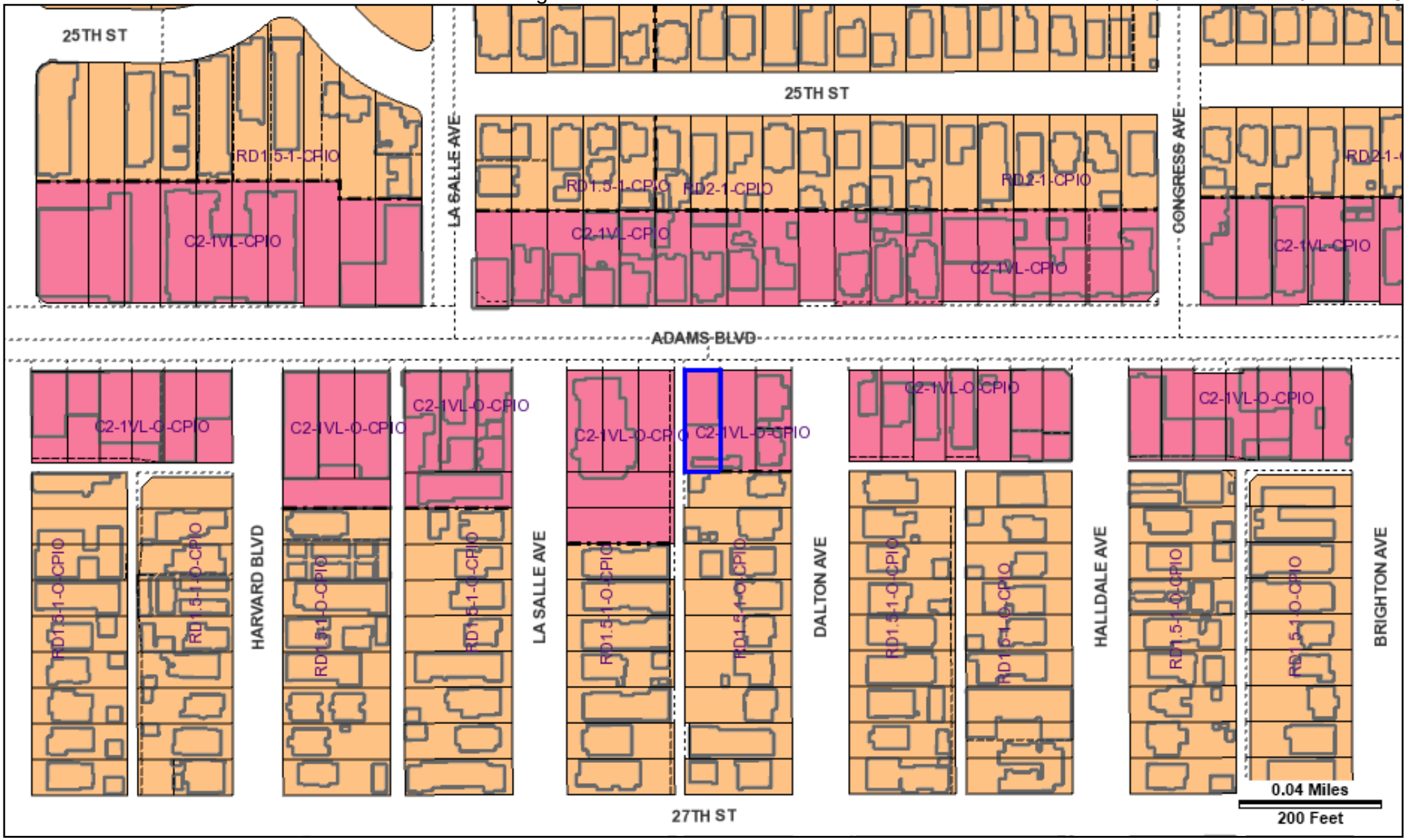
This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ZIMAS PUBLIC

Generalized Zoning

01/11/2023

City of Los Angeles
Department of City Planning



Address: 1848 W ADAMS BLVD
APN: 5053020010
PIN #: 123B193 620

Tract: CHA'S VICTOR HALL TRACT
Block: 4
Lot: FR 13
Arb: None

Zoning: C2-1VL-O-CPIO
General Plan: Neighborhood Commercial

N
W
E
S

LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial -Mixed High Residential
- Regional Center Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Limited Industrial
- Light Industrial

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)
- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST

- Alternative Youth Hostel (Proposed)
- Animal Shelter
- Area Library
- Area Library (Proposed)
- Bridge
- Campground
- Campground (Proposed)
- Cemetery
- HW Church
- City Hall
- Community Center
- Community Library
- Community Library (Proposed Expansion)
- Community Library (Proposed)
- Community Park
- Community Park (Proposed Expansion)
- Community Park (Proposed)
- Community Transit Center
- Convalescent Hospital
- Correctional Facility
- Cultural / Historic Site (Proposed)
- Cultural / Historical Site
- Cultural Arts Center
- DMV DMV Office
- DWP DWP
- DWP Pumping Station
- Equestrian Center
- HQ Fire Department Headquarters
- Fire Station
- Fire Station (Proposed Expansion)
- Fire Station (Proposed)
- Fire Supply & Maintenance
- Fire Training Site
- Fireboat Station
- Health Center / Medical Facility
- Helistop
- Historic Monument
- Historical / Cultural Monument
- Horsekeeping Area
- Horsekeeping Area (Proposed)
- Horticultural Center
- Hospital
- Hospital (Proposed)
- HW House of Worship
- e Important Ecological Area
- e Important Ecological Area (Proposed)
- Interpretive Center (Proposed)
- JC Junior College
- M MTA / Metrolink Station
- M MTA Station
- MTA Stop
- MWD MWD Headquarters
- Maintenance Yard
- Municipal Office Building
- P Municipal Parking lot
- Neighborhood Park
- Neighborhood Park (Proposed Expansion)
- Neighborhood Park (Proposed)
- Oil Collection Center
- P Parking Enforcement
- HQ Police Headquarters
- Police Station
- Police Station (Proposed Expansion)
- Police Station (Proposed)
- Police Training site
- PO Post Office
- Power Distribution Station
- Power Distribution Station (Proposed)
- Power Receiving Station
- Power Receiving Station (Proposed)
- C Private College
- E Private Elementary School
- Private Golf Course
- Private Golf Course (Proposed)
- JH Private Junior High School
- PS Private Pre-School
- Private Recreation & Cultural Facility
- SH Private Senior High School
- SF Private Special School
- E Public Elementary (Proposed Expansion)
- E Public Elementary School
- E Public Elementary School (Proposed)
- Public Golf Course
- Public Golf Course (Proposed)
- Public Housing
- Public Housing (Proposed Expansion)
- JH Public Junior High School
- JH Public Junior High School (Proposed)
- MS Public Middle School
- SH Public Senior High School
- SH Public Senior High School (Proposed)
- Pumping Station
- Pumping Station (Proposed)
- Refuse Collection Center
- Regional Library
- Regional Library (Proposed Expansion)
- Regional Library (Proposed)
- Regional Park
- Regional Park (Proposed)
- RPD Residential Plan Development
- Scenic View Site
- Scenic View Site (Proposed)
- ADM School District Headquarters
- SC School Unspecified Loc/Type (Proposed)
- Skill Center
- SS Social Services
- Special Feature
- Special Recreation (a)
- SF Special School Facility
- SF Special School Facility (Proposed)
- Steam Plant
- sm Surface Mining
- Trail & Assembly Area
- Trail & Assembly Area (Proposed)
- UTL Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor
- Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Course
- Historic Sites
- Horticulture/Gardens
- Skate Parks
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Opportunity School
- Charter School
- Elementary School
- Span School
- Special Education School
- High School
- Middle School
- Early Education Center

COASTAL ZONE

- Coastal Commission Permit Area
- Dual Permit Jurisdiction Area
- Single Permit Jurisdiction Area
- Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2014
- Building Outlines 2008
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells

ATTACHMENT 6

City VMT Calculator Project Screening Results

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

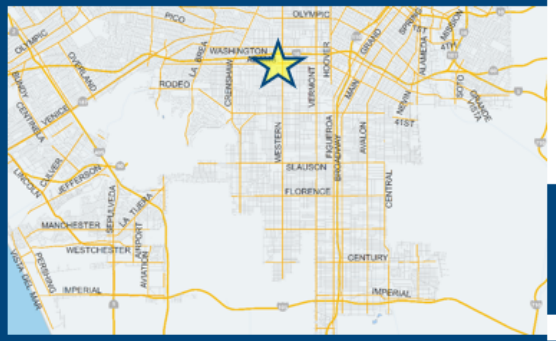
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project:

Scenario:

Address: 1840 W ADAMS BLVD, 90018



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Retail | Furniture Store	3.8	ksf

Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Housing | Multi-Family	10	DU

Project Screening Summary

Existing Land Use	Proposed Project
17 Daily Vehicle Trips	48 Daily Vehicle Trips
131 Daily VMT	303 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	31 Net Daily Trips
The net increase in daily VMT ≤ 0	172 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf

The proposed project is not required to perform VMT analysis.

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

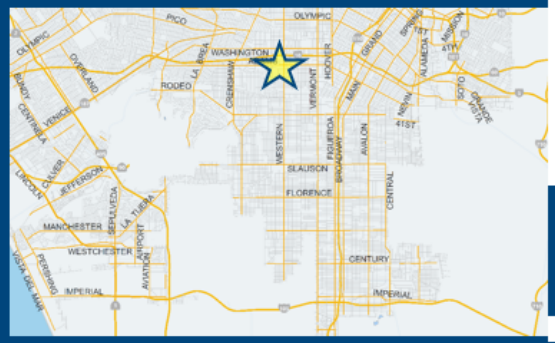
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project:

Scenario:

Address: 1840 W ADAMS BLVD, 90018



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Retail | Furniture Store	3.8	ksf

Retail | Furniture Store 3.8 ksf

☐ Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Housing | Multi-Family	20	DU

Housing | Multi-Family 20 DU

Project Screening Summary

Existing Land Use	Proposed Project
17 Daily Vehicle Trips	92 Daily Vehicle Trips
131 Daily VMT	582 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	75 Net Daily Trips
The net increase in daily VMT ≤ 0	451 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf

The proposed project is not required to perform VMT analysis.

ATTACHMENT 7

SurveyLA Results for South Los Angeles Community Plan Area

SurveyLA
Los Angeles Historic Resources Survey

Historic Resources Survey Report

South Los Angeles Community Plan Area

Prepared for:

City of Los Angeles
Department of City Planning
Office of Historic Resources

Prepared by:

Architectural Resources Group, Inc.
Architects, Planners & Conservators

Architectural Resources Group, Inc.
Pasadena, CA

March 2012

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- Project Team 4
- Survey Area 4
- Designated Resources 12
- Community Plan Area Survey Methodology 14

Summary of Findings **15**
- Summary of Property Types 15
- Summary of Contexts and Themes 16

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Appendices

Appendix A: Individual Resources
Appendix B: Non-Parcel Resources
Appendix C: Historic Districts and Planning Districts

Project Overview

This Historic Resources Survey Report (Survey Report) has been completed on behalf of the City of Los Angeles Department of City Planning's Office of Historic Resources (OHR) for the SurveyLA historic resources survey of the South Los Angeles Community Plan Area (CPA). This project was undertaken from January 2011 to December 2011 by Architectural Resources Group, Inc. (ARG), Galvin Preservation Associates (GPA), and Chattel Architecture, Planning & Preservation (Chattel).

This Survey Report provides a summary of the work completed, including a description of the survey area; an overview of the field methodology used in the South Los Angeles CPA; a summary of relevant contexts, themes and property types; and appendices which list all recorded resources. This Survey Report is intended to be used in conjunction with the ***SurveyLA Field Results Master Report*** (Master Report), which provides a detailed discussion of SurveyLA methodology and explains the terms used in this report and associated appendices. In addition, a Survey Results Map has been prepared, which graphically illustrates the boundaries of the survey area and the location and type of all resources identified during the field surveys. The Master Report, Survey Report, and Appendices are available on the Survey Findings page at SurveyLA.org. Additionally, survey data for this CPA is searchable at HistoricPlacesLA.org.

SurveyLA Methodology Summary

Below is a brief summary of SurveyLA methodology. Refer to the Master Report discussed above for more information.

Field Survey Methods

- Properties surveyed for SurveyLA are evaluated for eligibility for listing in the National Register of Historic Places, California Register of Historical Resources and for local designation as Los Angeles Historic-Cultural Monuments (HCM) or Historic Preservation Overlay Zones (HPOZ), commonly known as historic districts.

- Field surveyors cover the entire area within the boundaries of a CPA. However, only resources that have been identified as significant within the contexts developed for SurveyLA are recorded.

- Consultants making resource evaluations meet the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History, History, or a related field.

- Surveys focus on identifying significant resources dating from about 1850 to 1980.

- All surveys are completed from the public right-of-way (from vehicles or on foot as needed).

- Digital photographs are taken of all evaluated resources.

- Field surveys do not include:

    - Individual resources and historic districts (including HPOZs) that are already designated (listed in the National, California or local registers).
    - Community Redevelopment Agency of Los Angeles (CRA/LA) surveys conducted within the last five years.
    - Potential HPOZ areas which have been surveyed within the last five years and are in the process of being designated.
    - Industrial properties, which will be surveyed as a group in a later phase of the field surveys.

SurveyLA Resource Types

SurveyLA identifies individual resources, non-parcel resources, historic districts and district contributors and non-contributors. Each of these is described below. Appendices A, B, and C of this Survey Report are organized by resource type.

- **Individual Resources** are generally resources located within a single assessor parcel such as a residence or duplex. However, a parcel may include more than one individual resource, if each appears to be significant.

- **Non-Parcel Resources** are not associated with Assessor Parcel Numbers (APNs) and generally do not have addresses. Examples may include street trees, street lights, landscaped medians, bridges, and signs.

- **Historic Districts** are areas that are related geographically and by theme. Historic districts may include single or multiple parcels depending on the resource. Examples of resources that may be recorded as historic districts include residential neighborhoods, garden apartments, commercial areas, large estates, school and hospital campuses, and industrial complexes.

- **District Contributors and Non-Contributors** are buildings, structures, objects, sites and other features located within historic districts (such as residences, schools, and parks). Generally, non-contributing resources are those that are extensively altered, built outside the period of significance, or that do not relate to historic contexts and themes defined for the district.

- **Planning Districts** are areas that are related geographically and by theme, but do not meet eligibility standards for designation. This is generally because the majority of the contributing features have been altered, resulting in a cumulative impact on the overall integrity of the area and making it ineligible as a Historic District. The Planning District determination, therefore, is used as a tool to inform new Community Plans being developed by the Department of City Planning. These areas have consistent planning concepts, such as height, massing, setbacks, and street trees, which may be considered in the local planning process.

Project Team

The South Los Angeles CPA survey team included the following personnel from ARG: Charles E. Chase, Principal; Katie Horak, Associate, Architectural Historian and Preservation Planner; and Allison M. Lyons, Architectural Historian and Preservation Planner. Additional assistance was provided by interns Marilyn Novell, Daniel Riggin, and Sian Winship.

Reconnaissance survey work was conducted by senior staff from ARG, GPA and Chattel. The aforementioned principals included Katie Horak, Associate at ARG; Teresa Grimes, Principal Architectural Historian at GPA; and Jenna Snow, Principal Associate at Chattel.

Survey Area

The South Los Angeles CPA served as the boundaries of the survey area for this project. The South Los Angeles CPA is located in the southeast quadrant of the city, directly southwest of Downtown. It is primarily represented by Council Districts 8 and 9, although it also includes portions of Council Districts 1, 10, and 15.

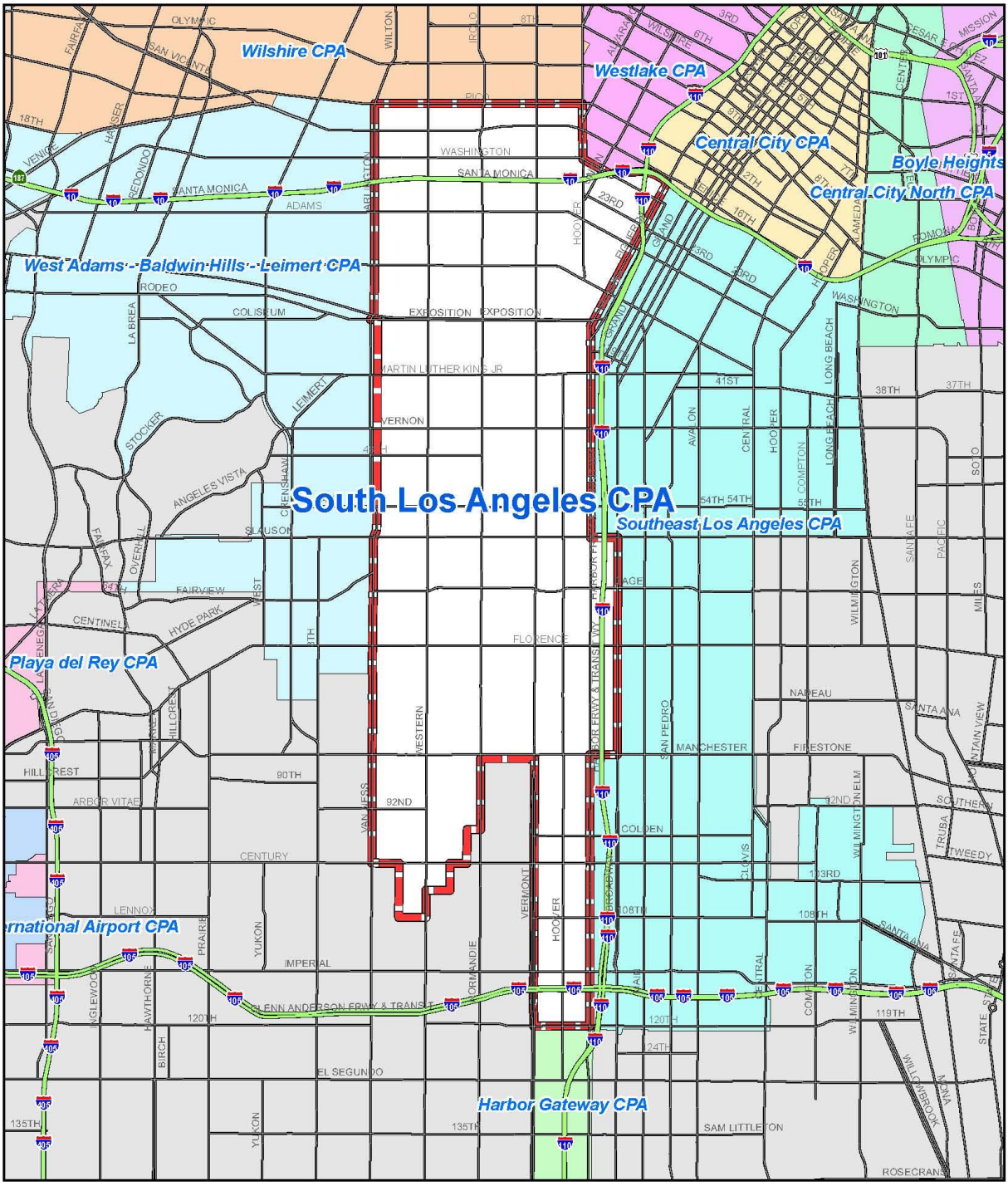
The CPA is roughly rectangular in shape with an irregularly-shaped boundary along its southern edge that follows the southern boundary of the city. From east to west, the northern boundaries of the CPA are formed by the Interstate 10 Freeway, Washington Boulevard, and Pico Boulevard. The eastern boundary of the CPA is Hoover Street from Pico Boulevard to Washington Boulevard. From Washington Boulevard to Slauson Boulevard, the eastern boundary of the CPA is Flower Street. Between Slauson Boulevard and Manchester Avenue, the eastern boundary is Broadway. South of Manchester Boulevard, the eastern boundary is Figueroa Street. From east to west, the southern boundary follows 120th Street (between Figueroa Street and Vermont Avenue), Manchester Avenue (between Vermont Avenue and Normandie Avenue), Century Boulevard (between Normandie Avenue and Denker Avenue), 104th Street (between Denker Avenue and Western Avenue), 108th Street (between Western Avenue and Gramercy Place), and Century Boulevard (between Gramercy Place and Van Ness Avenue). The western boundary is Arlington Avenue from Pico Boulevard to Rodeo Road. South of Rodeo Road the western boundary is Van Ness Avenue.

The South Los Angeles CPA comprises 52,003 parcels. Of these, roughly 47,532 parcels within the CPA were surveyed by the SurveyLA team. As mentioned above, properties not surveyed include parcels zoned for industrial use, buildings constructed after 1980, and resources designated under local, state and/or federal programs. Designated properties within the South Los Angeles CPA include six Los Angeles HPOZs: Harvard Heights, University Park, Adams-Normandie, Western Heights, a portion of West Adams Terrace, and a portion of Jefferson Park. Additionally, the potential Vermont Square HPOZ is located in the South Los Angeles CPA and was not surveyed. The recent Community Redevelopment Agency of Los Angeles (CRA/LA) survey area of Normandie 5 was also excluded from the survey.[1]

The *Designated Resources* map on page 13 depicts all the designated resources within the South Los Angeles CPA at the time of the survey.

[1] More information about the Normandie 5 Redevelopment Project Area can be found on the CRA/LA website, http://www.crala.org/Projects/Normandie_5/index.cfm.

Survey Area Map



South Los Angeles

Survey Area

Topography and Street Geography

The South Los Angeles CPA is located in the plain of the central Los Angeles Basin that falls to the south of the Santa Monica Mountains. Aside from gradual changes in elevation, the area is generally flat. There are no major land formations or waterways that define the area. Rather, the CPA is bounded and shaped by many man-made features, including wide boulevards that traverse much of the city. The northeast corner of the CPA falls within the historic boundaries of the Spanish and Mexican-era Pueblo de Los Angeles and the City of Los Angeles that was incorporated in 1850. In this portion of the city, the streets are skewed diagonally at a 36-degree northeast angle, following the plan of early Spanish settlers. The rest of the CPA was laid in a grid that follows a north-south axis.

Three major freeways are located within the CPA. Interstate 10 (Santa Monica) Freeway bisects the CPA in its northern quadrant, running east and west between 20th Street to the north and 22nd Street to the south. The freeway is entirely above grade, creating numerous overpasses and onramps with a physical and visual impact on the northern neighborhoods of the CPA. The Interstate 110 (Harbor) Freeway crosses through the CPA at its eastern edge, traversing both the South Los Angeles and the Southeast Los Angeles CPAs. Olive Street and Flower Street parallel the freeway to the east and west, respectively. The freeway is entirely above grade at this section. The Interstate 105 (Century) Freeway is located within in the CPA near its southern boundary. This freeway is also above grade at this section.

Many of the major thoroughfares of the area are wide avenues and boulevards that functioned historically as streetcar, motorcar, and railroad routes. These transportation routes were instrumental in the historic development of neighborhoods within the CPA. Commercial corridors developed along major routes, with residential development on the gridded streets in between. The major east-west arteries within the CPA are (from north to south): Pico Boulevard, Venice Boulevard, Washington Boulevard, Adams Boulevard, Jefferson Boulevard, Exposition Boulevard, Rodeo Road, Martin Luther King Jr. Boulevard (formerly Santa Barbara Avenue), Vernon Avenue, 54th Street, Slauson Avenue, Gage Avenue, Florence Avenue, Manchester Boulevard, Century Boulevard and the 105 (Century) Freeway. The major north-south arteries within the CPA are (from east to west): Broadway, Figueroa Street, the 110 (Harbor) Freeway, Hoover Street, Vermont Avenue, Normandie Avenue, Denker Avenue, Western Avenue, Arlington Avenue, and Van Ness Avenue.

Map of Historic Streetcar Routes

Neighborhood Geography

The northeastern section of the South Los Angeles CPA was within the original Los Angeles city boundary (incorporated in 1850). The remainder of CPA was annexed into the City of Los Angeles between 1859 and 1935 in seven separate annexations. The CPA includes the neighborhoods of Harvard Heights, Pico-Union, Adams-Normandie, University Park, Exposition Park, Vermont Square, Chesterfield Square, Harvard Park, Vermont-Slauson, Manchester Square, Vermont Knolls, Gramercy Park, and Vermont Vista.[2] The social and cultural history of these neighborhoods is summarized below.

The South Los Angeles CPA developed in southward pattern beginning in the late 19th century, as a growing network of streetcars and railroads enabled suburban development on land outside of the historic city center. The first subdivisions were in the northwestern quadrant of the CPA and were home to many of the city's wealthiest and most influential citizens. The land on which the University of Southern California (USC) sits today was donated by three wealthy land owners who hoped that the presence of the university would not only benefit the young city but also raise the value of their surrounding residential real estate holdings. As the city expanded, the wealthiest citizens followed the westward path of the growing city into the neighborhoods of Windsor Square and Hancock Park (northwest of the South Los Angeles CPA) and many of the mansions in the University Park and Pico-Union neighborhoods were converted to multi-family use. Today's University Park neighborhood has been dramatically shaped by the influence of USC, with many residential buildings removed to accommodate post-World War II campus expansion and other early residential buildings converted to student housing and other university-related uses.

The area west of USC, which includes today's Jefferson Park, Adams-Normandie and Exposition Park neighborhoods, became home to a flourishing Japanese-American community in the early 1920s. With Downtown's Little Tokyo bursting at the seams, the Issei (first-generation Japanese American) community spread to outlying areas such as "Seinan," or South Los Angeles. By the mid-1920s, Seinan was generally centered in the area east of Arlington Avenue, south of Adams Boulevard, west of Vermont Avenue and north of Exposition Boulevard. Since the area was already built-out by the 1910s, the Japanese-American community assimilated into the neighborhood, utilizing existing buildings for commercial, residential and institutional purposes and comingling with neighbors of diverse ethnic backgrounds, including white, Jewish, African American, and Hispanic.

After World War II and the period of forced internment, the area's Japanese-American residents returned to Seinan to resume life in their community. In the following years many Nissei (second-generation) pushed westward into the Crenshaw district, which after the war became a vibrant center of Japanese-American commerce and culture.

[2] Neighborhood names and boundaries were derived from: "Mapping L.A. - Los Angeles Times." Mapping L.A. *Los Angeles Times*. Web. 03 June 2011. <http://projects.latimes.com/mapping-la/neighborhoods/>.

In a city wrought with restrictive covenants in many of its residential neighborhoods in the 1920s, 30s, and 40s, this area is notable for the diversity of its residents in the pre-war era. However, it was not without the racism that plagued much of the city's housing practices at the time. Increasing numbers of blacks moved to Los Angeles in the late 1920s and 1930s, drawn by the promise of jobs and homeownership. Racial covenants became enforced more fiercely as African Americans became a more noticeable presence in the city and Anglo Americans attempted to maintain their separation. The jurisdiction of one organization, the White Home Owners Protective Association, included the area bounded by Main Street, Manchester Boulevard, Vermont Avenue, and Santa Barbara Avenue (now Martin Luther King Jr. Boulevard).[3] This area includes the present-day neighborhoods of Vermont Square, Vermont-Slauson, Vermont Knolls, and Florence.

The South Los Angeles area was a battleground in the movement to end racial discrimination in housing across the United States. In the postwar era, as the city's black population increased, African-American homebuyers and renters were met with intimidation and, at times, violence in many of the neighborhoods within the South Los Angeles CPA.[4] The residents of Sugar Hill, which is located near the intersection of Adams Boulevard and Western Avenue, played an important role in the Supreme Court case that ultimately barred racial housing discrimination. With restrictive covenants deemed unconstitutional, South Los Angeles continued to diversify with increasing numbers of African-American and Hispanic residents in the 1950s, 60s, and 70s.

The latter decades of the 20th century represented a tumultuous time in South Los Angeles' history, with rampant unemployment, poverty, gang-related violence, and the crack cocaine trade creating a widening schism between the community and the Los Angeles Police Department. Described as "a tinderbox ready to explode," the area did just that during the civil unrest of April 1992 that followed the acquittal of four white police officers in the brutal beating of black motorist Rodney King. The 1992 riot left 52 dead, 2,383 injured, and nearly $1 billion in property damage.[5] Although the damage was widespread, the intersection of Florence and Normandie Avenues in the South Los Angeles CPA is widely considered to be the flashpoint of the riots and remains the site most associated with these events.

Types of Development

Most of the South Los Angeles CPA was occupied by ranchos and public lands in its earliest period of development after European settlement. There are no resources remaining from this period in the CPA. The earliest development with evidence remaining on the landscape took place in the northeastern part of the CPA, which was within the original boundary of the City of Los Angeles that was incorporated in 1850. The earliest extant resource in the CPA is the small

[3] Mike Davis, *City of Quartz: Excavating the Future in Los Angeles* (New York: Vintage Books, 1992) 162.
[4] Stephen Grant Meyer, *As Long as They Don't Move Next Door: Segregation and Racial Conflict in American Neighborhoods* (Lantham, Maryland: Rowman & Littlefield, 2000) 127.
[5] Josh Sides, L.A. *City Limits, African American Los Angeles from the Great Depression to the Present* (Berkeley: University of California Press, 2003) 202.

section of *zanja* irrigation channel that remains along Figueroa Street in front of the Stimson House (HCM #212). The *zanja* dates to the 1860s and was channelized in concrete in the 1880s. The earliest residential subdivisions were developed in the northeastern neighborhoods of the CPA nearest to Downtown during the real estate boom of the 1880s that followed the connection of Los Angeles to the transcontinental railroad network. Development extended outward from the city center along streetcar lines in the late 19th and early 20th centuries. The University Park neighborhood contains several urban mansions dating to this era, when the neighborhoods between Downtown and USC were home to many of the city's wealthiest inhabitants.

As the city grew after the turn of the 20th century, early suburbanization within the CPA followed a typical development pattern with commercial corridors along larger thoroughfares and single-family residential development along smaller, gridded streets. Multi-family property types are scattered throughout these early subdivisions. Development continued south of Jefferson Boulevard to Manchester Boulevard in the 1910s and 1920s. The earliest tracts in this area were typically filled with single-family Craftsman bungalows. Extant commercial development along the former streetcar corridors typically includes historic theaters, restaurants, one-to-three story mixed use commercial and residential buildings, and banks.

Residential and commercial development continued south of Manchester Boulevard in the 1920s and 30s in the neighborhoods of Manchester Square, Vermont Knolls, Gramercy Park and Vermont Vista. Commercial development from this period, particularly along the former streetcar routes of Santa Barbara Avenue (now Martin Luther King Jr. Boulevard) and Vermont Avenue, includes small strips of one-story retail, large department stores, banks, and gas stations. The South Los Angeles CPA was largely built out by the beginning of World War II and postwar resources are sporadic and most commonly found on larger commercial corridors such as Western Avenue, Vermont Avenue, and Figueroa Street.

Institutional resources throughout the CPA include religious buildings, schools, libraries, fire stations, and public facilities such as Department of Water and Power buildings. In addition to several Los Angeles Unified School District campuses, there are a number of private educational institutions within the CPA, including Mt. St. Mary's College, Loyola High School, USC, and the former Pepperdine College (now University) campus. Additional institutions adjacent to USC include Exposition Park (formerly Agricultural Park), the Los Angeles Museum of Natural History, Los Angeles Memorial Coliseum and the Memorial Sports Arena.[6] Events relating to both the 1932 and 1984 Olympic Games were held in the Los Angeles Memorial Coliseum.

Industrial development in the CPA is concentrated in the Chesterfield Square and Harvard Park areas near historic railroad lines that cut diagonally through the street grid along Hyde Park

[6] Many of these properties, including USC and properties associated with Exposition Park have already been determined eligible for or have been listed on the National Register and were not surveyed as part of this project, per the SurveyLA methodology.

Boulevard. Many blocks of industrially-zoned parcels are located in this area bounded by Slauson Avenue to the north, Western Avenue to the east, Gage Avenue to the south, and Wilton Place to the west. Resources within the industrially zoned areas were not surveyed, consistent with SurveyLA methodology.

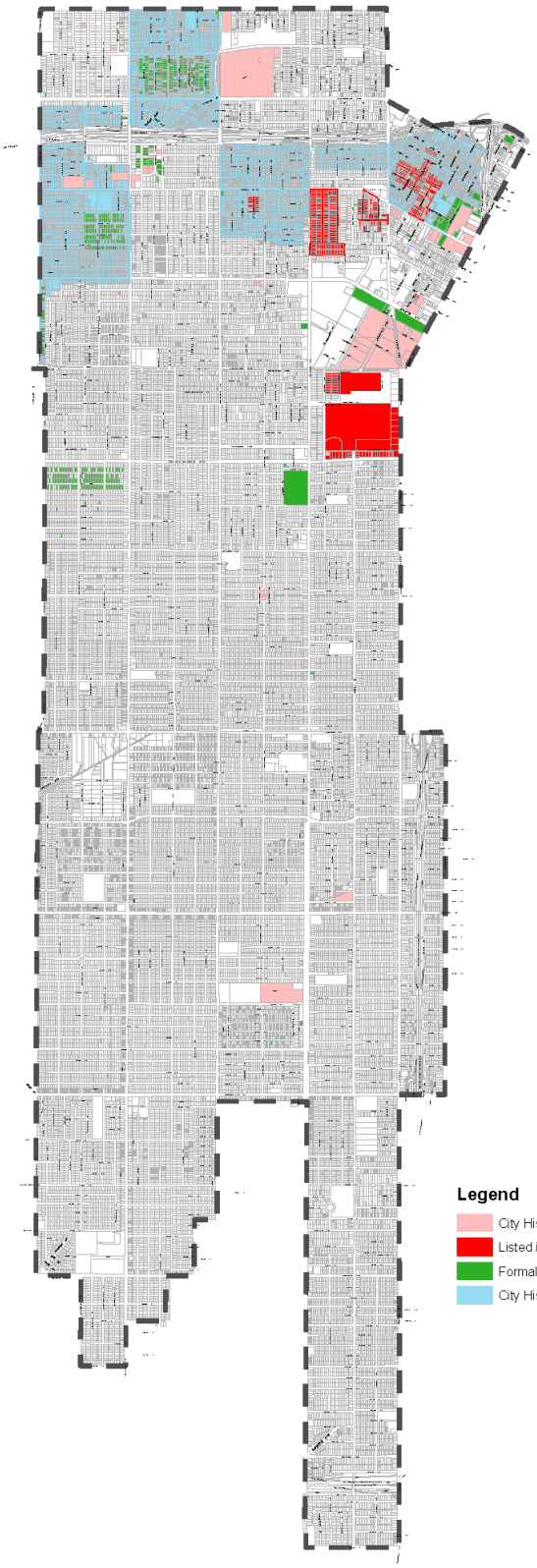
The construction of a large network of freeways during the 1950s and 60s enabled widespread development in distant stretches of the greater Los Angeles region and relieved automobile congestion on surface streets. However, their construction also had deleterious impacts on the urban environment, such as bisecting neighborhoods and displacing residents who lived in their paths. The Interstate 10 (Santa Monica) Freeway, Interstate 110 (Harbor) Freeway, and Interstate 105 (Century) Freeway all traverse the neighborhoods of the South Los Angeles CPA, generally above grade. The freeways have a visual and physical impact on existing building stock, altering the logical cohesion of historic subdivisions and creating boundaries where boundaries did not historically exist. The freeways in and of themselves are significant feats of modern civil engineering and urban planning; however, their impacts on historic neighborhoods in Los Angeles cannot be ignored.[7]

Designated Resources

The following map depicts designated resources within the South Los Angeles CPA at the time of the survey. These include properties listed in the National Register of Historic Places (NR) and/or the California Register of Historical Resources (CR), as well as locally designated Los Angeles Historic-Cultural Monuments (HCM) and Historic Preservation Overlay Zones (HPOZ).

For up-to-date, detailed information about designated resources visit the online database at historicplacesla.org or zimas.lacity.org.

[7] The freeway system of Los Angeles will be studied in its entirety during a later phase of SurveyLA.



South Los Angeles Community Plan Area

Designated Resources

Legend

- City Historic-Cultural Monument (HCM)
- Listed in the National Register; Listed in the California Register (Staus Code 1)
- Formally determined eligible for listing in the National Register; Listed in the California Register (Status Code 2)
- City Historic Preservation Overlay Zone (HPOZ)

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Community Plan Area Survey Methodology

The survey of the South Los Angeles CPA was conducted using the methodology established by the OHR for SurveyLA.[8] ARG staff utilized tablet PCs in the field.

In order to make the large survey area more manageable, ARG divided the CPA into smaller neighborhoods. Once neighborhood boundaries and identities had been established, cursory pre-field research was conducted to help acquaint surveyors with the neighborhoods and communities within the CPA using ARG's in-house library of books, periodicals, and journals related to the architecture, history, and development of Los Angeles.

Prior to going into the field to record properties using the survey database, a thorough reconnaissance survey of the CPA was conducted. A reconnaissance team composed of one senior staff representative from each firm (one each from ARG, GPA, and Chattel) drove the survey area together in order to compile a list of resources to be recorded at a later date. During this initial reconnaissance phase, surveyors became more acquainted with the geography and resources of the survey area, flagged resources to be recorded, identified concentrations of resources that might later be recorded as eligible historic districts and planning districts, and developed lists of pre-field research tasks that would help inform the field survey.

For use in the reconnaissance phase, ARG created Geographic Information Systems (GIS) maps of each neighborhood; these maps were printed for use in the field. A blank map showing only street names, address numbers, and parcel lines was used by surveyors in the field for notes and comments about resources identified during the reconnaissance phase. Another map featured parcels shaded by decade of building construction, which helped to illustrate chronological development patterns and concentrations of resources.

Once the reconnaissance survey was complete, a preliminary list of potential historic districts and planning districts within the CPA boundaries was compiled. This, in addition to other individual resources identified in the reconnaissance phase, helped guide pre-field research. To inform the documentation and evaluation of historic districts, the survey team conducted research using sources such as Sanborn Fire Insurance Maps, tract maps from the Los Angeles Bureau of Engineering, and historic *Los Angeles Times* articles from the archives of the Los Angeles Public Library. This research helped with the identification of historic tract names and boundaries, names of tract subdividers, dates of subdivision, and original building uses and footprints.

[8] For more information about the SurveyLA methodology, see OHR's ***SurveyLA Field Survey Results Master Report.***

Upon completion of reconnaissance and pre-field research, survey teams embarked on the documentation phase with the survey database. Survey teams consisted of two people: one staff member meeting the Secretary of the Interior's *Professional Qualifications Standards* in the discipline of Architectural History and one intern. The fieldwork was completed using the methodology developed by the Office of Historic Resources for SurveyLA. For the documentation of individual properties, staff members typically drove from property to property; one person would exit the vehicle to take the photo from the public right-of-way while the other staff member began the evaluation. The recordation of historic districts was always conducted on foot.

Research was ongoing even during the documentation phase, as supplemental research tasks were identified to assist with resource evaluations. Post-field research tasks included the further examination of tract maps and Sanborn maps, as well as property-specific research such as locating original building permits in order to determine original owner and architect/builder. Additional research focused on the rich ethnic history of the area and the contributions of the Japanese American and African American communities to neighborhood development. Sources for this research included United States Census records, local periodicals including the *Los Angeles Sentinel* and *Rafu Shimpo*, and a number of books which focus on the social and cultural history of Los Angeles.

Summary of Findings

The following discussion of Property Types, Contexts, and Themes relates to the resources identified and recorded as eligible for designation.

Summary of Property Types

The South Los Angeles CPA largely comprises single-family neighborhoods. Although a wide variety of other property types exist, the patterns of development in this area (primarily streetcar and automobile suburbanization) were conducive to widespread single-family residential development. In addition, South Los Angeles is the location of numerous institutional buildings and campuses as well as concentrations of commercial property types related to streetcar and automobile-related development.

The residential neighborhoods of the South Los Angeles CPA predominantly feature single-family residences constructed in styles of the Arts and Crafts and Period Revival idioms. Concentrations of single-family residences that were identified as being eligible for historic district designation typically convey their significance both as being representative of a particular style and as retaining the character defining features of a type of suburban development. Streetcar suburbs feature consistent setbacks and streetscape features including

regularly-spaced street trees, concrete walks and landscaped parkways. These areas commonly follow the boundaries of historic tracts or subdivisions. Automobile suburbs that were identified in South Los Angeles feature distinctive characteristics of the development type, including deeper setbacks; curb-cuts with driveways leading to rear, detached garages; and proximity to major vehicular thoroughfares.

Eligible multi-family residential property types were identified throughout the South Los Angeles CPA. Several eligible historic districts consisting of different multi-family residential property types were identified close to major thoroughfares. Multi-family property types are also located within historic districts that contain a mixture of single- and multi-family property types sharing styles and periods of development. A few individually eligible multi-family property types are located throughout the CPA and are usually excellent examples of the property type as well as their architectural style.

Commercial resources in the CPA include streetcar-related retail development along Vermont and Pico, both of which are former streetcar routes, and auto-related commercial development on large thoroughfares throughout the survey area. Auto-related commercial development includes Streamline Moderne gas and service stations and Googie car washes. Other types of commercial buildings that were recorded individually are typically exemplary of the property type or a particular style; these examples include banks and movie theaters.

The South Los Angeles CPA has a number of institutional property types that serve the local residential communities. Common eligible institutional properties include churches, social halls, schools, and government buildings such as fire stations and Department of Water and Power facilities. Nearly all of those recorded are individually eligible as exemplary of the property type and their representative architectural styles. The churches of South Los Angeles were constructed throughout the 20th century; many which were found to be individually eligible were designed by prominent architects.

Finally, a number of non-parcel resources were identified in the CPA. These include air raid sirens, which are intermittently located throughout the CPA, and street trees that are remnants of early residential tract design practices.

Summary of Contexts and Themes

A significant percentage of the contexts and themes of the Citywide Historic Context Statement are represented in the South Los Angeles CPA. Following are examples of the common contexts and themes used in the survey and representative examples of eligible resources.

For a complete list of all individual resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/or HCM/HPOZ, please refer to Appendix A.

Appendix B contains a complete list of all non-parcel resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/ or HCM/HPOZ.

For a complete list of historic districts identified as meeting eligibility standards and criteria for the National Register, California Register, and/ or HCM/HPOZ, please refer to Appendix C.

Residential Development and Suburbanization, 1850-1980

Theme: Streetcar Suburbanization, 1888-1933

Sub-Theme: Suburban Planning and Development, 1888-1933

The Streetcar Suburbanization theme is used to evaluate intact subdivisions or residential neighborhoods comprising multiple subdivisions that were developed in proximity to historic streetcar routes. These historic districts often feature buildings constructed in similar architectural styles, and many are also eligible under the context of Architecture and Engineering as excellent examples of Arts and Crafts or Period Revival neighborhoods. Additional resources evaluated under this context/theme are remaining tract features that were part of the cohesive development of residential subdivisions. The presence of these tract features, such as mature street trees, evokes the time and place of their historic period and context of development.

Address: Cimarron Street, between Washington and
Name: Angeles Vista Historic District
Period of Significance: 1906-1930

Address: 1801 S. Wilton Place (contributor to the Angeles Vista Historic District)
Date: 1907

Address: 57th Street, between Ruthelen Street and Saint Andrews Place
Name: Chesterfield Square Palm Trees
Date: circa 1913

Address: 56th Street, between Denker and Normandie
Name: Palm Tree Allée of 55th and 56th Streets
Date: circa 1908

Residential Development and Suburbanization, 1850-1980

Theme: Ethnic Enclaves, 1880-1980

One historic district was recorded under this context/theme for its association with the African-American community and the struggle for equality in housing practices. The district comprises a variety of property types, including single- and multi-family residential properties and the 1968 First African Methodist Episcopal Church designed by noted African-American architect Paul R. Williams (top right). Before the 1940s, deed restrictions prevented African Americans from purchasing or occupying homes in much of the city. The African-American residents of Sugar Hill, which included famous actors, actresses, and businessmen, were the plaintiffs in a successful class action suit against a white homeowners' association which had moved to restrict black homeowners from owning homes in the area. This lawsuit ultimately paved the way for the Superior Court decision that barred discriminatory housing practices nationwide.

Address: Harvard Boulevard at 25th Street
Name: Sugar Hill Historic District
Period of Significance: 1938-1969

Address: 2248 S. Harvard Boulevard (contributor to the Sugar Hill Historic District)
Name: First African Methodist Episcopal (AME) Church
Date: 1968

Address: 2200 S. Harvard Boulevard (contributor to the Sugar Hill Historic District)
Name: Butterfly McQueen Residence
Date: 1911

Address: 2201 S. Harvard Boulevard (contributor to the Sugar Hill Historic District)
Name: Hattie McDaniel Residence
Date: 1911

Residential Development and Suburbanization, 1850-1980

Sub-Context: Multi-Family Residential Development, 1910-1980
Theme: Multi-Family Residential, 1910-1980
Sub-Theme: The Bungalow Court, 1910-1939

Bungalow courts are a multi-family housing type found throughout Los Angeles. Examples located in South Los Angeles usually date from the 1920s and are typically located in neighborhoods comprising a variety of single- and multi-family property types. Bungalow courts identified as eligible resources in South Los Angeles were commonly constructed in the Craftsman (below, left), Mission Revival (below, right), and Spanish Colonial Revival styles. Several were also recorded under the context of Architecture and Engineering as exemplary of their representative styles.

Address: 1735 S. New Hampshire Avenue
Date: 1921

Address: 1745 S. Catalina Street
Date: 1927

Residential Development and Suburbanization, 1850-1980

Multi-Family Residential Development, 1910-1980

Theme: Multi-Family Residential, 1910-1980

Sub-Theme: Multi-Family Residential District, 1910-1980

Three districts were found eligible under the context/theme for multi-family residential districts. The eligible districts represent various periods and types of multi-family development. The earliest example is the Exposition Park Square Historic District (lower left and right). This district comprises a significant concentration of early multi-family property types, including fourplexes, duplexes and apartment houses. The district represents the early transition from single-family neighborhoods to denser, multi-family development along streetcar routes. The Browning Duplex Historic District (upper right) is a rare concentration of duplexes constructed in Period Revival and Craftsman styles along several contiguous blocks. The Washington Gardens Multi-Family Historic District (upper left) features a concentration of apartment houses from the early 1940s planned and developed by a single developer in the Minimal Traditional style with American Colonial Revival details.

Address: Orchard Avenue, between Washington Boulevard and 17th Place
Name: Washington Gardens Multi-Family Historic District
Period of Significance: 1940

Address: 1818 W. Browning Boulevard (contributor to the Browning Duplex Historic District)
Date: 1923

Address: 41st Street, between Menlo Avenue and Hoover Street
Name: Exposition Park Square Historic District
Period of Significance: 1913-1928

Address: 874 W. 40th Place (contributor to Exposition Park Square Historic District)
Date: 1917

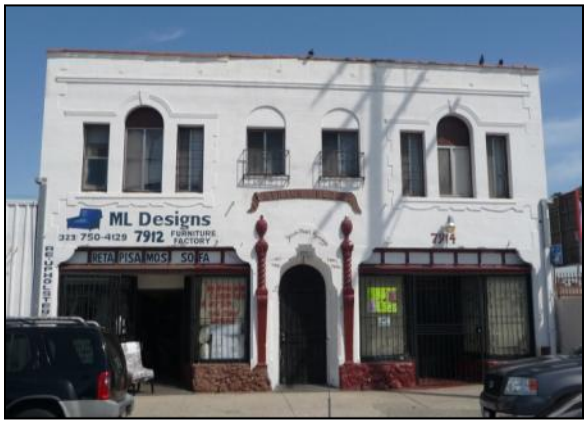
Commercial Development, 1850-1980

Theme: Streetcar Commercial Development, 1873-1934

Within the South Los Angeles CPA, this context/theme was used to evaluate commercial buildings associated with historic streetcar routes, including Vermont and Western Avenues. They represent patterns of development from the early decades of the 20th century in neighborhoods in which the streetcar shaped development and contributed to growth. Intact resources relating to commercial development along historic streetcar routes are increasingly rare in Los Angeles; the following are a few examples of individual resources that were recorded because they retain integrity and are exemplary of this pattern of development.

Address: 7626 S. Vermont Avenue
Date: 1908

Address: 1704 W. 48th Street
Date: 1925



Address: 7912 S. Vermont Avenue
Date: 1928

Address: 6525 S. Western Avenue
Date: 1927

Commercial Development, 1850-1980

Theme: Commercial Signs, 1906-1980
Sub-Theme: Pylons, Poles, Stantions, and Billboards, 1920-1980
Sub-Theme: Rooftop Signs, 1906-1980

Commercial signs are found to be eligible if they are excellent, intact examples of their type and bear the iconic design features of their representative eras. Resources identified in the South Los Angeles CPA include 1930s rooftop (lower left) and 1950s free-standing pole signs (upper right and left). These signs are commonly recorded independent of their associated buildings and businesses, which are often no longer extant or intact.

Address: 935 W. Florence Avenue
Name: Windy's New and Used Cars
Date: 1959

Address: 10401 S. Western Avenue
Name: Dallas Drive-In Cleaners
Date: 1952

Address: 8938 S. Vermont Avenue
Name: Million Article Thompson
Date: 1932

Commercial Development, 1850-1980

Theme: Commercial Development and the Automobile, 1910-1960s
Sub-Theme: The Car and Car Services, 1910-1960s

Several major vehicular thoroughfares that traverse much of the city cross through the South Los Angeles CPA. Resources recorded under the Car and Car Services sub-themes are commonly located along these routes and near highway onramps. All resources exhibit the defining features of businesses constructed to accommodate automobiles, including prominent signage and convenient automobile access from the street. Several of the resources were also recorded under the context of Architecture and Engineering as exemplary of their representative styles. Intact service stations dating to the 1930s and 1940s are increasingly rare in the city; many are excellent examples of the Streamline Moderne style (lower left). The 1960s car washes (upper right and left) are often exemplary of the Googie style.

Address: 1620 W. Martin Luther King Jr. Boulevard
Name: Red Carpet Car Wash
Date: 1964

Address: 1929 W. Manchester Avenue
Name: Magic Minute Car Wash
Date: 1964

Address: 10826 S. Vermont Avenue
Name: Unknown
Date: 1940

Public and Private Institutional Development, 1850-1980

Sub-Context: Education, 1876-1980
Theme: Public Schools and the LAUSD, 1876-1980
Sub-Theme: Pre-1933 Long Beach Earthquake, 1920-1933

Two resources were identified as excellent and rare examples of schools constructed for the Los Angeles Unified School District (LAUSD) prior to the 1933 Long Beach Earthquake. The resources date to the 1920s and are located on larger campuses that were further developed in the post- World War II era. Both schools are generally located adjacent to neighborhoods developed with single-family residences in the 1910s and 1920s. Both are Renaissance Revival-style buildings designed by the Los Angeles architecture firm of Edelman and Zimmerman. The firm specialized in institutional buildings and constructed a number of schools for the LAUSD. Abraham A. Edelman began designing Los Angeles public schools in the 1880s and the resources below are rare, intact examples of his institutional work.

Address: 816 W. 51st Street
Name: 52nd Street Elementary School
Date: 1925

Address: 7001 S. St Andrews Place
Name: Horace Mann Middle School
Date: 1926

Public and Private Institutional Development, 1850-1980

Sub-Context: Government Infrastructure and Services, 1850-1980

Theme: Municipal Water and Power, 1916-1980

A small number of resources were evaluated under this context/theme as excellent examples of distributing and receiving stations constructed by the Department of Water and Power. The need for government infrastructure was associated with the residential growth of the area and the resources documented under this context/theme are often some of the earliest non-residential buildings in their neighborhoods. Many of these types of resources in South Los Angeles date to the mid-1920s, at which point the adjacent residential neighborhoods contained a significant density of homes and residents in need of city services. Several DWP stations were also evaluated under the context of Architecture and Engineering as excellent examples of their styles.

Address: 3520 S. Normandie Avenue
Name: Department of Water and Power Station, #13
Date: 1926

Address: 5516 S. Western Avenue
Name: Department of Water and Power Station, #45
Date: 1926

Public and Private Institutional Development, 1850-1980

Sub-Context: Military Institutions and Activities, 1850-1980

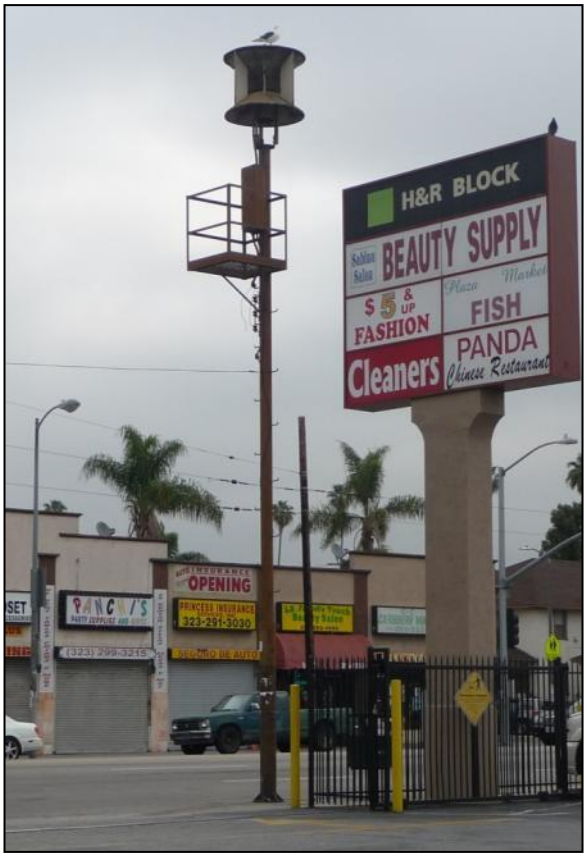
Theme: Sirens and Civil Defense, 1939-1960

Air raid sirens were installed throughout Los Angeles during the World War II and Cold War periods. Ten eligible air raid sirens were found in the South Los Angeles CPA; most are excellent examples of the Federal Model SD-10 "Wire Spool" type (two are pictured below). Three other models are represented among the ten air raid sirens in the CPA.

Address: North side of Jefferson Boulevard, west of Hoover Street

Name: Air Raid Siren No. 59

Date: circa 1940



Address: South side of Martin Luther King Boulevard between Western and Hobart

Name: Air Raid Siren No. 60

Date: circa 1940

Architecture and Engineering, 1850-1980

Theme: Late 19th and Early 20th Century Architecture, 1865-1950

Sub-Theme: Queen Anne, 1885-1905

The northern neighborhoods of the CPA were some of the first sections of the city to be subdivided during the late 1880s land boom. Consequently, South Los Angeles has some of the few remaining examples of the city's earliest residential suburban development, many of which were constructed in the Queen Anne style. Significant concentrations of Queen Anne-style resources are located within the University Park and Exposition Park neighborhoods. Resources identified as eligible include residential buildings ranging from modest cottages with intricate ornament (lower left and right) to large, single-and multi-family homes (upper left and right). Those evaluated as eligible are exemplary, intact examples of the style.

Address: 544 W. 40th Place
Date: 1890

Address: 1422 W. 35th Street
Date: 1899

Address: 710 W. Colden Avenue
Date: circa 1895

Address: 1602 W. 36th Place
Date: circa 1895

Architecture and Engineering, 1850-1980

Theme: Late 19th and Early 20th Century Architecture, 1865-1950

Sub-Theme: Neoclassical, 1885-1927

Resources recorded under this context/theme are found throughout South Los Angeles and are predominantly multi-family residential and institutional property types. Many Neoclassical multi-family fourplexes are located in predominantly single-family residential neighborhoods. Elements of the Neoclassical style helped to disguise these fourplexes among their single-family neighbors, as they often have the appearance of stately single-family homes. Shared, common porch and balcony spaces located within elaborate porticos and porch overhangs partially hide the multiple entrances to the units (top right and left). Institutional property types (predominantly churches, bottom right and left) were also evaluated under this context/theme for the high quality of their Neoclassical design. Common forms of adornment in eligible resources include composite columns and pilasters, foliate detail in pediments and friezes, and leaded glass.

Address: 870 W. 43rd Street

Date: 1906

Address: 1726 S. New England Street

Date: 1913

Address: 932 W. 49th Street

Name: Tenth Church of Christ Scientist

Date: 1917

Address: 3992 S. Budlong Avenue

Name: University Seventh-Day Adventist Church

Date: 1925

Architecture and Engineering, 1850-1980

Theme: Late 19th and Early 20th Century Architecture, 1865-1950

Sub-Theme: Vernacular Hipped Cottage, 1885-1905

Vernacular hipped cottages are found throughout the CPA and are often some of the earliest buildings in their neighborhoods. This was a relatively common style and type for single-family residences in early Los Angeles; however, many of those that remain have been altered. Only intact resources that are excellent examples of their style and type were evaluated as eligible. These residences are typically modest in scale and one story in height, and some feature decorative features including leaded glass multi-pane windows, decorative plaster friezes, decorative column capitals on porch supports, and projecting bay windows. Because these houses often represent some of the earliest residential development in their surrounding areas, they were often also recorded under the context of Early Residential Development.

Address: 1168 W. 35th Street

Date: 1895

Address: 1301 W. 84th Street

Date: 1910

Architecture and Engineering, 1850-1980

Theme: Arts and Crafts Movement, 1895-1930

Sub-Theme: Craftsman, 1905-1930

The Craftsman style is common in Southern California. It is predominantly a residential building style; however, a small handful of institutional examples were identified in the CPA. Representative variations of the style include Swiss Chalet, Japanese, and airplane bungalows. Within the survey area, concentrations of individual resources are located in Harvard Heights, Adams-Normandie, and Pico-Union neighborhoods. Resources evaluated under this context were recorded as being excellent, intact examples of their style. Identified resources, such as the examples depicted below, exhibit a high quality of design and craftsmanship.

Address: 1732 W. 49th Street
Date: 1909

Address: 4606 S. Wilton Place
Date: 1910

Address: 3991 S. Halldale Avenue
Date: 1914

Address: 4610 S. Wilton Place
Date: 1912

Address: 1119 W 41st Place
Date: 1915

Address: 4917 S. Figueroa Street
Name: Atherton Baptist Church
Date: 1910

Architecture and Engineering, 1850-1980

Theme: Arts and Crafts Movement, 1895-1930

Sub-Theme: American Foursquares or Prairie Boxes, 1895-1914

This context/theme was used for the evaluation of intact residences exemplifying the American Foursquare style on both modest and grand scales. American Foursquare residences are predominantly found north of Martin Luther King Boulevard in the neighborhoods of Vermont Square, Adams-Normandie, University Park, Harvard Heights, and Pico-Union. Resources within this context are rare and commonly among the earliest buildings in their neighborhoods. Eligible examples exhibit a high quality of design and craftsmanship; many feature the distinctive central dormer (below right) and wide, overhanging eaves (below left) which are characteristic of the style.

Address: 1958 W. 22nd Street
Date: 1910

Address: 1418 S. Orchard Avenue
Date: 1903

Architecture and Engineering, 1850-1980

Theme: Mediterranean and Indigenous Revival Architecture, 1887-1952

Sub-Theme: Spanish Colonial Revival, 1915-1942

Spanish Colonial Revival buildings are prevalent throughout the CPA and much of the city. Resources are found eligible under this context/theme if they are intact, excellent examples of their style and if they exhibit high quality of design and distinctive features. Property types found eligible include single-family homes and multi-family duplexes (bottom left), fourplexes (top left), bungalow courts and courtyard apartments. A few commercial (top right) and institutional (bottom right) examples were also found eligible under this context/theme.

Address: 1719 S. Magnolia Avenue
Date: 1933

Address: 1603 W. Manchester Avenue
Date: 1929

Address: 1844 W. 69th Street
Date: 1937

Address: 936 W. Vernon Avenue
Name: Grace Lutheran Church
Date: 1927

Architecture and Engineering, 1850-1980

Theme: Mediterranean and Indigenous Revival Architecture, 1887-1952

Sub-Theme: Mediterranean Revival, 1887-1942

This context/theme was used to evaluate buildings that are exemplary of the Mediterranean Revival style. Of these, most are single- or multi-family residences. Mediterranean Revival multi-family residences include fourplexes with distinctive design characteristics including clay tile roofs and pent (or skirt) roof details, such as the two pictured below. Fourplexes are typically scattered throughout predominantly single-family residential neighborhoods adjacent to historic streetcar lines.

Address: 1929 W. Martin Luther King Jr. Boulevard
Date: 1923

Address: 1636 S. Gramercy Place
Date: 1925

Architecture and Engineering, 1850-1980

Theme: American Colonial Revival, 1895-1960
Sub-Theme: American Colonial Revival, Late 1940-1960
Sub-Theme: Dutch Colonial Revival, 1895-1940

Predominantly a domestic style of architecture, properties found eligible under the American Colonial Revival theme are most commonly single- and multi-family residences. The late American Colonial Revival is often found among the sororities and fraternities associated with the University of Southern California within the University Park neighborhood (lower left). The Dutch Colonial Revival style is commonly found throughout the streetcar suburbs north of Martin Luther King Jr. Boulevard. These buildings are distinctive and excellent examples of the Dutch Colonial Revival style, although many exhibit the features and influences of other popular styles from the time, including Neoclassical (upper right).

Address: 1619 S. Berendo Street
Date: 1890

Address: 1142 W. 36th Street
Date: 1910

Address: 668 W. 28th Street
Date: circa 1940

Architecture and Engineering, 1850-1980

Theme: Housing the Masses, 1880-1975

Sub-Theme: Period Revival Neighborhoods, 1918-1942

One historic district was recorded under this context/theme: the Vermont Knolls Historic District. Buildings in this district retain a high quality of design and stylistic uniformity, which contributes to an intact sense of place and time. These resources date from the late 1920s to early 1940s. The contributors to this historic district are strikingly consistent, one-story, single-family homes in Spanish Colonial Revival and Tudor Revival styles. The Vermont Knolls Historic District was subdivided by the Walter H. Leimert Company, a significant developer in Los Angeles who was also responsible for the planned community of Leimert Park.

Address: 81st Street, between Vermont and Normandie Avenues
Name: Vermont Knolls Historic District
Period of Significance: 1928-1940

Address: 1264 W. 81st Place (contributor to the Vermont Knolls Historic District)
Date: 1933

Address: 1066 W. 80th Street (contributor to the Vermont Knolls Historic District)
Date: 1929

Architecture and Engineering, 1850-1980

Theme: Housing the Masses, 1880-1975

Sub-Theme: Arts and Crafts Neighborhoods, 1890-1930

Several historic districts containing notable concentrations of Craftsman residences were identified in the South Los Angeles CPA, particularly in the northern neighborhoods of Harvard Heights, Pico-Union, Adams-Normandie, University Park, and Exposition Park. These districts convey a strong sense of place and time through consistently high quality of design and craftsmanship. Located predominantly north of Exposition Boulevard, eligible historic districts include several very early intact enclaves of Craftsman residences dating from 1903 to 1915. These districts were often also evaluated as significant examples of streetcar suburbanization under the context of Residential Development and Suburbanization.

Address: 25th Street, between Normandie and Congress Avenues
Name: Granada Tract Historic District
Period of Significance: 1903-1916

Address: 1754 W. 25TH Street (contributor to the Granada Tract Historic District)
Date: 1903

Architecture and Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980
Theme: Related Responses to Modernism, 1926-1970
Sub-Theme: Art Deco, 1926-1939

Due to a relatively short period of popularity, Art Deco is not a style that occurs in large numbers in most parts of the city. However, a small handful of intact Art Deco buildings representing a variety of property types was identified and recorded under this context/theme, particularly along the commercial corridors of the CPA. Many of the Art Deco buildings recorded were determined to be eligible as exemplary of the style; many were also recorded as significant examples of their property type, for instance, as an intact example of a social club under the context of Private and Public Institutional Development (lower left). This example also features characteristics of the Egyptian Revival style. In addition to the commercial and institutional examples identified, a very small number of multi-family residential buildings were identified and recorded as being exemplary of the Art Deco style (upper left).

Address: 707 W. 41st Place
Date: 1930

Address: 8035 S. Vermont Avenue
Name: Hattem's Shopping Center
Date: 1931

Address: 7101 S. Menlo Avenue
Name: South Ebell Club
Date: 1930

Architecture and Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980
Theme: Related Responses to Modernism, 1926-1970
Sub-Theme: Streamline Moderne, 1934-1945

Though not an extensively utilized style of architecture in the CPA, a number of buildings that are exemplary of the Streamline Moderne style were found to be eligible. These buildings represent a variety of property types, including multi-family residences (upper and lower right) and small commercial buildings, such as small medical offices (lower left) and automobile service stations. Many were also recorded as significant examples of their property type.

Address: 2461 W. Washington Boulevard
Date: 1936

Address: 2022 W. 70th Street
Date: 1940

Address: 7500 S. Western Avenue
Date: 1939

Address: 1851 W. 54Th Street
Date: 1938

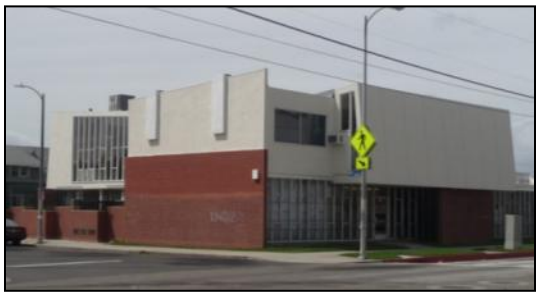
Architecture and Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980
Theme: Post-War Modernism, 1946-1976
Sub-Theme: Mid-Century Modernism, 1945-1970

Since the South Los Angeles CPA was largely built out by the beginning of World War II, the post-war era was not a period of extensive development in the CPA. Resources found eligible under this context/theme are often located on large, commercial corridors that have seen a considerable amount of redevelopment in the postwar era. Eligible commercial examples include automobile-related service centers and car washes (upper right). Large institutional buildings including churches (upper left), union halls (lower left) and buildings associated with USC (lower right). Very few eligible residential examples were identified in the CPA.

Address: 5222 S. Western Avenue
Name: St. Brigid's Parish
Date: 1954

Address: 1471 W. Martin Luther King Jr. Boulevard
Name: Firestone Tire Company
Date: 1964



Address: 5625 S. Figueroa Street
Name: Warehouse Men's Union
Date: 1960

Address: 3300 S. Hoover Street
Name: Hillel at USC
Date: 1965

The Entertainment Industry, 1908-1980

Theme: Residential Properties Associated with the Entertainment Industry, 1908-1980
Sub-Theme: Residential Properties Associated with Significant Persons in the Entertainment Industry

In the early 20th century, non-white residents were barred from purchasing homes in much of the city due to the enforcement of restrictive covenants. Thus, much of the city's African American population was centered in the neighborhoods adjacent to Central Avenue in Southeast Los Angeles. As restrictive housing practices began to be challenged in the 1940s (they were deemed unconstitutional by the Supreme Court in 1948), many African American homebuyers moved out of Central Avenue and into "the west side," which included the South Los Angeles neighborhoods of Exposition Park, Jefferson Park and West Adams Heights (later known as Sugar Hill). Well-known actors, performers, and musicians, such as Hattie McDaniels, Bill "Bojangles" Robinson, Eddie "Rochester" Anderson, and Eric Dolphy, came to call these neighborhoods home. Today, these properties are significant for their association with these important African American entertainers who broke commonplace restrictive housing barriers.

Address: 1194 W. 36th Place
Name: Bill "Bojangles" Robinson Residence
Date of Construction: 1938
Date of Residence: circa 1938 - 1943

Address: 1924 W. Rochester Circle
Name: Eddie Anderson Residence
Date of Construction: 1941
Date of Residence: circa 1941 – 1970s

Address: 2201 S. Harvard Blvd.
Name: Hattie McDaniels Residence
Date of Construction: 1911
Date of Residence: circa 1940s and early 50s

Address: 1593 West 36th Street
Name: Eric Dolphy Residence
Date of Construction: 1908
Date of Residence: circa 1942 – late 1950s

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Individual Resources

Address: 1333 S ARAPAHOE ST
Name:
Year built: 1904
Architectural style: Dutch Colonial Revival; Shingle

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	American Colonial Revival, 1895-1960
Sub theme:	Dutch Colonial Revival, 1895-1940
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, intact example of the Dutch Colonial Revival Style. Exhibits high quality of design through distinctive features with elements of the Shingle style.

Address: 1409 S ARAPAHOE ST
Name:
Year built: 1904
Architectural style: American Foursquare

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	American Foursquares or Prairie Boxes, 1895-1914
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an American Foursquare single-family residence. Exhibits high quality of design and craftsmanship. Though many examples used to exist nearby, one of very few intact remaining.

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Address: 1430 S ARAPAHOE ST
Name:
Year built: 1885
Architectural style: Queen Anne

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Queen Anne, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, mostly intact example of a Queen Anne single-family residence. Exhibits high quality of design and craftsmanship.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent, relatively intact example of a late 19th century residence, representing the earliest pattern of residential development in the area. Oldest house on the block and surrounding area.

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Address: 1843 S ARAPAHOE ST
Name:
Year built: 1928
Architectural style: Commercial, Vernacular

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Neighborhood Commercial Development, 1875-1960
Sub theme:	Early Neighborhood Commercial Development, 1880-1930
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Excellent example of early commercial development in the area. One of few intact brick commercial vernacular buildings remaining. May not retain sufficient integrity for Natl. Register eligibility.

Address: 1405 S BERENDO ST
Name: Byrdshire Manor
Year built: 1928
Architectural style: Tudor Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Tudor Revival, 1895-1929
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of the Tudor Revival style applied to an apartment building. Exhibits high quality of design and distinctive features. May not retain sufficient integrity for Natl. Reg. eligibility.

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Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Apartment Houses, 1910-1980
Property type:	Residential
Property sub type:	Apartment House
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of an early apartment house in the area, exhibiting the character defining features of the type. May not retain sufficient integrity for National Register eligibility.

Address: 1619 S BERENDO ST
Name:
Year built: 1890
Architectural style: Dutch Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	American Colonial Revival, 1895-1960
Sub theme:	Dutch Colonial Revival, 1895-1940
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, intact example of an early Dutch Colonial Revival residence. Exhibits high quality of design and craftsmanship.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Very early residence in the area, representative of the earliest patterns of residential development in Los Angeles. Rare to find an intact residence dating to the late 19th century.

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Address: 1746 S BERENDO ST
Name:
Year built: 1901
Architectural style: Victorian, Vernacular Cottage, hip roof; Queen Anne

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Early, intact Vernacular Hipped Roof Cottage, representing the earliest pattern of residential development in the area.

Address: 4018 S BRIGHTON AVE
Name:
Year built: 1912
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exemplary Craftsman style residence exhibiting particularly high quality craftsmanship and design. Very intact with wide overhangs and distinctive bracing at porch and porte cochere.

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Address: 4035 S BRIGHTON AVE
Name:
Year built: 1910
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exemplary Craftsman style residence exhibiting particularly high quality craftsmanship and design. Very intact.

Address: 4217 S BRIGHTON AVE
Name:
Year built: 1907
Architectural style: Craftsman, Swiss

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Grand, early Craftsman residence with Swiss chalet design influences. High quality of design and distinctive features.

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Address: 4238 S BRIGHTON AVE
Name:
Year built: 1920
Architectural style: Craftsman, Airplane Bungalow

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exemplary Craftsman Airplane Bungalow, exhibiting high quality design and craftsmanship. Very intact.

Address: 3023 S BUDLONG AVE
Name:
Year built: 1913
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Fourplex exemplary of the Craftsman style. Very intact, conveying significance through distinctive features. High quality craftsmanship.

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Address: 3973 S BUDLONG AVE
Name:
Year built: 1916
Architectural style: Shingle; Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Shingle Style, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a large Arts and Crafts era home, with Shingle and Craftsman design elements. Exhibits high quality of design and craftsmanship.

Address: 3975 S BUDLONG AVE
Name:
Year built: 1905
Architectural style: American Foursquare

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	American Foursquares or Prairie Boxes, 1895-1914
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and intact example of a grand American Foursquare house. Exhibits high quality craftsmanship and distinctive features tying it to the style.

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Address: 3992 S BUDLONG AVE
Name: University Seventh-Day Adventist Church
Year built: 1925
Architectural style: Neoclassical

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Neoclassical, 1885-1927
Property type:	Institutional
Property sub type:	Church
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, intact example of a Neoclassical church. High quality of design and craftsmanship.

Address: 1326 S CATALINA ST
Name:
Year built: 1915
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Craftsman fourplex, with some Japanese-inspired design features such as unusually wide overhanging eaves and woodwork in gables.

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Address: 1400 S CATALINA ST
Name:
Year built: 1915
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, intact examlpe of a Craftsman fourplex, with Swiss chalet-inspired design features. Exhibits high quality of design and craftsmanship.

Address: 3017 S CATALINA ST
Name:
Year built: 1905
Architectural style: Victorian, Vernacular Cottage, hip roof

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Early, intact Vernacular Hipped Roof cottage, representing the earliest pattern of residential development in the area.

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Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Vernacular Hipped Cottage, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Vernacular Hipped Roof Cottage, exhibiting the essential features of the style.

Address: 3915 S DALTON AVE
Name:
Year built: 1910
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exellent example of a Craftsman residence with fine arroyo stone detailing. High quality of design, craftsmanship and features tying to the style.

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Address: 4252 S DENKER AVE
Name:
Year built: 1915
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exemplary Craftsman multi-family residence with distinctive design features, such as incredibly unusual bargeboards and dormers. Very unusual building form.

Address: 4115 S FIGUEROA ST
Name: Figueroa Arms Apartments
Year built: 1927
Architectural style: Renaissance Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Renaissance Revival, 1895-1935
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Renaissance Revival brick apartment house. Very large and remarkably intact. High quality of design with glass and steel entrance canopy.

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Address: 4153 S FIGUEROA ST
Name: Van de Kamp Building
Year built: 1930
Architectural style: Art Deco

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Identity, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Van de Kamps market, featuring the iconic windmill design of the company. Very few are left in the city.

Address: 4609 S FIGUEROA ST
Name:
Year built: 1906
Architectural style: Victorian, Vernacular Cottage, hip roof

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Representative of the earliest pattern of development in the area; one of the oldest intact dwellings on Figueroa.

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Address: 4615 S FIGUEROA ST
Name:
Year built: 1907
Architectural style: Victorian, Vernacular Cottage, hip roof

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Representative of the earliest pattern of development in the area; one of the oldest intact dwellings on Figueroa.

Address: 4815 S FIGUEROA ST
Name:
Year built: 1962
Architectural style: Modern, Mid-Century

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Development and the Automobile, 1910-1980
Sub theme:	The Car and Car Services, 1910-1960s
Property type:	Commercial - Auto Related
Property sub type:	Gas/Service Station
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a prefabricated post-WWII gas station, with a sweeping canopy. Exemplary of the property type; intact.

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Address:	5625 S FIGUEROA ST
Name:	Warehouse Men's Union
Year built:	1960
Architectural style:	Modern, Mid-Century

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Intact and excellent example of al Mid-Century Modern Union Hall exhibiting distinctive features of the style.

Context 2:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	QQQ
Reason:	Should be reevaluated when the Industrial Development context is complete under the theme of Labor and Unions. Need more research to determine significance of the Warehouse Mens' Union.

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Address: 9141 S FIGUEROA ST
Name: Hacienda Motel
Year built: 1953
Architectural style: Minimal Traditional

Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as the site of the murder of internationally-acclaimed gospel, R&B and soul singer Sam Cooke. Cooke is considered to be one of the pioneers of soul music. He was murdered at this hotel.

Address: 5945 S FLOWER ST
Name:
Year built: 1913
Architectural style: Craftsman, Airplane Bungalow

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a Craftsman Airplane Bungalow with distinctive features. Rare example in community. May not retain sufficient integrity for National Register eligibility.

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Address: 1327 S GRAMERCY PL
Name:
Year built: 1925
Architectural style: Spanish Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Residential
Property sub type:	Apartment House
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Spanish Colonial Revival apartment building, exhibiting high quality of design through distinctive features.

Address: 1511 S GRAMERCY PL
Name:
Year built: 1912
Architectural style: Mission Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Mission Revival, 1887-1942
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Excellent example of the Mission Revival style, with high quality design and craftsmanship. All windows replaced; may not retain sufficient integrity for Natl. Register eligibility.

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Address: 1518 S GRAMERCY PL
Name: Church of Divine Guidance
Year built: 1933
Architectural style: Art Deco

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Art Deco, 1926-1939
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example an Art Deco church. Exemplary of the style; exhibits high quality of design through distinctive features. Does not retain sufficient integrity for Natl. Register eligibility.

Address: 1636 S GRAMERCY PL
Name:
Year built: 1925
Architectural style: Mediterranean Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Mediterranean Revival, 1887-1942
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exceptionally intact Mediterranean Revival fourplex. Exhibits high quality of design and is an excellent, intact example of the style as applied to the fourplex property type.

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Address: 1651 S GRAMERCY PL
Name:
Year built: 1908
Architectural style: Craftsman; Tudor Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and intact Craftsman residence exihibiting Tudor Revival elements. Conveys high quality of design and craftsmanship through its distinctive features.

Address: 3650 S GRAMERCY PL
Name: St. George Syrian American Orthodox Antiochian Church
Year built: 1931
Architectural style: Byzantine

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Exotic Revivals, 1900-1969
Sub theme:	Byzantine Revival, 1910-1952
Property type:	Institutional - Religion/Spirituality
Property sub type:	Church
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exemplary Byzantine Revival church reflecting original purpose as a church for the Syrian community. High quality design and craftsmanship.

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Context 2:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religion and Spirituality and Ethnic/Cultural Associations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality
Property sub type:	Religious Building
Criteria:	A/1/1
Status code:	QQQ
Reason:	May be significant for its association with the local Syrian community, for whom it appears this church was constructed. Need more information.

Address: 4821 S GRAMERCY PL
Name:
Year built: 1908
Architectural style: Craftsman; Shingle

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent Craftsman / Shingle style residence; early for the neighborhood. Exhibits high quality of design through its distincitve features, such as a octagonal tower and stone porch

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Address: 4821 S GRAMERCY PL
Name: Eighteenth Church of Christ Scientist
Year built: 1929
Architectural style: Art Deco

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Art Deco, 1926-1939
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an Art Deco church; unusual style for this property type. High quality design and craftsmanship.

Address: 5430 S GRAMERCY PL
Name:
Year built: 1926
Architectural style: Spanish Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Very eclectic and intricately detailed Spanish Colonial Revival residence. Characterized by its octagonal form. High quality of design and entirely intact (except for roof material)

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Address: 3991 S HALLDALE AVE
Name:
Year built: 1914
Architectural style: Craftsman, Airplane Bungalow

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, intact example of a Craftsman airplane bungalow. Exhibits high quality of design and craftsmanship; exemplary of the style and type.

Address: 4319 S HALLDALE AVE
Name:
Year built: 1907
Architectural style: Mission Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Mission Revival, 1887-1942
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Mission Revival single-family house, with high quality craftsmanship. An unusual example of the style in the area.

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Address: 2200 S HARVARD BLVD
Name:
Year built: 1911
Architectural style:

Context 1:

Context:	
Theme:	
Property type:	
Criteria:	
Status code:	3S;3CS;5S3
Reason:	Previously assigned a status code 2D2 and 3S. Still appears individually eligible for the NR and CR and also as a contributor to the Sugar Hill Historic District.

Address: 2201 S HARVARD BLVD
Name:
Year built: 1911
Architectural style:

Context 1:

Context:	
Theme:	
Property type:	
Criteria:	
Status code:	3S;3CS;5S3
Reason:	Previously assigned status codes 3S and 2D2. Still appears individually eligible for the NR and CR as well as as a contributor to the Sugar Hill district.

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Address: 3751 S HARVARD BLVD
Name: James A. Foshay Instructional Academy
Year built: 1935
Architectural style: Moderne, PWA

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	PWA Moderne, 1928-1945
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of the PWA Moderne style as applied to an LAUSD facility. Because of compromised integrity of setting/design due to later building campaigns, may not be eligible for the Natl. Reg.

Address: 3998 S HARVARD BLVD
Name: Temple Tifereth Israel
Year built: 1932
Architectural style: Romanesque Revival; Spanish Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Romanesque Revival, 1910-1940
Property type:	Institutional - Religion/Spirituality
Property sub type:	Church
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Romanesque Revival synagogue, with visual cues relating to the Spanish and Portuguese roots of the Sephardic congregation. High quality design and craftsmanship.

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Context 2:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religion and Spirituality and Ethnic/Cultural Associations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality
Property sub type:	Religious Building
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant for its association with the local Sephardic Jewish population.

Address: 2500 S HOBART BLVD
Name: Stacko Apartments
Year built: 1927
Architectural style: Renaissance Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Renaissance Revival, 1895-1935
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Extremely intact and exemplary Renaissance Revival apartment building. Exhibits high quality design through distinctive features.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Apartment Houses, 1910-1980
Property type:	Residential
Property sub type:	Apartment House
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an early brick apartment house, constructed during the boom of the 1920s. Exemplary of the property type.

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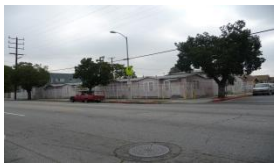
Address: 4180 S HOOVER ST
Name:
Year built: 1913
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Craftsman fourplex; exhibits high quality of design, with monumental porch piers and all original windows.



Address: 4214 S HOOVER ST
Name:
Year built: 1922
Architectural style: Craftsman

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Multi-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Excellent example of early multi-family development patterns in the area immediately south of USC/Exposition Park. May not retain sufficient integrity for National Register eligibility.

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Address: 4423 S HOOVER ST
Name:
Year built: 1920
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exemplary Craftsman fourplex. Two identical buildings situated lengthwise on one lot; one faces Hoover and the other Wesley Avenue. Unusual site plan; exhibits high quality of design.

Address: 4433 S HOOVER ST
Name:
Year built: 1912
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exemplary Craftsman fourplex. Two identical buildings situated lengthwise on one lot; one faces Hoover and the other Wesley Avenue. Unusual site plan; exhibits high quality of design.

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Address: 4627 S HOOVER ST
Name:
Year built: 1907
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exemplary Craftsman fourplex with Swiss Chalet design characteristics. Exhibits high quality design and craftsmanship.

Address: 2906 S KENWOOD AVE
Name:
Year built: 1914
Architectural style: American Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	American Colonial Revival, 1895-1960
Sub theme:	American Colonial Revival, Early, 1895-1940
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an American Colonial Revival fourplex. Exemplary of the style and very intact . Exhibits high quality of design and craftsmanship.

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Address: 1400 S MAGNOLIA AVE
Name:
Year built: 1890
Architectural style: Folk Victorian

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	One of the oldest buildings in the area, representing the earliest pattern of residential development. A rare intact 19th century residence in Los Angeles.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Folk Victorian, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Folk Victorian residence, with high quality design, craftsmanship and distinctive features.

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Address: 1415 S MAGNOLIA AVE
Name:
Year built: 1902
Architectural style: American Colonial Revival; American Foursquare

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	American Colonial Revival, 1895-1960
Sub theme:	American Colonial Revival, Early, 1895-1940
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, intact example of an early American Colonial Revival residence. Exhibits high quality of design and craftmanship.

Address: 1417 S MAGNOLIA AVE
Name:
Year built: 1902
Architectural style: American Foursquare; American Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	American Foursquares or Prairie Boxes, 1895-1914
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, intact example of an early American Foursquare residence with American Colonial Revival design elements. Exhibits high quality of design and craftmanship.

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Address: 1438 S MAGNOLIA AVE
Name:
Year built: 1912
Architectural style: Neoclassical

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Neoclassical, 1885-1927
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, intact example of a Neoclassical fourplex. Exhibits high quality of design and craftmanship.

Address: 1513 S MAGNOLIA AVE
Name:
Year built: 1890
Architectural style: Queen Anne

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Early, intact Queen Anne house, representing the earliest pattern of residential development in the area.

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Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Queen Anne, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a grand Queen Anne residence. Exhibits high quality of design and craftsmanship.

Address: 1716 S MAGNOLIA AVE
Name:
Year built: 1930
Architectural style: Spanish Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Residential
Property sub type:	Apartment House
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Spanish Colonial Revival apartment house, with elaborate design and site plan. Exhibits high quality of design and craftsmanship.

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Address: 1719 S MAGNOLIA AVE
Name:
Year built: 1933
Architectural style: Spanish Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Residential
Property sub type:	Apartment House
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Spanish Colonial Revival apartment house, with elaborate design and site plan. Exhibits high quality of design and craftsmanship.

Address: 1727 S MAGNOLIA AVE
Name:
Year built: 1899
Architectural style: Victorian, Vernacular Cottage, hip roof

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	One of the oldest buildings in the area, representing the earliest pattern of residential development. May not retain sufficient integrity for National Register eligibility.

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Address: 1924 S MAGNOLIA AVE
Name:
Year built: 1914
Architectural style: Neoclassical

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Neoclassical, 1885-1927
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Neoclassical fourplex. Exhibits high quality of design and craftsmanship.

Address: 1404 S MANHATTAN PL
Name:
Year built: 1911
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Very intact Craftsman single-family residence; exemplary of the style. Exhibits high quality of design and craftsmanship.

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Address: 1415 S MANHATTAN PL
Name:
Year built: 1906
Architectural style: Shingle; Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Shingle style residence, grandly scaled and intricately detailed. Exhibits high quality design and craftsmanship.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of early residential development in the area. One of few intact turn-of-the-century residences in an area that has seen a lot of late 20th-century infill.

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Address: 2610 S MANHATTAN PL
Name: Hotel Watkins / Rubaiyat Room
Year built: 1924
Architectural style: Renaissance Revival

Context 1:

Context:	Entertainment Industry, 1908-1980
Sub context:	No Sub-context
Theme:	Commercial Properties Associated with the Entertainment Industry, 1908-1980
Sub theme:	Social Scene Associated with the Entertainment Industry, 1908-1980
Property type:	Commercial
Property sub type:	Music Club/Night Club
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Hotel Watkins was home to the Rubaiyat Room, a significant rhythm and blues venue during the 1950s and 60s. Significant for its association with the African American community.

Address: 1326 S MARIPOSA AVE
Name:
Year built: 1895
Architectural style: Queen Anne

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	One of very few intact remaining late-19th century buildings, representing the earliest pattern of residential development in the area.

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Address: 1512 S MENLO AVE
Name:
Year built: 1913
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent examlpe of a Craftsman style fourplex. Exhibits high quality design and craftsmanship.

Address: 4156 S MENLO AVE
Name: Menlo Avenue School
Year built: 1935
Architectural style: Art Deco; Moderne, Streamline

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post-1933 Long Beach Earthquake, 1933-1945
Property type:	Institutional - Education
Property sub type:	Elementary School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a post 1933-earthquake LAUSD elementary school. The 1930s building is still very intact; subsequent building campaigns have altered original site planning.

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Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Art Deco, 1926-1939
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an Art Deco school constructed by noted architect Albert Gardner for the LAUSD in the years after the 1933 earthquake.

Address: 6431 S MENLO AVE
Name:
Year built: 1905
Architectural style: Victorian, Vernacular Cottage, hip roof; Neoclassical

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Early, intact Vernacular Hipped Roof Cottage, representing the earliest pattern of residential development in the area. Stylistically eclectic.

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Address: 7101 S MENLO AVE
Name: Ebell Club South
Year built: 1930
Architectural style: Art Deco; Egyptian Revival

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Social Clubs and Organizations, 1850-1980
Theme:	Women's Clubs and Organizations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Social Clubs/Meeting Halls
Property sub type:	Social Club
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Represents a rare, intact women's club (Ebell) associated with the social history of the population in the adjacent area. Important with its assocation with womens' history in South Los Angeles.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Art Deco, 1926-1939
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exceptional application of Zig-Zag Modern style to a modest-scale institutional building with intact decorative features, some Egyptian Revival. Remarkable and rare example of its style and type.

Address: 8806 S MENLO AVE
Name:
Year built: 1906
Architectural style: Victorian, Vernacular Cottage, hip roof

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1

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Status code:	3S;3CS;5S3
Reason:	One of the oldest buildings in the area, representing the earliest pattern of residential development. A rare intact turn-of-the-20th century residence in Los Angeles.

Address: 1726 S NEW ENGLAND ST
Name:
Year built: 1913
Architectural style: Neoclassical

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Neoclassical, 1885-1927
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, intact example of a Neoclassical fourplex. Exhibits high quality of design and craftsmanship. May not retain sufficient integrity for National Register eligibility.

Address: 1930 S NEW ENGLAND ST
Name:
Year built: 1890
Architectural style: Queen Anne

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Early, intact Queen Anne cottage, representing the earliest pattern of residential development in the area.

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Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Queen Anne, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Queen Anne cottage. Exemplary of the style; exhibits high quality of design and craftsmanship.

Address: 1327 S NEW HAMPSHIRE AVE
Name:
Year built: 1905
Architectural style: Victorian, Vernacular Cottage, hip roof

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	One of the oldest buildings in the area, representing the earliest pattern of residential development. A rare intact turn-of-the-20th century residence in Los Angeles.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Vernacular Hipped Cottage, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Vernacular Hipped Roof Cottage, retaining the essential character defining features of the style.

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Address: 1329 S NEW HAMPSHIRE AVE
Name:
Year built: 1912
Architectural style: American Foursquare; Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	American Foursquares or Prairie Boxes, 1895-1914
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent examlpe of an American Foursquare fourplex with some Craftsman style design features. Exhibits high quality design and craftsmanship.

Address: 1419 S NEW HAMPSHIRE AVE
Name:
Year built: 1905
Architectural style: Victorian, Vernacular Cottage, hip roof

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	One of the oldest buildings in the area, representing the earliest pattern of residential development. A rare intact turn-of-the-20th century residence in Los Angeles.

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Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Vernacular Hipped Cottage, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Vernacular Hipped Roof Cottage, retaining the essential character defining features of the style.

Address: 1500 S NEW HAMPSHIRE AVE
Name:
Year built: 1890
Architectural style: Folk Victorian

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	One of the oldest buildings in the area, representing the earliest pattern of residential development. A rare intact 19th century residence in Los Angeles.

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Address: 1807 S NEW HAMPSHIRE AVE
Name:
Year built: 1880
Architectural style: Folk Victorian

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	A very old house likely dating to the 1880s. Represents the earliest pattern of development, possibly extant prior to streetcar suburbanization. May not retain sufficient integrity for Nalt. Reg. elig

Address: 3500 S NORMANDIE AVE
Name: Centenary Methodist Episcopal Church
Year built: 1924
Architectural style: Spanish Colonial Revival; Romanesque Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Institutional - Religion/Spirituality
Property sub type:	Church
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Spanish Colonial Revival church, with elaborate design and elements of the Romanesque Revival style. Exhibits high quality of design and craftsmanship.

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Context 2:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religion and Spirituality and Ethnic/Cultural Associations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality
Property sub type:	Religious Building
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as a religious institution constructed specifically to serve the local Japanese American population. The original pastor was Reverend S. M. Saito.

Address: 3520 S NORMANDIE AVE
Name: Los Angeles Dept. of Water and Power Distributing Station #13
Year built: 1926
Architectural style: Moderne, PWA

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Water and Power, 1916-1980
Sub theme:	Distributing and Receiving Stations, 1916-1980
Property type:	Institutional - Infrastructure
Property sub type:	Distributing Station
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Intact DWP station exhibiting high quality of design and representative of grandly scaled public works infrastructure construction during the 1920s.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	PWA Moderne, 1928-1945
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a PWA Moderne DWP distributing station. Although an early example, it exhibits the essential features of the style and high quality craftsmanship.

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Address: 4244 S NORMANDIE AVE
Name: St. Cecilia Roman Catholic Church
Year built: 1927
Architectural style: Romanesque Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Romanesque Revival, 1910-1940
Property type:	Institutional - Religion/Spirituality
Property sub type:	Church
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exceptional Northern Italian Romanesque church, designed by significant LA architect Montgomery Ross. Totally intact, with distinctive design features.

Address: 4601 S NORMANDIE AVE
Name: Pilgrim Congregational Church
Year built: 1924
Architectural style: Craftsman; Gothic Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Institutional
Property sub type:	Church
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exceptionally intact and rare example of a Craftsman church with some Romanesque and Lombardian details. Stylistically very eclectic. Designed by noted architect Lester Moore.

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Address: 6520 S NORMANDIE AVE
Name: Dixie Theatre
Year built: 1920
Architectural style: Neoclassical

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Neighborhood Theaters, Pre-WWII, 1915-1942
Sub theme:	No SubTheme
Property type:	Commercial - Entertainment
Property sub type:	Neighborhood Theater
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an early neighborhood movie theater, with Classical Revival design features. Rare intact example of the property type.

Address: 1418 S ORCHARD AVE
Name:
Year built: 1903
Architectural style: American Foursquare

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	American Foursquares or Prairie Boxes, 1895-1914
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, early example of an American Foursquare residence. Totally intact, with distinctive design features.

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Address: 2625 S PORTLAND ST
Name:
Year built: 1907
Architectural style: Queen Anne

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a large carriage house associated with the grand mansions of Adams Blvd, dating to the earliest period of residential development in University Park.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Queen Anne, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	A rare and intact Queen Anne carriage house exhibiting high quality of design and craftsmanship tying it to the distinctive features of the style.

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Address: 2009 S RAYMOND AVE
Name:
Year built: 1927
Architectural style: Mediterranean Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Mediterranean Revival, 1887-1942
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Mediterranean Revival fourplex. Exemplary of the style; exhibits high quality of design and craftsmanship.

Address: 2931 S RAYMOND AVE
Name:
Year built: 1916
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Craftsman fourplex. Exhibits high quality of design and craftsmanship.

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Address: 3300 S. Hoover St
Name: Hillel at USC
Year built: 1965
Architectural style: Modern, Mid-Century

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a post-and-beam, Mid-Century Modern institutional building. Exhibits high quality of design and craftsmanship. Does not meet National Register age requirement.

Address: 2630 S SEVERANCE ST
Name:
Year built: 1905
Architectural style: American Foursquare; Prairie

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	American Foursquares or Prairie Boxes, 1895-1914
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a American Foursquare residence with distinctive Prairie style characteristics. Exhibits high quality of design and craftsmanship.

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Address: 2713 S SEVERANCE ST
Name:
Year built: 1890
Architectural style: Queen Anne; Neo-Classical

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Queen Anne, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and intact Queen Anne house with Neoclassical and Eastlake elements tying it to the style and period. Previously determined eligible for the National Regsiter.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	One of the oldest buildings in the area, representing the earliest pattern of residential development. A rare intact 19th century residence in Los Angeles.

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Address: 1518 S ST ANDREWS PL
Name:
Year built: 1903
Architectural style: Craftsman

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of early residential development in the area. One of very few intact turn-of-the-century residences in an area that has seen a lot of late-20th century infill.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a very early Craftsman residence. Exhibits high quality design and craftsmanship.

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Address: 1554 S ST ANDREWS PL
Name:
Year built: 1936
Architectural style: Moderne, Streamline

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Streamline Moderne, 1934-1945
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent examples of a Streamline Moderne courtyard apartment bldg exhibiting high quality of design through distinctive features. Work of architect Earl D. Stonerod.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Courtyard Apartments, 1910-1980
Property type:	Residential
Property sub type:	1920s-1930s Courtyard Apartment
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1930s courtyard apartment buidling, with a U-shaped plan and intact landscaping and hardscaping. Exemplary of the property type from this era.

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Address: 3077 S UNIVERSITY AVE
Name: Hebrew Union College
Year built: 1970
Architectural style: New Formalist

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	New Formalism, 1955-1976
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of New Formalism. Exhibits high quality of design and craftsmanship. Does not meet age requirement for National Register eligibility.

Address: 2919 S VAN BUREN PL
Name:
Year built: 1916
Architectural style: Neoclassical

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Neoclassical, 1885-1927
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Neoclassical fourplex. Exemplary of the style. Exhibits high quality of design and craftsmanship.

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Address: 4131 S VERMONT AVE
Name:
Year built: 0
Architectural style:

Context 1:

Context:	
Theme:	
Property type:	
Criteria:	
Status code:	3S;3CS;5S3
Reason:	Exceptional Streamline Moderne LAUSD campus by noted LA architects Parkinson and Parkinson. Still appears eligibile for NR, CR and local designation.

Address: 4256 S VERMONT AVE
Name: Pelican Restaurant
Year built: 1948
Architectural style: Modern, Mid-Century

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Small, intact Mid-century Modern cafe, with distinctive features such as canted storefront windows. Interior and signage also intact. Modest but rare to find an example with integrity.

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Address: 5300 S VERMONT AVE
Name: AFRICAN AMERICAN UNITY CENTER
Year built: 1924
Architectural style:

Context 1:

Context:	
Theme:	
Property type:	
Criteria:	
Status code:	3S;3CS;5S3
Reason:	Significant example of a 1920s Gothic Revival church. Has been substantially damaged by the 1994 earthquake and subsequent shoddy structural work. Still NR/CR eligible.

Address: 6901 S VERMONT AVE
Name:
Year built: 1940
Architectural style: Moderne, Streamline

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Development and the Automobile, 1910-1980
Sub theme:	The Car and Car Services, 1910-1960s
Property type:	Commercial - Auto Related
Property sub type:	Gas/Service Station
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1940s Streamline Moderne gas/service station. Exemplary of the type; a rare, intact example in Los Angeles.

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Address: 7506 S VERMONT AVE
Name: Congress Theatre
Year built: 1939
Architectural style: Moderne, Streamline

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Neighborhood Theaters, Pre-WWII, 1915-1942
Sub theme:	No SubTheme
Property type:	Commercial - Entertainment
Property sub type:	Neighborhood Theater
Criteria:	A/C; 1/3; 1/3
Status code:	3CS;5S3
Reason:	Excellent example of an early neighborhood theater, representing early commercial development in the area. May not retain sufficient integrity for National Register eligibility.

Address: 7609 S VERMONT AVE
Name:
Year built: 1912
Architectural style: Craftsman; Tudor Revival

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Mixed-Use Residential and Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1&C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a streetcar commercial building constructed in the Craftsman style. May not retain sufficient integrity for Natl. Reg. eligibility.

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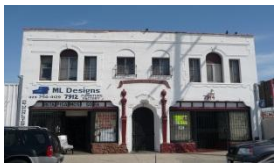
Address: 7626 S VERMONT AVE
Name:
Year built: 1908
Architectural style: Commercial, Vernacular

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Mixed-Use Residential and Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Very early example of a streetcar commericial building; wood frame, modest and mostly intact. May be the oldest surviving streetcar commercial building on South Vermont.



Address: 7912 S VERMONT AVE
Name:
Year built: 1928
Architectural style: Mediterranean Revival; Moorish

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Mixed-Use Residential and Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1&C/3/3
Status code:	3CS;5S3
Reason:	Relatively intact streetcar commercial building in the Renaissance Revival style with some Moorish details. Very rare extant example. May not retain sufficient integrity for Natl. Reg. eligibility.

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Address: 8035 S VERMONT AVE
Name: Hattem's Shopping Center
Year built: 1931
Architectural style: Art Deco

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Art Deco, 1926-1939
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exemplary Art Deco commercial building with prominent and distinctive tower and decorative features. Exhibits high quality of design and distinctive features tying it to the style.

Address: 8720 S VERMONT AVE
Name:
Year built: 1938
Architectural style: Art Deco

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Art Deco, 1926-1939
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an Art Deco commercial building, with storefronts mostly intact. Exhibits high quality of design.

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Address: 8938 S VERMONT AVE
Name: Million Article Thompson
Year built: 1932
Architectural style: Not Applicable

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Signs, 1906-1980
Sub theme:	Rooftop Signs, 1906-1980
Property type:	Commercial - Sign
Property sub type:	Rooftop
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Extraordinary rooftop sign with extant flourescent tubing. Appears original to the building although the tenant has changed. Very high quality of design.

Address: 10826 S VERMONT AVE
Name:
Year built: 1940
Architectural style: Moderne, Streamline

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Development and the Automobile, 1910-1980
Sub theme:	The Car and Car Services, 1910-1960s
Property type:	Commercial - Auto Related
Property sub type:	Gas/Service Station
Criteria:	A/C; 1/3; 1/3
Status code:	3CS;5S3
Reason:	Excellent example of a 1940s Streamline Moderne gas/service station. Exemplary of the type; a rare, surviving example in Los Angeles. May not retain sufficient integrity for Natl. Register eligibility

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Address: 1213 Vernon Avenue
Name:
Year built: 1885
Architectural style: Folk Victorian

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Very early residence dating the to earliest period of residential development in the area. By far the oldest building in the neighborhood. Exceptionally intact for its age.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Folk Victorian, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Folk Victorian residence, exhibiting the essential features of the style. Very rare intact example in the city.

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Address: 710 W 110TH ST
Name:
Year built: 1939
Architectural style: Moderne, Streamline

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Streamline Moderne, 1934-1945
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Streamline Moderne single-family residence. Rare example of the property type/stylistic pairing. Exhibits high quality design and distinctive features tying it to the style.

Address: 2226 W 14TH ST
Name:
Year built: 1914
Architectural style: Neoclassical

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Neoclassical, 1885-1927
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, intact example of a Neoclassical fourplex. Exhibits high quality of design and craftmanship.

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Address: 2234 W 14TH ST
Name:
Year built: 1904
Architectural style: Victorian, Vernacular Cottage, gable roof; American Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	American Colonial Revival, 1895-1960
Sub theme:	American Colonial Revival, Early, 1895-1940
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an Early American Colonial Revival house. Exhibits high quality of design and distinctive features, such as a brick exterior and pedimented dormer.

Address: 2250 W 14TH ST
Name:
Year built: 1890
Architectural style: Folk Victorian

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	One of the oldest buildings in the area, representing the earliest pattern of residential development. A rare intact 19th century residence in Los Angeles.

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Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Folk Victorian, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Folk Victorian residence. Exemplary of the style, with distinctive features.

Address: 1566 W 17TH ST
Name:
Year built: 1906
Architectural style: American Foursquare; Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	American Foursquares or Prairie Boxes, 1895-1914
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, intact example of an American Foursquare fourplex with Craftsman design elements. Exhibits high quality of design and craftmanship.

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Address: 673 W 18TH ST
Name: Gospel Tabernacle Church
Year built: 1923
Architectural style: Romanesque Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Romanesque Revival, 1910-1940
Property type:	Institutional - Religion/Spirituality
Property sub type:	Church
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, if restrained, example of a Romanesque Revival church. Exhibits high quality of design, with leaded glass windows intact. Notable architect Arthur Lindley.

Address: 2453 W 18TH ST
Name:
Year built: 1905
Architectural style: American Foursquare

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	American Foursquares or Prairie Boxes, 1895-1914
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and completely intact grandly-scaled American Foursquare exhibiting high quality of design, representing the earliest residential development in the area. Retains landscaping.

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Address: 1442 W 20TH ST
Name:
Year built: 1885
Architectural style: Queen Anne

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Early, intact Queen Anne Cottage with rear Folk Victorian residence (barely visible), representing the earliest pattern of residential development in the area.

Address: 1882 W 22ND ST
Name:
Year built: 1900
Architectural style: Shingle

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Shingle Style, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3CS;5S3
Reason:	Unusual Shingle-influenced residence with distinctive design features such as a complex gabled roof and leaded glass windows. May not retain sufficient integrity for National Register eligibility.

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Address: 1958 W 22ND ST
Name:
Year built: 1910
Architectural style: American Foursquare

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	American Foursquares or Prairie Boxes, 1895-1914
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An unusual rendition of an American Foursquare, with a squared projecting bay and wide overhanging eaves. Extremely intact and exhibiting high quality craftsmanship.

Address: 1122 W 24TH ST
Name: Union Theatre
Year built: 1921
Architectural style: Art Deco

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Neighborhood Theaters, Pre-WWII, 1915-1942
Sub theme:	No SubTheme
Property type:	Commercial - Entertainment
Property sub type:	Neighborhood Theater
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an early neighborhood theater in the neighborhood adjacent to USC. Appears to have been purpose built in 1921 with Art Deco alterations in the early 1930s.

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Address: 2124 W 24TH ST
Name: Leon Rene Residence
Year built: 1923
Architectural style: French Revival (Norman)

Context 1:

Context:	Entertainment Industry, 1908-1980
Sub context:	No Sub-context
Theme:	Residential Properties Associated with the Entertainment Industry, 1908-1980
Sub theme:	Residential Properties Associated with Significant Persons in the Entertainment Industry, 1908-1980
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	B/2/2
Status code:	3S;3CS;5S3
Reason:	Significant for its association with the Leon Rene, who was a prominent rhythm and blues singer who often partnered with this brother, Otis. The pair also founded notable R&B record labels.

Address: 1774 W 25TH ST
Name:
Year built: 1900
Architectural style: Vernacular

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Multi-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Very early example of multi-family residential development in the area. Appears to pre-date most other buildings in the neighborhood. May not retain sufficient integrity for Natl. Reg. eligibility.

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Address: 1782 W 25TH ST
Name:
Year built: 1902
Architectural style: Shingle

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Shingle Style, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Intact example of an early Arts and Crafts / Late Shingle style building. Very eclectic. High quality design and craftsmanship.

Address: 1822 W 25TH ST
Name:
Year built: 1900
Architectural style: Victorian, Vernacular Cottage, hip roof

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Vernacular Hipped Cottage, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Very intact Vernacular Hipped Roof cottage with distinctive design features such as Corinthian columns and decorative fishscale shingles that separates it from more modest versions of the style.

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Address: 633 W 28TH ST
Name:
Year built: 1965
Architectural style: Modern, Mid-Century

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Mid-Century Modern residence with some elements of the International Style. Exhibits high quality of design and craftsmanship.

Address: 639 W 28TH ST
Name:
Year built: 1932
Architectural style: Greek Revival; American Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	American Colonial Revival, 1895-1960
Sub theme:	American Colonial Revival, Early, 1895-1940
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an American Colonial Revival residence with some elements of the Georgian and Neoclassical traditions. Exhibits high quality of design and craftsmanship.

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Address: 814 W 28TH ST
Name: ALPHA DELTA PI
Year built: 1900
Architectural style: American Foursquare; American Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	American Colonial Revival, 1895-1960
Sub theme:	American Colonial Revival, Late, 1940-1960
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	7SQ
Reason:	This appears to be a former turn-of-the-century mansion that was heavily altered in the 1940s (and possibly later). Does not appear to retain sufficient integrity for eligibility.

Address: 900 W 28TH ST
Name: Delta Delta Delta House
Year built: 1935
Architectural style: French Revival (Norman)

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Period Revival, 1919-1940
Sub theme:	French Norman, 1919-1940
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a French Norman residence. Very grand, and exhibits high quality of design and craftsmanship.

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Address: 1514 W 29TH ST
Name:
Year built: 1903
Architectural style: Victorian, Vernacular Cottage, hip roof

Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Important Persons/Individuals, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	B/2/2
Status code:	3S;3CS;5S3
Reason:	Significant for its association with William Wilkins, who opened the Wilkins Piano Academy on Central Avenue. THe academy had over 250 students and five branch academies.

Address: 715 W 30TH ST
Name:
Year built: 1931
Architectural style: Spanish Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Residential
Property sub type:	Courtyard Apartment
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Spanish Colonial Revival apartment house, with elaborate design and site plan. Exhibits high quality of design and craftsmanship.

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Address: 1340 W 30TH ST
Name:
Year built: 1898
Architectural style: Neoclassical; American Foursquare

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Neoclassical, 1885-1927
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and intact example of a Neoclassical single-family residence, with elements of the Queen Anne and American Foursquare styles. High quality craftsmanship.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	One of the oldest buildings in the area, representing the earliest pattern of residential development. A rare intact 19th century residence in Los Angeles.

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Address: 1352 W 30TH ST
Name:
Year built: 1895
Architectural style: Queen Anne

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Early, intact Vernacular Hipped Roof Cottage, representing the earliest pattern of residential development in the area.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Vernacular Hipped Cottage, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Early and intact Vernacular Hipped Roof cottage. Has distinctive design features that separates it from the more modest turn-of-the-century cottages in the area. High quality design.

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Address: 1423 W 30TH ST
Name:
Year built: 1927
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Very intact example of a Craftsman fourplex, with distinctive design features such as complex wood balcony supports. Exhibits high quality design and craftsmanship.

Address: 1309 W 35TH PL
Name:
Year built: 1907
Architectural style: American Foursquare

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	American Foursquares or Prairie Boxes, 1895-1914
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent if somewhat unusual example of the American Foursquare style, with strong verticality, exaggerated dormer, carved gable details and a squared bay. High quality craftsmanship.

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Address: 1488 W 35TH PL
Name: Benjamin "Reb" Spikes Residence
Year built: 1920
Architectural style: Victorian, Vernacular Cottage, hip roof

Context 1:

Context:	Entertainment Industry, 1908-1980
Sub context:	No Sub-context
Theme:	Residential Properties Associated with the Entertainment Industry, 1908-1980
Sub theme:	Residential Properties Associated with Significant Persons in the Entertainment Industry, 1908-1980
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	B/2/2
Status code:	5S3
Reason:	Significant as the home of Benjamin "Reb" Spikes. Spikes was a very early African-American jazz record producer. Due to alterations such as stucco and replaced windows, only locally eligible.

Address: 1168 W 35TH ST
Name:
Year built: 1895
Architectural style: Victorian, Vernacular Cottage, hip roof; Neo-Classical

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	One of the oldest intact buildings in the neighborhood, representing the earliest period of development in the area in the late 19th century.

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Address: 1224 W 35TH ST
Name:
Year built: 1905
Architectural style: American Foursquare

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	American Foursquares or Prairie Boxes, 1895-1914
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an American Fourquare residence. Exhibits high quality of design and craftsmanship.

Address: 1422 W 35TH ST
Name:
Year built: 1899
Architectural style: Queen Anne

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Queen Anne, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Queen Anne residence. Exemplary of the style, and very intact. Exhibits high quality craftsmanship and distinctive features tying it to the style.

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Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	One of the oldest buildings in the area, representing the earliest pattern of residential development. A rare intact 19th century residence in Los Angeles.

Address: 1431 W 35TH ST
Name:
Year built: 1925
Architectural style: Victorian, Vernacular Cottage, gable roof

Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Important Persons/Individuals, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	B/2/2
Status code:	QQQ
Reason:	Possibly associated with the African-American aviation pioneer William J Powell. Need research to determine whether this site is the one best associated with the life and work of this person.

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Address: 1194 W 36TH PL
Name: Bill "Bojangles" Robinson Residence
Year built: 1938
Architectural style: American Colonial Revival

Context 1:

Context:	Entertainment Industry, 1908-1980
Sub context:	No Sub-context
Theme:	Residential Properties Associated with the Entertainment Industry, 1908-1980
Sub theme:	Residential Properties Associated with Significant Persons in the Entertainment Industry, 1908-1980
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	B/2/2
Status code:	3S;3CS;5S3
Reason:	Significant for its association with Bill "Bojangles" Robinson, a well-known and influential African American tap dancer and performer.

Address: 1340 W 36TH PL
Name: Senshin Buddhist Temple
Year built: 1965
Architectural style: Modern, Mid-Century

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religion and Spirituality and Ethnic/Cultural Associations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality
Property sub type:	Religious Building
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Significant for its association with the Japanese American community who called this neighborhood home in the years after internment. Does not meet National Register age requirement.

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Address: 1442 W 36TH PL
Name: Seinan Judo Dojo / Seinan Kendo Dojo
Year built: 1895
Architectural style: Victorian, Vernacular Cottage, hip roof

Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	This is the former location of the Seinan Dojo, a signficant Judo and Kendo Dojo known for the legendary Japanese American teachers who taught there in the years before and after internment.

Address: 1598 W 36TH PL
Name:
Year built: 1892
Architectural style: Victorian, Vernacular Cottage, hip roof

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	One of the oldest, intact buildings in the area, representing the earliest patterns of residential development. May not retain sufficient integrity for National Register eligibility.

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Address: 1602 W 36TH PL
Name:
Year built: 1895
Architectural style: Queen Anne

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Queen Anne, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, intact example of a Queen Anne residence. Exhibits high quality craftsmanship and distinctive features tying it to the style.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	One of the oldest buildings in the area, representing the earliest pattern of residential development. A rare intact 19th century residence in Los Angeles.

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Address: 1142 W 36TH ST
Name:
Year built: 1910
Architectural style: Dutch Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	American Colonial Revival, 1895-1960
Sub theme:	Dutch Colonial Revival, 1895-1940
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Dutch Colonial Revival residence. Exhibits high quality of craftsmanship and distinctive features tying it to the style.

Address: 1143 W 36TH ST
Name:
Year built: 1905
Architectural style: American Foursquare; Shingle

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	American Foursquares or Prairie Boxes, 1895-1914
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an American Foursquare single-family residence with some elements of the Shingle Style. Exhibits high quality of design and craftsmanship.

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Address: 1153 W 36TH ST
Name:
Year built: 1908
Architectural style: American Foursquare

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	American Foursquares or Prairie Boxes, 1895-1914
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an American Foursquare multi-family residence, with fine details such as Ionic columns at a central porch. Exhibits high quality of design and craftsmanship.

Address: 1156 W 36TH ST
Name:
Year built: 1907
Architectural style: Craftsman; Shingle

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an early Craftsman residence, with some elements of the Shingle and Queen Anne styles. Exhibits high quality of design and craftsmanship.

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Address: 1593 W 36TH ST
Name: Eric Dolphy Residence
Year built: 1908
Architectural style: Craftsman

Context 1:

Context:	Entertainment Industry, 1908-1980
Sub context:	No Sub-context
Theme:	Residential Properties Associated with the Entertainment Industry, 1908-1980
Sub theme:	Residential Properties Associated with Significant Persons in the Entertainment Industry, 1908-1980
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	B/2/2
Status code:	3S;3CS;5S3
Reason:	Significant for its association with Eric Dolphy, who was an important African American jazz musician. Dolphy lived at this address from 1942 until the late 1950s, when he moved to NY.

Address: 1831 W 36TH ST
Name:
Year built: 1890
Architectural style: Folk Victorian

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	One of the oldest residences in the area. Represents the earliest pattern of residential development in this part of Los Angeles.

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Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Folk Victorian, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Exemplary Folk Victorian residence. One of relatively few excellent and intact examples of the style in Los Angeles.

Address: 1143 W 37TH DR
Name:
Year built: 1895
Architectural style: Queen Anne

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Queen Anne, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, intact example of a Queen Anne residence. Exhibits high quality craftsmanship and distinctive features tying it to the style.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	One of the oldest buildings in the the area, representing the earliest pattern of residential development dating to the late 19th century.

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Address: 1419 W 37TH DR
Name:
Year built: 1898
Architectural style: Shingle

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Shingle Style, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Shingle style residence. Exhibits high quality of craftsmanship and distinctive features; rare, intact example of the style in the area.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	One of the oldest, intact buildings in the area, representing the earliest pattern of residential development. Rare intact 19th century residence in Los Angeles.

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Address: 1430 W 37TH DR
Name:
Year built: 1905
Architectural style: Shingle

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Shingle Style, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Shingle style residence. Exhibits high quality of craftsmanship and distinctive features; rare intact example of the style in the area.

Address: 1742 W 37TH DR
Name:
Year built: 1901
Architectural style: Queen Anne

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Queen Anne, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Very intact and exemplary Queen Anne residence, exhibiting high quality of craftsmanship and distinctive features tying it to the style.

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Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	By far one of the oldest buildings around, representing the earliest pattern of development in the area. One of very few intact resources from this period.

Address: 1216 W 37TH ST
Name: Noble Johnson Residence
Year built: 1904
Architectural style: Craftsman

Context 1:

Context:	Entertainment Industry, 1908-1980
Sub context:	No Sub-context
Theme:	Residential Properties Associated with the Entertainment Industry, 1908-1980
Sub theme:	Residential Properties Associated with Significant Persons in the Entertainment Industry, 1908-1980
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	B/2/2
Status code:	5S3
Reason:	Significant for its association with notable African American actor and film producer, Noble Johnson. Due to alterations such as stucco, replaced windows and screened porch, only locally eligible.

Address: 1444 W 37TH ST
Name:
Year built: 1909
Architectural style: American Foursquare; Greek Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	American Foursquares or Prairie Boxes, 1895-1914

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Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an American Foursquare residence with Greek Revival design influences, such as a centered pediment and columnal porch supports. Exhibits high quality craftsmanship and design.

Address: 1474 W 39TH ST
Name:
Year built: 1913
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Craftsman fourplex. Exemplary, and appears to be entirely intact. Exhibits high quality of design and craftsmanship.

Address: 544 W 40TH PL
Name:
Year built: 1890
Architectural style: Queen Anne

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Queen Anne, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Queen Anne residence; a particularly grand example of the style in the larger

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	area. Extremely intact with distinctive features and high quality craftsmanship.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	One of the oldest buildings in the area, representing the earliest pattern of residential development. A rare intact 19th century residence in Los Angeles.

Address: 918 W 40TH PL
Name:
Year built: 1915
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An extremely intact example of a Craftsman fourplex with high quality of design and craftsmanship. Exemplary, with its original doors and stone porch piers.

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Address: 707 W 41ST PL
Name:
Year built: 1930
Architectural style: Art Deco

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Art Deco, 1926-1939
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Exemplary and relatively intact Art Deco apartment building, with distinctive features. May not retain sufficient integrity for National Register eligibility.

Address: 1119 W 41ST PL
Name:
Year built: 1915
Architectural style: Craftsman, Airplane Bungalow

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Craftsman airplane bungalow; unusual form, with a pass-through driveway through the center of the building. High quality of design and craftsmanship.

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Address: 1107 W 41ST ST
Name:
Year built: 1912
Architectural style: Craftsman; Shingle

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Craftsman residence with Shingle style influences. Conveys significance through distinctive design features and high quality craftsmanship.

Address: 1307 W 41ST ST
Name:
Year built: 1910
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exemplary Craftsman style residence exhibiting particularly high quality craftsmanship and design. Unusual design features; completely intact.

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Address: 848 W 42ND PL
Name:
Year built: 1927
Architectural style: Egyptian Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Exotic Revivals, 1900-1969
Sub theme:	Egyptian Revival, 1922-1939
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of an Egyptian Revival apartment building. Unusual pairing of the style and property type. May not retain sufficient integrity for Natl. Reg. eligibility.

Address: 852 W 42ND PL
Name:
Year built: 1930
Architectural style: Art Deco

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Art Deco, 1926-1939
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of an Art Deco apartment building. Unusual pairing of the style and property type in this part of the city. May not retain sufficient integrity for Natl. Reg. eligibility.

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Address: 950 W 42ND PL
Name: Liberty Old School Baptist Church of Christ
Year built: 1916
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Institutional
Property sub type:	Church
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Craftsman style church. Retains the distinctive features of the style and is a rare pairing of the style and property type.

Address: 1018 W 42ND ST
Name:
Year built: 1912
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exemplary and mostly intact Craftsman fourplex, somewhat unusual for the neighborhood. High quality design and craftsmanship.

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Address: 1022 W 42ND ST
Name:
Year built: 1912
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exemplary and mostly intact Craftsman fourplex, somewhat unusual for the neighborhood. High quality design and craftsmanship.

Address: 870 W 43RD ST
Name:
Year built: 1906
Architectural style: Neoclassical; American Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Neoclassical, 1885-1927
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	One of the most remarkable fourplexes encountered, in style and level of integrity. Myriad forms of adornment include composite pilasters, foliate detail pediment and frieze, and leaded glass.

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Address: 617 W 46TH ST
Name:
Year built: 1908
Architectural style: Queen Anne; Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an early Craftsman residence, with distinctive design features such as original leaded glass windows, bowed bays and shingled exterior.

Address: 634 W 46TH ST
Name:
Year built: 1909
Architectural style: American Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	American Colonial Revival, 1895-1960
Sub theme:	American Colonial Revival, Early, 1895-1940
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an early American Colonial Revival house. Exhibits high quality of design and craftsmanship, and retains distinctive features of the style.

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Address: 806 W 47TH ST
Name:
Year built: 1927
Architectural style: Renaissance Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Renaissance Revival, 1895-1935
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a Renaissance Revival storage facility. Retains distinctive features of the style and type. Due to storefront infill may not retain sufficient integrity for Natl. Reg. eligibility

Address: 610 W 48TH ST
Name:
Year built: 1922
Architectural style: Craftsman, Airplane Bungalow

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Craftsman Airplane Bungalow. Rare example of the type in the area. Exhibits high quality of design and craftsmanship.

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Address: 1542 W 48TH ST
Name:
Year built: 1911
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Intact two-story Craftsman house, exhibiting high quality craftsmanship. Unusual design features such as varying eave heights and exaggerated brackets.

Address: 1548 W 48TH ST
Name:
Year built: 1914
Architectural style: Craftsman, Airplane Bungalow

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Craftsman Airplane Bungalow. Exemplary of the style and type; exhibits quality craftsmanship.

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Address: 1552 W 48TH ST
Name:
Year built: 1912
Architectural style: Craftsman, Swiss

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a Swiss Chalet Craftsman residence. Mostly intact and exhibits high quality of design. May not retain sufficient integrity for NR eligibility.

Address: 1704 W 48TH ST
Name: Coffin and Hon Building
Year built: 1925
Architectural style: Renaissance Revival

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Mixed-Use Residential and Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1&C/3/3
Status code:	3CS;5S3
Reason:	Mostly intact example of a streetcar commercial building. Has some intact storefronts and fine details such as leaded glass clerestory windows. May not retain sufficient integrity for Natl. Reg. elig

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Address: 1731 W 48TH ST
Name:
Year built: 1914
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Intact Craftsman fourplex with high quality of craftsmanship, with distincitve design features such as ornate woodwork in gables.

Address: 1738 W 48TH ST
Name:
Year built: 1923
Architectural style: Neoclassical

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Neoclassical, 1885-1927
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Intact Neoclassical fourplex with distinctive features and high quality of design. Rare pairing of this style with the property type in this neighborhood.

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Address: 1956 W 48TH ST
Name:
Year built: 1916
Architectural style: Tudor Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Tudor Revival, 1895-1929
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Grand and intact example of a Tudor Revival apartment building. Rare for this area in size and style. Exhibits high quality of design through distinctive features.

Address: 2008 W 48TH ST
Name:
Year built: 1915
Architectural style: Craftsman; American Foursquare

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of the Craftsman style as applied to the fourplex property type. Elements of the Foursquare style as well. Remarkably intact and exhibits high quality design and craftsmanship.

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Address: 507 W 49TH PL
Name: Figueroa Street Baptist Church
Year built: 1910
Architectural style: Craftsman; Tudor Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Institutional
Property sub type:	Church
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a Craftsman / Tudor Revival church, with some Gothic Revival details. High quality of design and craftsmanship; retains milky glass stained glass windows.

Address: 526 W 49TH ST
Name:
Year built: 1908
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an early Craftsman residence. Exhibits high quality of design and craftsmanship.

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Address: 932 W 49TH ST
Name: 10th Church of Christ Scientist
Year built: 1917
Architectural style: Neoclassical

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Neoclassical, 1885-1927
Property type:	Institutional
Property sub type:	Church
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Neoclassical church. Exhibits high quality of design and craftsmanship, with distinctive features of the style.

Address: 1732 W 49TH ST
Name:
Year built: 1909
Architectural style: Craftsman, Swiss

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An exemplary Craftsman/Swiss Chalet single-family residence. Exhibits high quality design and craftsmanship, and distinctive features of the Swiss Chalet idiom.

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Address: 1838 W 50TH ST
Name:
Year built: 1910
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Very unusal early Craftsman bungalow with brick and stone porch and gambrel roof. Exhibits high quality of design.

Address: 516 W 51ST ST
Name:
Year built: 1890
Architectural style: Queen Anne; American Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Queen Anne, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Queen Anne residence, with some American Colonial Revival features. Exhibits high quality of design and craftsmanship.

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Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Early, intact Queen Anne residence likely dating to the late 19th century, representing the earliest pattern of residential development in the area.

Address: 816 W 51ST ST
Name: 52nd Street Elementary School
Year built: 1925
Architectural style: Renaissance Revival

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Pre-1933 Long Beach Earthquake, 1920-1933
Property type:	Institutional - Education
Property sub type:	Elementary School
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Significant as a rare intact remaining LAUSD school from the pre-1933 earthquake era. High quality of design and few alterations.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Renaissance Revival, 1895-1935
Property type:	Other
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Renaissance Revival school, constructed by noted architects Edelman and Zimmerman. Exhibits high quality of design and craftsmanship.

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Address: 946 W 53RD ST
Name: The Unity House
Year built: 1923
Architectural style: Gothic Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Period Revival, 1919-1940
Sub theme:	Late Gothic Revival, 1919-1939
Property type:	Institutional - Religion/Spirituality
Property sub type:	Church
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant Gothic Revival buidling related to the adjacent church; possibly originally the rectory or meeting hall.

Address: 701 W 54TH ST
Name:
Year built: 1895
Architectural style: Queen Anne

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Early and rare survivor from the earliest period of residential development in the area. Relatively intact, though does not retain sufficient integrity for National Register eligibility.

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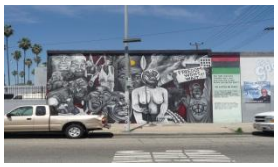
Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Queen Anne, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3CS;5S3
Reason:	Excellent and rare example of a Queen Anne residence, exhibiting distinctive features tying it to the style. May not retain sufficient integrity for National Register eligibility.



Address: 1821 W 54TH ST
Name: Freedom Won't Wait
Year built: 1992
Architectural style: Not Applicable

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Cultural Development and Institutions, 1850-1980
Theme:	Public Art, 1900-1980
Sub theme:	Murals, 1920-1980
Property type:	Mural
Property sub type:	No Sub-Type
Criteria:	A/1/1 & C/3/3
Status code:	5S3
Reason:	Significant mural by Noni Olabisi which speaks to the issues raised by the civil uprising of April 1992. Does not meet age requirement for California or National Registers.

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Address: 1851 W 54TH ST
Name:
Year built: 1938
Architectural style: Moderne, Streamline

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Streamline Moderne, 1934-1945
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of the Streamline Moderne style. Exhibits high quality of design through distinctive features. Extremely intact.

Address: 1950 W 54TH ST
Name: Chesterfield Square Park
Year built: 1914
Architectural style: Not Applicable

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Parks, Recreation, and Leisure, 1886-1978
Sub theme:	Municipal Parks, 1904-1931
Property type:	Institutional - Recreation
Property sub type:	Municipal Park
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a municipal public park created as a centerpiece to a residential subdivision. Exhibits some characteristics of the City Beautiful Movement.

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Address: 1200 W 55TH ST
Name:
Year built: 1913
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a Craftsman residence and rare, intact example for the neighborhood; situated prominently on a corner lot. May not retain sufficient integrity for National Register eligibility.

Address: 909 W 57TH ST
Name:
Year built: 1911
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of the Craftsman style with design elements exemplifying the Arts & Crafts movement for a home of this scale. May not retain sufficient integrity for National Register eligibility.

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Address: 1262 W 58TH ST
Name:
Year built: 1923
Architectural style: Industrial, Utilitarian

Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Manufacturing for the Masses, 1887-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Factory
Criteria:	A/1/1
Status code:	QQQ
Reason:	Need to evaluate this resource once the Industrial context has been completed.

Address: 1334 W 58TH ST
Name:
Year built: 1947
Architectural style: Industrial, Utilitarian

Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Manufacturing for the Masses, 1887-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Factory
Criteria:	A/1/1
Status code:	QQQ
Reason:	Intact example of a Quonset hut; Quonset huts will be evaluated as a group pending further research and analysis

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Address: 1604 W 59TH ST
Name:
Year built: 1905
Architectural style: Victorian, Vernacular Cottage, hip roof

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Very early residence for the area, dating to the earliest period of resedential development. A very rare intact example in this part of town.

Address: 929 W 61ST ST
Name:
Year built: 1939
Architectural style: Moderne, Streamline

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Courtyard Apartments, 1910-1980
Property type:	Residential
Property sub type:	1920s-1930s Courtyard Apartment
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a Streamline Moderne courtyard apartment complex. Exemplary of the type, with elaborate site plan. May not retain sufficient integrity for National Register eligibility.

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Address: 1145 W 62ND ST
Name: Lou and Diana Harris Sculpture Yard
Year built: 1985
Architectural style: Not Applicable

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Cultural Development and Institutions, 1850-1980
Theme:	Folk Art, 1850-1980
Sub theme:	No SubTheme
Property type:	Folk Art
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	5S3
Reason:	Front yard art installation known as The10th Wonder, composed of found industrial parts. Excellent example of local folk art. Is not old enough to be eligible for the Cal. or National Registers.

Address: 1246 W 62ND ST
Name:
Year built: 1916
Architectural style: Victorian, Vernacular Cottage, hip roof; Neo-Classical

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Vernacular Hipped Cottage, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Vernacular Hipped Roof cottage with Neoclassical details. Exhibits high quality craftsmanship and distinctive features.

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Address: 1844 W 69TH ST
Name:
Year built: 1937
Architectural style: Spanish Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Residential
Property sub type:	Apartment House
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Though a common property type and style in other parts of Los Angeles, this is one of the most intact and impressive Spanish Colonial Revival apartment buildings in this area. High quality of design.

Address: 2008 W 70TH ST
Name: Western Knoll Congregational Church
Year built: 1927
Architectural style: Spanish Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Institutional - Religion/Spirituality
Property sub type:	Church
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Very intact Spanish Colonial Revival church in a predominantly residential neighborhood. Exhibits high quality of design and distinctive features.

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Address: 2022 W 70TH ST
Name:
Year built: 1940
Architectural style: Moderne, Streamline; Art Deco

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Streamline Moderne, 1934-1945
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of the Streamline Moderne style, with some Art Deco features such as vertical banding at the front facade. High qulity of design, and totally intact.

Address: 939 W 71ST ST
Name: St. Raphael's Parish Church
Year built: 1926
Architectural style: Gothic Revival; Tudor Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Period Revival, 1919-1940
Sub theme:	Late Gothic Revival, 1919-1939
Property type:	Institutional - Religion/Spirituality
Property sub type:	Church
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Gothic Revival church with some Tudor Revival design elements. Designed by noted architect Emmet G. Martin, of A. C. Martin and Associates.

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Address: 610 W 77TH ST
Name:
Year built: 1895
Architectural style: Queen Anne

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Early, relatively intact Queen Anne cottage, representing the earliest pattern of residential development in the area.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Queen Anne, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Queen Anne cottage, exhibiting high quality craftsmanship and the essential features of the style.

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Address:	514 W 78TH ST
Name:	L.A. Gas & Electric Substation No. 41 (Distributing Station)
Year built:	1932
Architectural style:	Art Deco

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Art Deco, 1926-1939
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exceptional example of a Zig-Zag Moderne (Art Deco) DWP station. Very intact with high quality of design and distinctive features tying it to the style.

Context 2:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Water and Power, 1916-1980
Sub theme:	Distributing and Receiving Stations, 1916-1980
Property type:	Institutional - Infrastructure
Property sub type:	Distributing Station
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	DWP Distributing Station with distinctive architectural styling and exceptional prominence in neighborhood streetscape. Representative of the pattern of DWP development in the City in the prewar era.

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Address: 613 W 78TH ST
Name:
Year built: 1908
Architectural style: Neoclassical

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Neoclassical, 1885-1927
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Intricately detailed Neoclassical multi-family residence, rare in this community. High quality of design.

Address: 1200 W 78TH ST
Name:
Year built: 1939
Architectural style: Moderne, Streamline

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Streamline Moderne, 1934-1945
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, rare example of a Streamline Moderne single-family residence. Exhibits high quality of design and craftsmanship.

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Address: 1221 W 79TH ST
Name: Faith Dome
Year built: 1988
Architectural style: High Tech

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Late-Modernism, 1966-1980
Sub theme:	High Tech (Structural Expressionism), 1966-1980
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	5S3
Reason:	Excellent and very rare example of a geodesic dome. A strikingingly large example of this type of construction. Is not old enough for California or National Register eligibility.

Address: 1254 W 84TH ST
Name:
Year built: 1890
Architectural style: Queen Anne; Stick/Eastlake

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Early for the area and remarkably intact Queen Anne cottage with Stick details. Represents the earliest pattern of residential development in the area.

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Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Queen Anne, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	An ornate and intracately detailed one-story Queen Anne cottage with Stick style features. Incredibly rare in this area.

Address: 1301 W 84TH ST
Name:
Year built: 1910
Architectural style: Victorian, Vernacular Cottage, hip roof

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Early and intact example of Vernacular Hipped Roof cottage in the area. Represents the earliest pattern of residential development in the area; one of few remaining.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Vernacular Hipped Cottage, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Intact Vernacular Hipped Roof Cottage; exhibits high quality of design compared to other more modest versions of the style.

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Address: 1100 W 85TH ST
Name:
Year built: 1926
Architectural style: Spanish Colonial Revival; Mediterranean Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Unusually grand, distinctive, and high-style Spanish Colonial Revival style single family residence in this area. Exhibits high quality of design.

Address: 1126 W 85TH ST
Name:
Year built: 1939
Architectural style: Modern, Mid-Century

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Pre-War Modernism, 1919-1945
Sub theme:	International Style, 1920-1945
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an early Modern house with elements of the International Style. Designed by noted architect Henry C. Newton. Exemplary of the style and rare in the area.

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Address:	780 W 92ND ST
Name:	Bret Harte Jr. High School Auditorium
Year built:	1929
Architectural style:	Renaissance Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Renaissance Revival, 1895-1935
Property type:	Other
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of the Renaissance Revival style applied to an educational property type, in this case a middle school auditorium.

Context 2:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Pre-1933 Long Beach Earthquake, 1920-1933
Property type:	Institutional - Education
Property sub type:	Middle School
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare, intact example of a pre-1933 earthquake Los Angeles Unified School District school building.

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Address: 756 W 95TH ST
Name:
Year built: 1910
Architectural style: Victorian, Vernacular Cottage, hip roof

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Represents the earliest pattern of residential development in the area, dating to the turn of the century. One of very few left from this era.

Address: 1739 W ADAMS BLVD
Name: Jeni LeGon Dance Studio
Year built: 1911
Architectural style: Craftsman

Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	QQQ
Reason:	Location of the Jeni LeGon Dance Studio. However, could not determine when and for how long the studio was associated with this property. Need more research.

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Address: 710 W COLDEN AVE
Name:
Year built: 1885
Architectural style: Queen Anne

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Queen Anne, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Exceptionally intact Queen Anne residence. Exhibits high quality craftsmanship and distinctive features tying it to the style.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	By far the oldest building around; represents the earliest pattern of development in the area. One of the only intact resources from this period in this part of South Los Angeles.

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Address: 340 W FLORENCE AVE
Name: Faith & Hope Community Church
Year built: 1928
Architectural style: Romanesque Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Romanesque Revival, 1910-1940
Property type:	Institutional - Religion/Spirituality
Property sub type:	Church
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, intact example of a Romanesque Revival church. Exhibits high quality of design and craftsmanship.

Address: 935 W FLORENCE AVE
Name: Windy's New & Used Cars
Year built: 1959
Architectural style: Googie

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Signs, 1906-1980
Sub theme:	Pylons, Poles, Stantions, and Billboards, 1920-1980
Property type:	Commercial - Sign
Property sub type:	Freestanding Pole
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent, intact example of a commercial sign with elements of Googie design. Exhibits high quality of design and iconic features of the type from this era.

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Address: 1101 W FLORENCE AVE
Name: Bethesda Temple Apostolic Church
Year built: 1912
Architectural style: Craftsman; Gothic Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Institutional
Property sub type:	Church
Criteria:	C/3/3
Status code:	5S3
Reason:	Excellent example of a Craftsman church with some Gothic Revival design characteristics. Has endured some alterations but may still be locally eligible as a rare example of the style/type.

Address: 1727 W FLORENCE AVE
Name: Los Angeles Hose Co.
Year built: 1928
Architectural style: Spanish Colonial Revival

Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Excellent and rare example of a fire station from the pre-war era. May not retain sufficient integrity for National Register eligibility.

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Address: 757 W IMPERIAL HWY
Name:
Year built: 1906
Architectural style: American Colonial Revival

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	One of the oldest buildings in the area, representing the earliest pattern of residential development. May not retain sufficient integrity for National Register eligibility.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	American Colonial Revival, 1895-1960
Sub theme:	American Colonial Revival, Early, 1895-1940
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent and rare example of an early American Colonial Revival house, with high quality design and craftsmanship. May not retain sufficient integrity for National Register eligibility.

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Address:	915 W JEFFERSON BLVD
Name:	Fire Station No. 15
Year built:	1945
Architectural style:	International

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Pre-War Modernism, 1919-1945
Sub theme:	International Style, 1920-1945
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a mid-century fire station, designed in the International style. Exhibits essential characteristics of the style.

Context 2:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Fire Stations, 1900-1980
Sub theme:	Post WWII Fire Stations, 1947-1960
Property type:	Institutional - Government
Property sub type:	Fire Station
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a post World War II fire station; exemplary of fire station building practices of the time.

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Address: 1332 W JEFFERSON BLVD
Name:
Year built: 1905
Architectural style: Victorian, Vernacular Cottage, hip roof

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	One of the oldest buildings in the area and on Jefferson Blvd. Represents the earliest pattern of development in the area.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Vernacular Hipped Cottage, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Vernacular Gabled Roof Cottage, exhibiting the essential features of the style. High quality design and craftsmanship.

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Address: 607 W MANCHESTER AVE
Name:
Year built: 1929
Architectural style: Programmatic

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Development and the Automobile, 1910-1980
Sub theme:	Programmatic/Mimetic, 1918-1950
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Extremely rare example of a mimetic restaurant in Los Angeles; one of only a very small handful left. May not retain sufficient integrity for National Register eligibility

Address: 729 W MANCHESTER AVE
Name: Engine Company #57
Year built: 1928
Architectural style: Renaissance Revival

Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent and rare intact example of a pre-war Los Angeles Fire Station. Sanborn map research indicates this was Engine Company #57.

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Address: 1008 W MANCHESTER AVE
Name: California Bank
Year built: 1928
Architectural style: Renaissance Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Renaissance Revival, 1895-1935
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Renaissance Revival bank building by noted architects Walker and Eisen. Exhibits high quality of design and craftsmanship.

Address: 1027 W MANCHESTER AVE
Name: Great Western Savings Bank
Year built: 1969
Architectural style: New Formalist

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	New Formalism, 1955-1976
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of New Formalism. Exhibits high quality of design and craftsmanship. Does not meet the age requirement for National Register eligibility.

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Address: 1131 W MANCHESTER AVE
Name: Mt. Calvary Grand Lodge
Year built: 1928
Architectural style: Renaissance Revival

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Social Clubs and Organizations, 1850-1980
Theme:	Fraternal Clubs and Organizations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Social Clubs/Meeting Halls
Property sub type:	Social Club
Criteria:	A/1/1
Status code:	5S3
Reason:	Excellent example of an early Masonic lodge. Has endured some alterations, but may still be locally eligible for its association with this organization and the surrounding community.

Address: 1308 W MANCHESTER AVE
Name:
Year built: 1900
Architectural style: Victorian, Vernacular Cottage, hip roof; American Colonial Revival

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Rare and intact example of a turn-of-the-20th-century residence, representing the earliest pattern of development.

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Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Vernacular Gabled Cottage, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	An unusually ornate Hipped Roof Cottage with Classical Revival and Queen Anne-influenced details. Exhibits high quality of design through distinctive features.

Address: 1603 W MANCHESTER AVE
Name: Stores for Micheli Centonze
Year built: 1929
Architectural style: Spanish Colonial Revival; Art Deco

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Commercial - Office
Property sub type:	Other
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exceptionally intact Spanish Colonial Revival commercial buidling on a streetcar corridior. Exhibits high quality of design, with some Art Deco elements.

Context 2:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Neighborhood Commercial Development, 1875-1960
Sub theme:	Early Neighborhood Commercial Development, 1880-1930
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Exceptionally intact neighborhood commercial buidling representing an early period of commercial development in the area.

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Address:	1929 W MANCHESTER AVE
Name:	Magic Minute Car Wash
Year built:	1964
Architectural style:	Googie

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Googie, 1935-1969
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	A 1960s car wash that is exemplary of the Googie style. Distinctive features and high quality of design.

Context 2:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Development and the Automobile, 1910-1980
Sub theme:	The Car and Car Services, 1910-1960s
Property type:	Commercial - Auto Related
Property sub type:	Car Wash
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1960s carwash, with intact site plan, design, signage and circulation. Significant as a property type, as well as for its architectural style (Googie)

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Address: 874 W MARTIN LUTHER KING JR BLVD
Name:
Year built: 1938
Architectural style: Moderne, Streamline

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Streamline Moderne, 1934-1945
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of the Streamline Moderne style. Completely intact. High quality of design, with Art Deco features.

Address: 1471 W MARTIN LUTHER KING JR BLVD
Name: Firestone Tire Company
Year built: 1962
Architectural style: Modern, Mid-Century

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exceptionally intact example of a Mid-Century Modern Firestone tire company building. Exhibits high quality of design and distinctive features, including butterfly roof emulating the Firestone logo.

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Context 2:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Development and the Automobile, 1910-1980
Sub theme:	The Car and Car Services, 1910-1960s
Property type:	Commercial - Auto Related
Property sub type:	Other
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a postwar auto-related commercial building. Historic association with Firestone tires is still intact, including original signage and site plan/circulation.

Address: 1620 W MARTIN LUTHER KING JR BLVD
Name: Red Carpet Car Wash
Year built: 1964
Architectural style: Googie

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Googie, 1935-1969
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a Googie style car wash, with distinctive design features. Very intact. Does not meet age requirement for National Register eligibility.

Context 2:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Development and the Automobile, 1910-1980
Sub theme:	The Car and Car Services, 1910-1960s
Property type:	Commercial - Auto Related
Property sub type:	Car Wash
Criteria:	A/C; 1/3; 1/3
Status code:	3CS;5S3
Reason:	Excellent example of a mid-century carwash, with intact site plan, cirulation ad signage. Exemplary of the property type. Does not meet age requirement for National Register eligibility.

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Address: 1929 W MARTIN LUTHER KING JR BLVD
Name:
Year built: 1923
Architectural style: Mediterranean Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Mediterranean Revival, 1887-1942
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of the Mediterranean style as applied to the fourplex property type. Remarkably intact and exhibits high quality design and craftsmanship.

Address: 2029 W MARTIN LUTHER KING JR BLVD
Name:
Year built: 1922
Architectural style: Mediterranean Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Mediterranean Revival, 1887-1942
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of the Mediterranean style as applied to the fourplex property type. Remarkably intact and exhibits high quality design and craftsmanship.

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Address: 2534 W PICO BLVD
Name:
Year built: 1925
Architectural style: Renaissance Revival

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	Mixed-use Commercial Strip
Criteria:	A/1/1&C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a streetcar commercial building. Retains most essential character defining features of this period of development, but may not retain sufficient integrity for Natl. Reg. elig.

Address: 2570 W PICO BLVD
Name: Victoria Theatre
Year built: 1920
Architectural style: Art Deco

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Neighborhood Theaters, Pre-WWII, 1915-1942
Sub theme:	No SubTheme
Property type:	Commercial - Entertainment
Property sub type:	Neighborhood Theater
Criteria:	A/C; 1/3; 1/3
Status code:	5S3
Reason:	Excellent example of an early movie theatre on a former streetcar line. Though altered, it is a very rare property type. Marquee intact. May not retain sufficient integrity for Cal. or Natl. Registers

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Address:	1924 W ROCHESTER CIR
Name:	Eddie Anderson Residence
Year built:	1941
Architectural style:	American Colonial Revival

Context 1:

Context:	Entertainment Industry, 1908-1980
Sub context:	No Sub-context
Theme:	Residential Properties Associated with the Entertainment Industry, 1908-1980
Sub theme:	Residential Properties Associated with Significant Persons in the Entertainment Industry, 1908-1980
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	B/2/2
Status code:	3S;3CS;5S3
Reason:	Residence of Eddie "Rochester" Anderson, a significant African-American actor and comedian. Also a significant figure in the Central Avenue community.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	American Colonial Revival, 1895-1960
Sub theme:	American Colonial Revival, Late, 1940-1960
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Grand American Colonial Revival residence constructed by master architect Paul R. Williams for African-American actor Eddie Anderson.

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Address: 936 W VERNON AVE
Name: Grace Lutheran Church
Year built: 1927
Architectural style: Spanish Colonial Revival; Romanesque Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Institutional - Religion/Spirituality
Property sub type:	Church
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Spanish Revival church complex, retaining original site planning, design elements and landscaping. Conveys a high quality of design through distinctive features.

Address: 1277 W VERNON AVE
Name:
Year built: 1947
Architectural style: Modern, Mid-Century

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Development and the Automobile, 1910-1980
Sub theme:	The Car and Car Services, 1910-1960s
Property type:	Commercial - Auto Related
Property sub type:	Gas/Service Station
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Excellent and unusually intact example of a pre-fabricated 1940s service station. Rare example of a service station dating to this era.

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Address:	1407 W VERNON AVE
Name:	Fire station #46
Year built:	1923
Architectural style:	Renaissance Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Renaissance Revival, 1895-1935
Property type:	Other
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a Renaissance Revival firehouse dating to the 1920s. Exhibits high quality of design.

Context 2:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Civil Rights Movement - Ethnic and Gender Equality, 1942-1980
Theme:	African-American Civil Rights Movement, 1955-1968
Sub theme:	Important Events and Institutions in the African-American Civil Rights Movement, 1955-1968
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	One of the first Los Angeles fire stations to become integrated. The approximate date of integration was 1956.

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Address: 2401 W WASHINGTON BLVD
Name:
Year built: 1929
Architectural style: Spanish Colonial Revival; Spanish Colonial Revival, Churrigueresque

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Commercial - Retail
Property sub type:	Retail Building
Criteria:	C/3/3
Status code:	7SQ
Reason:	An impressive Spanish Colonial Revival commercial building on Washington Blvd. with fine Churrigueresque cast stone details. However integrity has been compromised by storefront infill.

Address: 2433 W WASHINGTON BLVD
Name: Amos Memorial Church
Year built: 1910
Architectural style: Gothic Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Period Revival, 1919-1940
Sub theme:	Late Gothic Revival, 1919-1939
Property type:	Institutional - Religion/Spirituality
Property sub type:	Church
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Gothic Revival church, exhibiting a high quality of design and craftsmanship. Eclectic in style; exhibiting English influences and Craftsman features.

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Address: 2461 W WASHINGTON BLVD
Name:
Year built: 1936
Architectural style: Moderne, Streamline

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Streamline Moderne, 1934-1945
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a Streamline Moderne commercial building. Retains distintctive features of the style. Due to storefront alterations, may not retain sufficient integrity for Natl Reg eligibility.

Address: 1410 W. 36th Place
Name:
Year built: 1906
Architectural style: Victorian, Vernacular Cottage, gable roof

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Vernacular Gabled Cottage, 1885-1905
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	A particularly ornamented and intact Vernacular Gabled Roof Cottage. Exhibits high quality of craftsmanship and distinctive features tying it to style.

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Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	One of the oldest buildings in the area, representing the earliest pattern of residential development. A rare intact turn of the century residence in this part of the city.

Address: 2928 S WALTON AVE
Name:
Year built: 1910
Architectural style: Neoclassical; Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Neoclassical, 1885-1927
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Fourplex with very unusual design features; an amalgam of the Craftsman and Neoclassical styles. Distinctive features and high quality design and craftsmanship.

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Address: 3723 S WESTERN AVE
Name:
Year built: 1965
Architectural style: Modern, Mid-Century

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Intact and exemplary Mid-Century Modern commercial building. Exhibits high quality design. Does not meet age requirement for NR eligibility.

Address: 3963 S WESTERN AVE
Name:
Year built: 1940
Architectural style: Modern, Mid-Century

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Restaurants, 1880-1980
Sub theme:	No SubTheme
Property type:	Commercial - Food
Property sub type:	Restaurant
Criteria:	A/1/1&C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a mid-century cafe, with integral facade signage still intact. May not retain sufficient ingrity for National Register eligibility.

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Address: 4500 S WESTERN AVE
Name: University Masonic Temple Association
Year built: 1924
Architectural style: Renaissance Revival

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Social Clubs and Organizations, 1850-1980
Theme:	Social Clubs and Ethnic/Cultural Associations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Social Clubs/Meeting Halls
Property sub type:	Social Club
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Excellent example of a Masonic Temple in South Los Angeles. May not retain sufficient integrity for National Register eligibility.

Address: 5222 S WESTERN AVE
Name: St. Brigid's Parish
Year built: 1954
Architectural style: Modern, Mid-Century; New Formalist

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Mid-Century Modern church. Exhibits high quality design and essential features of the style as applied to a religious property type.

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Address:	5516 S WESTERN AVE
Name:	DWP Distributing Station 45
Year built:	1926
Architectural style:	Beaux Arts Classicism

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Water and Power, 1916-1980
Sub theme:	Distributing and Receiving Stations, 1916-1980
Property type:	Institutional - Infrastructure
Property sub type:	Distributing Station
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a DWP distributing station, representative of grandly-scaled public works infrastructure constructino during the 1920s.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Beaux Arts Classicism, 1895-1930
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Neoclassical DWP station. Exhibits high quality of design through its distinctive features.

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Address: 6525 S WESTERN AVE
Name:
Year built: 1927
Architectural style: Spanish Colonial Revival; Spanish Colonial Revival, Churrigueresque

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Mixed-Use Residential and Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1&C/3/3
Status code:	3CS;5S3
Reason:	Relatively intact streetcar commercial building. One of very few remaining commercial buildings relating to streetcar development. May not retain sufficient integrity for NR eligibility.

Address: 7500 S WESTERN AVE
Name:
Year built: 1939
Architectural style: Moderne, Streamline

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Streamline Moderne, 1934-1945
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Streamline Moderne commercial building, small in scale, on a commercial thoroughfare. Exhibits high quality of design through distinctive features, including intact signage.

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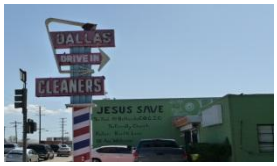
Address: 7524 S WESTERN AVE
Name:
Year built: 1941
Architectural style: Moderne, Streamline

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Streamline Moderne, 1934-1945
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Streamline Moderne commercial building, with Minimal Traditional design features such as shutters and a canted bay window. High quality design.



Address: 10401 S WESTERN AVE
Name: Dallas Drive-In Cleaners
Year built: 1952
Architectural style: Not Applicable

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Signs, 1906-1980
Sub theme:	Pylons, Poles, Stantions, and Billboards, 1920-1980
Property type:	Commercial - Sign
Property sub type:	Freestanding Pole
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Intact freestanding commercial sign dating to the 1950s. Iconic design features tie it to its period of development.

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Address: 10415 S WESTERN AVE
Name: LIQUOR
Year built: 1960
Architectural style: Not Applicable

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Signs, 1906-1980
Sub theme:	Pylons, Poles, Stantions, and Billboards, 1920-1980
Property type:	Commercial - Sign
Property sub type:	Freestanding Stantion
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Iconic freestanding liquor store sign. Totally intact, few remain with such high integrity and distinctive design. Does not meet age requirement for National Register eligibility.

Address: 1315 S WESTMORELAND AVE
Name:
Year built: 1912
Architectural style: American Foursquare; American Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	American Foursquares or Prairie Boxes, 1895-1914
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, unusual example of an American Foursquare fourplex with American Colonial Revival design features such as columnal porch supports, bay windows and denticulation at lintels.

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Address: 1502 S WESTMORELAND AVE
Name:
Year built: 1905
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, intact example of an early Craftsman residence. Exhibits high quality of design and craftmanship.

Address: 1505 S WESTMORELAND AVE
Name:
Year built: 1906
Architectural style: American Foursquare; Shingle

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	American Foursquares or Prairie Boxes, 1895-1914
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Very unusual example of an American Foursquare house with Shingle style design influences. Mostly intact; exhibits high quality design and craftsmanship.

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Address: 1327 S WILTON PL
Name:
Year built: 1916
Architectural style: Mediterranean Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Mediterranean Revival, 1887-1942
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a Mediterranean Revival single family house, exhibiting high quality design. May not retain sufficient integrity for National Register eligibility.

Address: 1400 S WILTON PL
Name:
Year built: 1922
Architectural style: Renaissance Revival

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Courtyard Apartments, 1910-1980
Property type:	Residential
Property sub type:	1920s-1930s Courtyard Apartment
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent example of a 1920s courtyard apartment complex with a U-shaped plan. Unusual design for the property type, with brick facade and restrained Mediterranean Revival design elements.

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Address: 1422 S WILTON PL
Name:
Year built: 1910
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exemplary Craftsman residence, with distinctive features tying it to the style. High quality design and craftsmanship.

Address: 1506 S WILTON PL
Name:
Year built: 1921
Architectural style: Mediterranean Revival

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Courtyard Apartments, 1910-1980
Property type:	Residential
Property sub type:	1920s-1930s Courtyard Apartment
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	An excellent example of a 1920s courtyard apartment with a U-shaped site plan; unusual to find intact examples of the type in this area. May not retain sufficient integrity for Natl. Reg. eligibility.

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Address:	1518 S WILTON PL
Name:	The Royal Palms Apartments
Year built:	1929
Architectural style:	Renaissance Revival; Tudor Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Renaissance Revival, 1895-1935
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, rare, and intact brick Renaissance Revival apartment building with Tudor Revival elements in mid-block location. Exhibits high quality of design.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Apartment Houses, 1910-1980
Property type:	Residential
Property sub type:	Apartment House
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent example of a tall, brick apartment house in an otherwise low-density neighborhood. Exemplary of the type, and a relatively rare intact example in the area.

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Address: 1527 S WILTON PL
Name:
Year built: 1910
Architectural style: Shingle; Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exceptional and unusual Craftsman residence with Shingle-style influences. Exhibits high quality of design and craftsmanship.

Address: 1543 S WILTON PL
Name:
Year built: 1915
Architectural style: Prairie

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Prairie Style, 1905-1924
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exemplary and rare Prairie style residence. Exhibits high quality design and craftsmanship and retains distinctive features tying it to the style.

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Address: 4606 S WILTON PL
Name:
Year built: 1910
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an early Craftsman residence with distinctive design features such as an angular tower at the front facade, stone porch and multi-light wood windows.

Address: 4610 S WILTON PL
Name:
Year built: 1912
Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Exemplary Craftsman bungalow with unusual design features, such as an angled bay at the front facade and notched brackets at the porch. High quality of design.

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Districts

Name: Angelus Vista Historic District

Description:

The Angelus Vista Historic District comprises 89 buildings on three blocks including Van Ness Avenue, Cimarron Street, and Wilton Place between Venice and Washington Boulevards. The irregularly-shaped district also includes the block of Van Ness Avenue between Venice and Pico Boulevard and five properties on Gramercy Place. The district primarily contains single-family houses constructed in the first three decades of the 20th century; a smaller number of multi-family properties, such as duplexes and fourplexes, are scattered throughout. Most residences are slightly elevated from the sidewalk level and have shallow concrete steps leading to walkways that traverse broad front lawns; many feature rear, detached garages with ribbon strip or solid concrete driveways. The most common style in the historic district is Craftsman, although it also includes fine examples of the American Foursquare, Mediterranean Revival, and Spanish Colonial Revival styles. In addition to its buildings, the district is further characterized by street features such as concrete sidewalks, grassy parkways, and a variety of street trees.

Significance:

The Angelus Vista Historic District is an excellent example of a residential neighborhood comprising Craftsman and Period Revival-style single-family and multi-family homes exhibiting a high quality of craftsmanship and representing the period of development associated with streetcar suburbanization. The period of significance for the district is 1906 to 1930, which is the period during which the majority of the buildings within the district were constructed. Of the 139 properties within the district boundaries, approximately 89 buildings (64%) are contributing to the historic district. Due to a relatively low percentage of district contributors, the Angeles Vista Historic District may not retain sufficient integrity for National Register eligibility. Common alterations include replacement windows, stucco over original siding, and the removal of features such as window and door surrounds.

The Angelus Vista Historic District comprises several tracts. Of these, Angelus Vista and Angelus Vista No. 2 were the first and the largest. The Angelus Vista tracts were subdivided between 1902 and 1904. Building restrictions required all homes to cost a minimum of $2,000, an upper-middle-class price that resulted in the large, single-family homes that comprise the district. Wide streets were paved throughout the area as part of the initial subdivision. At the time of its opening, advertisements described Angelus Vista as part of an up-and-coming section of the city with excellent views of the mountains to the north. Advertisements also mentioned the Nevin Tract, a prestigious neighborhood to the southeast of the district that opened in 1901. Nearby amenities mentioned in early advertisements included the Los Angeles Country Club to the north (subdivided for residential development soon after) and Harvard Military College, a private boys' school to the east. Historically, the Angelus Vista area was serviced by two streetcar lines: the 16th Street Santa Monica Electric Car along what is now Venice Blvd and the Pico Streetcar line. Architecturally, the district is noteworthy for its concentration of intact Craftsman residences exhibiting the distinctive features of the style. Multi-family apartment houses were constructed in the district beginning in the late 1910s, indicative of the population growth that occurred along streetcar lines in this section of Los Angeles during the 1910s and 20s. Multi-family buildings were constructed in Period Revival styles popular at the time.

Angelus Vista is part of a pattern of residential development historically associated with the streetcar lines. The district is within the vicinity of two designated HPOZs, Western Heights and Harvard Heights, that share a period of development and contain buildings in similar architectural styles.

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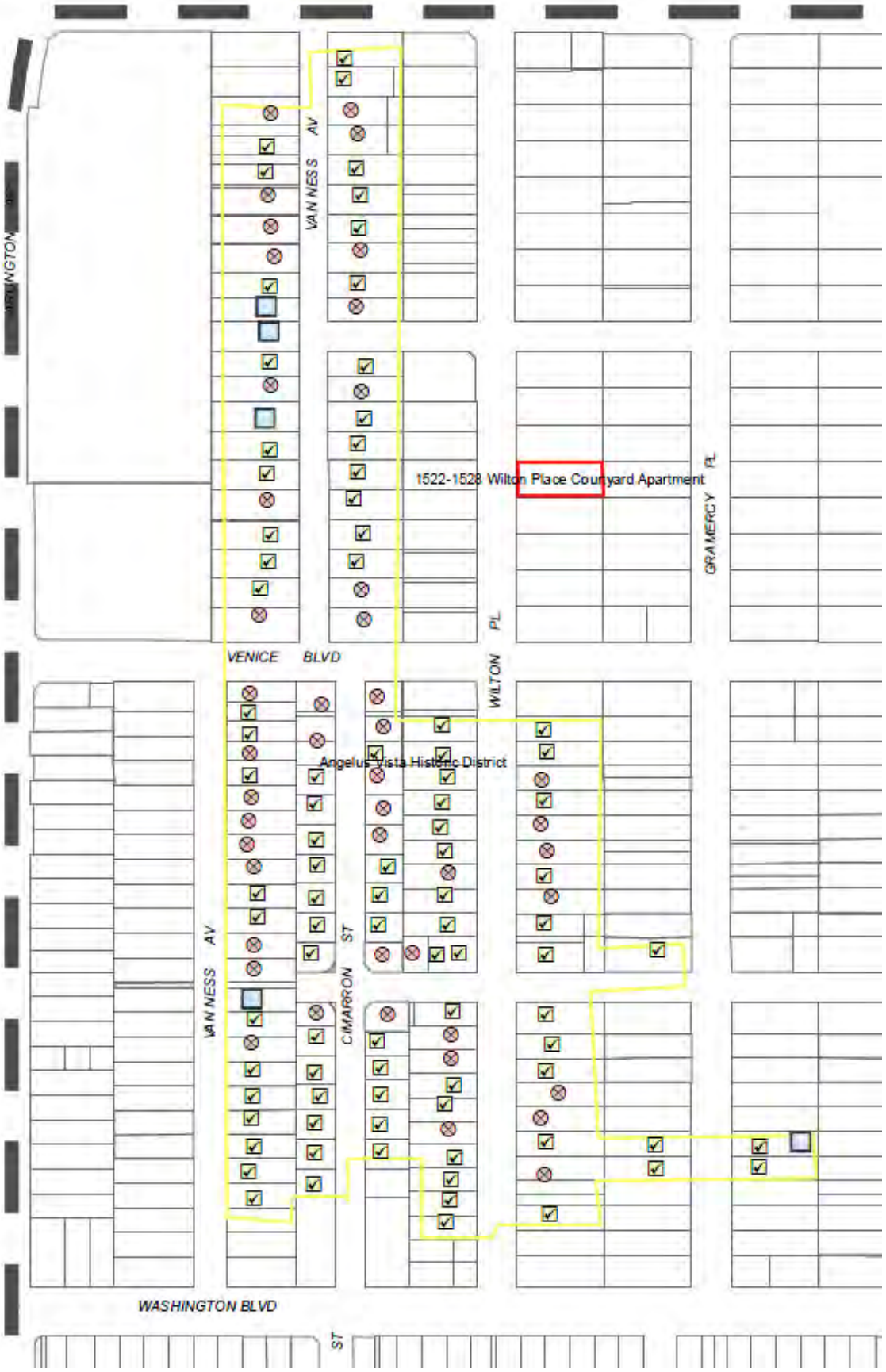

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Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Arts and Crafts Neighborhoods, 1890-1930
Property type:	Residential Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	A significant concentration of Craftsman and Period Revival dwellings exhibiting quality of craftsmanship and distinctive features. May not retain sufficient integrity for Natl. Register eligibility.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Neighborhood
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Excellent example of an early 20th century tract subdivided specifically due to its adjacency to the streetcar. May not retain sufficient integrity for National Register eligibility.

Contributors/Non-Contributors:

Address: 1624 Cim
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1633 Cim
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Address: 1650 Cim
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Mediterranean Revival

Address: 1601 S CIMARRON ST
Type: Non-Contributor
Year built: 1946
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional

Address: 1606 S CIMARRON ST
Type: Non-Contributor
Year built: 1951
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century

Address: 1610 S CIMARRON ST
Type: Non-Contributor
Year built: 1913
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1611 S CIMARRON ST
Type: Non-Contributor
Year built: 1926
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1614 S CIMARRON ST
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival; Monterey Revival

Address: 1618 S CIMARRON ST
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Mediterranean Revival

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Address: 1619 S CIMARRON ST
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1625 S CIMARRON ST
Type: Contributor
Year built: 1904
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1630 S CIMARRON ST
Type: Non-Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1631 S CIMARRON ST
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman

Address: 1638 S CIMARRON ST
Type: Contributor
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1642 S CIMARRON ST
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1645 S CIMARRON ST
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

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Address: 1646 S CIMARRON ST
Type: Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1651 S CIMARRON ST
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1657 S CIMARRON ST
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1800 S CIMARRON ST
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1801 S CIMARRON ST
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 1803 S CIMARRON ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1804 S CIMARRON ST
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

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Address: 1811 S CIMARRON ST
Type: Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1814 S CIMARRON ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman

Address: 1817 S CIMARRON ST
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 1818 S CIMARRON ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1822 S CIMARRON ST
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1825 S CIMARRON ST
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1829 S CIMARRON ST
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Address: 1830 S CIMARRON ST
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1841 S CIMARRON ST
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1828 S GRAMERCY PL
Type: Not sure
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1828 S GRAMERCY PL
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1829 S GRAMERCY PL
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1834 S GRAMERCY PL
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1835 S GRAMERCY PL
Type: Contributor
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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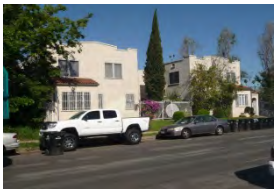
Address: 1310 S VAN NESS AVE
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival



Address: 1313 S VAN NESS AVE
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: Mediterranean Revival

Address: 1316 S VAN NESS AVE
Type: Non-Contributor
Year built: 1948
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1319 S VAN NESS AVE
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1322 S VAN NESS AVE
Type: Non-Contributor
Year built: 1940
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1324 S VAN NESS AVE
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1327 S VAN NESS AVE
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

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Address: 1331 S VAN NESS AVE
Type: Non-Contributor
Year built: 1914
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1332 S VAN NESS AVE
Type: Contributor
Year built: 1919
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1401 S VAN NESS AVE
Type: Non-Contributor
Year built: 1956
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 1404 S VAN NESS AVE
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1411 S VAN NESS AVE
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 1412 S VAN NESS AVE
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1418 S VAN NESS AVE
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Single Family; House
Architectural style: No style

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Address: 1419 S VAN NESS AVE
Type: Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1422 S VAN NESS AVE
Type: Non-Contributor
Year built: 1916
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1423 S VAN NESS AVE
Type: Not sure
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1427 S VAN NESS AVE
Type: Not sure
Year built: 0
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1502 S VAN NESS AVE
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 1503 S VAN NESS AVE
Type: Contributor
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1506 S VAN NESS AVE
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Mediterranean Revival; Neo-Classical

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Address: 1509 S VAN NESS AVE
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 1510 S VAN NESS AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1511 S VAN NESS AVE
Type: Not sure
Year built: 0
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman

Address: 1516 S VAN NESS AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1517 S VAN NESS AVE
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1524 S VAN NESS AVE
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman, Airplane Bungalow

Address: 1525 S VAN NESS AVE
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Address: 1531 S VAN NESS AVE
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

Address: 1532 S VAN NESS AVE
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival; Neo-Classical

Address: 1536 S VAN NESS AVE
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1537 S VAN NESS AVE
Type: Contributor
Year built: 1914
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1543 S VAN NESS AVE
Type: Contributor
Year built: 1914
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1544 S VAN NESS AVE
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1547 S VAN NESS AVE
Type: Contributor
Year built: 1916
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

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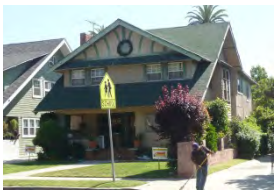
Address: 1548 S VAN NESS AVE
Type: Non-Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1606 S VAN NESS AVE
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1608 S VAN NESS AVE
Type: Contributor
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 1614 S VAN NESS AVE
Type: Non-Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1618 S VAN NESS AVE
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1624 S VAN NESS AVE
Type: Non-Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1628 S VAN NESS AVE
Type: Non-Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Address: 1632 S VAN NESS AVE
Type: Non-Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1638 S VAN NESS AVE
Type: Non-Contributor
Year built: 1911
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman, Japanese

Address: 1644 S VAN NESS AVE
Type: Contributor
Year built: 1904
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1648 S VAN NESS AVE
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 1652 S VAN NESS AVE
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman

Address: 1658 S VAN NESS AVE
Type: Non-Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1800 S VAN NESS AVE
Type: Not sure
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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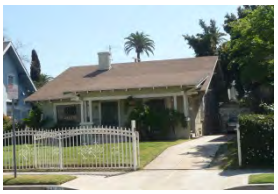
Address: 1804 S VAN NESS AVE
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 1808 S VAN NESS AVE
Type: Non-Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1814 S VAN NESS AVE
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 1820 S VAN NESS AVE
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1824 S VAN NESS AVE
Type: Contributor
Year built: 1914
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1828 S VAN NESS AVE
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1834 S VAN NESS AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

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Address: 1842 S VAN NESS AVE
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

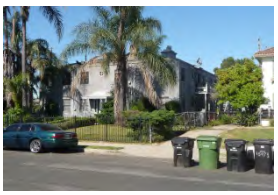
Address: 2453 W 18TH ST
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 2460 W 18TH ST
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 2485 W 18TH ST
Type: Non-Contributor
Year built: 1921
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival

Address: 3288 W PICO BLVD
Type: Contributor
Year built: 0
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 2495 W VENICE BLVD
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style



Address: 2501 W VENICE BLVD
Type: Non-Contributor
Year built: 1946
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional

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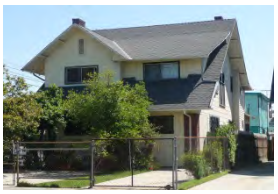
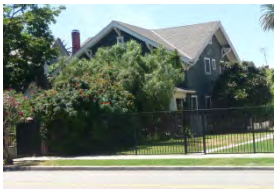


Address: 2508 W VENICE BLVD
Type: Non-Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 1609 S WILTON PL
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1610 S WILTON PL
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1614 S WILTON PL
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1615 S WILTON PL
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1618 S WILTON PL
Type: Non-Contributor
Year built: 1915
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1619 S WILTON PL
Type: Contributor
Year built: 1904
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Address: 1624 S WILTON PL
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1625 S WILTON PL
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1630 S WILTON PL
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: French Revival (Norman)

Address: 1631 S WILTON PL
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1634 S WILTON PL
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1635 S WILTON PL
Type: Contributor
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1636 S WILTON PL
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Neo-Classical

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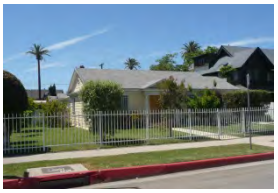
Address: 1641 S WILTON PL
Type: Non-Contributor
Year built: 1964
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 1643 S WILTON PL
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1644 S WILTON PL
Type: Non-Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1648 S WILTON PL
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1651 S WILTON PL
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; Tudor Revival



Address: 1657 S WILTON PL
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival

Address: 1657 S WILTON PL
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival

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Address: 1658 S WILTON PL
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1801 S WILTON PL
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1807 S WILTON PL
Type: Non-Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1808 S WILTON PL
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1811 S WILTON PL
Type: Non-Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1814 S WILTON PL
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Mediterranean Revival

Address: 1817 S WILTON PL
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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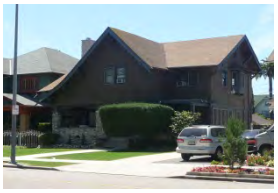
Address: 1818 S WILTON PL
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1821 S WILTON PL
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1824 S WILTON PL
Type: Non-Contributor
Year built: 1946
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

Address: 1826 S WILTON PL
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman, Swiss

Address: 1827 S WILTON PL
Type: Non-Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 1831 S WILTON PL
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1832 S WILTON PL
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

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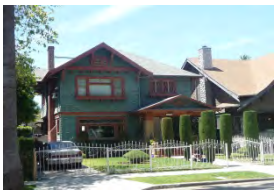

Address:	1835 S WILTON PL
Type:	Contributor
Year built:	1909
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

Address:	1840 S WILTON PL
Type:	Contributor
Year built:	1905
Property type/sub type:	Residential-Single Family; House
Architectural style:	American Foursquare; Neo-Classical

Address:	1841 S WILTON PL
Type:	Contributor
Year built:	1908
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

Address:	1847 S WILTON PL
Type:	Contributor
Year built:	1907
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

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Name: Browning Duplex Historic District

Description:

The Browning Duplex Historic District is a small district of multi-family dwellings along four short blocks just north of Martin Luther King Boulevard and west of Western Boulevard in the southern section of the Exposition Park neighborhood. The district contains buildings located on Browning Boulevard between Van Ness and Western Avenues. There are 86 buildings within the district boundaries; of these, approximately 67% are contributing to the historic district.

The area is generally flat and streets are arranged along a grid. Lots are uniformly sized and only slightly larger than typical single family house-sized lots on adjacent blocks. The district generally comprises one-story duplexes. Buildings are sited with generous setbacks containing grass lawns and driveways leading to rear, detached garages. All of the buildings in the district have consistent massing, height, and forms. The combined effect of the one-story buildings, generous lot sizes with single driveways, and subtle double entrances gives the district the character of a single-family neighborhood. Many of the duplexes were designed to appear as single-family homes with primary entrances were designed to disguise a second entry to the side of a central entry.

The duplexes embody a variety of architectural styles that were popular during the mid-1920s, including Tudor Revival, Craftsman, Spanish Colonial Revival, and Mediterranean Revival. There are several variations of the Mediterranean Revival style duplex with clay tile coping along the parapet. Each duplex features a single driveway and only one curb cut, further reinforcing the idea that the duplex appears to be a single family house. Street features include concrete sidewalks. There are no intact landscape features associated with the district's historic development.

Significance:

The Browning Duplex Historic District is a rare, intact district composed entirely of duplexes constructed in a variety of popular styles of the period. The district is a rare concentration of the duplex type of multi-family housing; neighborhoods comprised exclusively of this property type are very unusual in Los Angeles. Entirely multi-family, single-story, low-density duplex developments are not common in Los Angeles. Residential development in adjacent interior blocks consists mostly of single-family, one-story houses. Along major thoroughfares nearby, residential development generally consists of fourplex apartment houses. The period of significance for the district is 1922 to 1927, which reflects the period of development and encompasses all contributing duplex buildings constructed within the district. There are 86 buildings within the district boundaries; of these, approximately 58 buildings (67%) are contributing to the historic district.

The district was subdivided by Hellman Commercial Trust and Savings Bank in 1921. Most buildings were constructed between 1922 and 1927. It does not appear that the bank advertised the subdivision as an opportunity for investors to construct duplexes as income-generating properties, though this is likely how the district was developed. The 1930 census shows that the majority of residents were renters. The people who lived in the district had a variety of occupations in many different industries. The variety of professions listed on the census includes cashier, dentist, chiropractor, mechanic, teacher, stenographer, and tailor. Most of the resident were Caucasian, but had a variety of ethnic backgrounds including Northern European, Russian, Jewish, and Syrian. None of the household heads were native to Los Angeles. Historically, the district was located only one block north of the electric railway line along Santa Barbara Avenue (now Martin Luther King Jr. Boulevard). Residents also relied on transportation networks that traveled north towards downtown Los Angeles via Western Avenue, the eastern boundary of the district. Automobiles were also a likely form of transportation for residents and most of the duplexes have rear, detached garages and curb cuts to accommodate cars. The duplexes embody a variety of architectural styles that were popular during the period of initial development, including Tudor Revival, Craftsman, Spanish Colonial Revival, and Mediterranean Revival.

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Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Multi-Family Residential District, 1910-1980
Property type:	Residential-Multi Familty
Property sub type:	Multi-Family District
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	A rare and excellent concentration of the duplex property type. Distinctive in its consistent massing, form, deep setbacks, architectural vocabulary and landscape features.

Contributors/Non-Contributors:

Address: 3968 S GRAMERCY PL
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival; Spanish Colonial Revival

Address: 3969 S GRAMERCY PL
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: Tudor Revival

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Address: 3982 S GRAMERCY PL
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 3960 S ST ANDREWS PL
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 3964 S VAN NESS AVE
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 1719 W BROWNING BLVD
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Triplex
Architectural style: Mediterranean Revival

Address: 1722 W BROWNING BLVD
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival; Spanish Colonial Revival

Address: 1723 W BROWNING BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Tudor Revival

Address: 1727 W BROWNING BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Single Family; House
Architectural style: Mediterranean Revival; Spanish Colonial Revival

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Address: 1732 W BROWNING BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman

Address: 1733 W BROWNING BLVD
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1736 W BROWNING BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 1737 W BROWNING BLVD
Type: Non-Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 1740 W BROWNING BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 1743 W BROWNING BLVD
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival; Spanish Colonial Revival

Address: 1746 W BROWNING BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

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Address: 1747 W BROWNING BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Triplex
Architectural style: Mediterranean Revival

Address: 1752 W BROWNING BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 1753 W BROWNING BLVD
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival; Spanish Colonial Revival

Address: 1758 W BROWNING BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman

Address: 1761 W BROWNING BLVD
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 1800 W BROWNING BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1800 W BROWNING BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

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Address: 1803 W BROWNING BLVD
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: French Revival (Norman)

Address: 1808 W BROWNING BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival; Spanish Colonial Revival

Address: 1809 W BROWNING BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 1814 W BROWNING BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival; Spanish Colonial Revival

Address: 1817 W BROWNING BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 1818 W BROWNING BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival; Spanish Colonial Revival

Address: 1821 W BROWNING BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

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Address: 1824 W BROWNING BLVD
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 1827 W BROWNING BLVD
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Tudor Revival

Address: 1830 W BROWNING BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival; Spanish Colonial Revival

Address: 1833 W BROWNING BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 1836 W BROWNING BLVD
Type: Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Mediterranean Revival; Spanish Colonial Revival

Address: 1839 W BROWNING BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 1842 W BROWNING BLVD
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

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Address: 1843 W BROWNING BLVD
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival; Spanish Colonial Revival

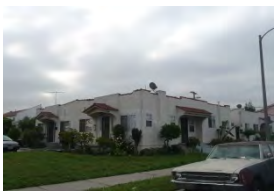
Address: 1846 W BROWNING BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival; Spanish Colonial Revival

Address: 1849 W BROWNING BLVD
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman

Address: 1850 W BROWNING BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 1853 W BROWNING BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival; Spanish Colonial Revival

Address: 1859 W BROWNING BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival



Address: 1860 W BROWNING BLVD
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Triplex
Architectural style: Mediterranean Revival; Spanish Colonial Revival

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Address: 1900 W BROWNING BLVD
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Triplex
Architectural style: Craftsman

Address: 1901 W BROWNING BLVD
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: Tudor Revival

Address: 1908 W BROWNING BLVD
Type: Non-Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Mediterranean Revival; Spanish Colonial Revival

Address: 1909 W BROWNING BLVD
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival; Spanish Colonial Revival

Address: 1914 W BROWNING BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival; Spanish Colonial Revival

Address: 1917 W BROWNING BLVD
Type: Not sure
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 1919 W BROWNING BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Address: 1920 W BROWNING BLVD
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival; Spanish Colonial Revival

Address: 1924 W BROWNING BLVD
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 1925 W BROWNING BLVD
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: No style

Address: 1928 W BROWNING BLVD
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman

Address: 1929 W BROWNING BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman

Address: 1936 W BROWNING BLVD
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival; Spanish Colonial Revival

Address: 1937 W BROWNING BLVD
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: No style

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Address: 1940 W BROWNING BLVD
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1941 W BROWNING BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman

Address: 1944 W BROWNING BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 1947 W BROWNING BLVD
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 1950 W BROWNING BLVD
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 2001 W BROWNING BLVD
Type: Not sure
Year built: 1925
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: No style

Address: 2002 W BROWNING BLVD
Type: Non-Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

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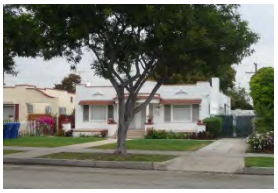
Address: 2002 W BROWNING BLVD
Type: Non-Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival



Address: 2007 W BROWNING BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 2008 W BROWNING BLVD
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 2014 W BROWNING BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 2015 W BROWNING BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 2022 W BROWNING BLVD
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 2023 W BROWNING BLVD
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

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Address: 2026 W BROWNING BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 2027 W BROWNING BLVD
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 2032 W BROWNING BLVD
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 2033 W BROWNING BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 2036 W BROWNING BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Single Family; Kit House
Architectural style: Spanish Colonial Revival

Address: 2039 W BROWNING BLVD
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 2040 W BROWNING BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman; American Colonial Revival

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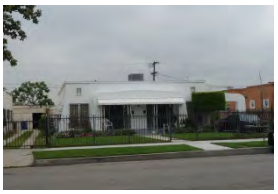

Address: 2043 W BROWNING BLVD
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival; Spanish Colonial Revival

Address: 2044 W BROWNING BLVD
Type: Non-Contributor
Year built: 1924
Property type/sub type: Residential-Single Family
Architectural style: Spanish Colonial Revival

Address: 2049 W BROWNING BLVD
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 2052 W BROWNING BLVD
Type: Contributor
Year built: 1949
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Minimal Traditional

Address: 3960 S WILTON PL
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Triplex
Architectural style: No style

Address: 3960 S WILTON PL
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: No style

Address: 3982 S WILTON PL
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Name: Exposition Park Square Historic District

Description:

The Exposition Park Square Historic District is located just south of Exposition Park, between Menlo Avenue and Hoover Street to the west and east. It includes buildings on Martin Luther King, Jr. Boulevard, 40th Place, and 41st Street. The district comprises 90 buildings constructed mainly between 1913 and 1924. The district is characterized by its flat terrain, gridded street pattern, consistent lot sizes and regular setbacks. The dominant property type is the multi-family residence, with a wide variety of multi-family property types represented, including duplexes, fourplexes, bungalow courts and apartment houses. A small handful of single-family residences are scattered throughout. Most dwellings have detached garages to the rear, with concrete driveways running along the sides of buildings. Buildings are predominantly two stories and constructed in a variety of Arts and Crafts and Period Revival styles. The district retains many historic landscape features dating to the time of subdivision, including sidewalks, parkways, consistent setbacks and the large, regularly-spaced street trees that provide a shady canopy over the streets within the boundary. Buildings are fronted by shallow lawns, concrete sidewalks and grassy parkways; wide concrete pedestrian paths lead from sidewalks to building entrances.

Significance:

The Exposition Park Square Historic District is a significant concentration of multi-family property types, specifically fourplexes, duplexes and small apartment houses. It is also an excellent example of a tract subdivided and marketed specifically due to its proximity to streetcar lines. The period of significance for the district is 1913 to 1928, encompassing the earliest houses constructed in the original subdivision and the final phases of development that were associated with streetcar suburbanization. Of the 90 buildings within the district boundaries, approximately 65 buildings (72%) are contributing to the historic district.

Exposition Park Square was subdivided circa 1911 by L. H. Mitchel & Son. Early advertisements boasted proximity to seven different streetcar lines, with a car coming and going “every minute and a half.” Owners also cited the tract’s proximity to Manual Arts High School on Vermont, the new Exposition Park (formerly Agricultural Park) and the attractive residential neighborhoods of the University District to the north. Construction within the tract got off to a relatively slow start, with approximately half of the lots developed in the 1910s. The real estate boom of the 1920s, however, sparked construction on a monumental scale in Los Angeles and the district is an excellent example of the types of multi-family housing that were being constructed at the time to accommodate the growing population.

Buildings within the district represent a variety of multi-family property types and architectural styles that were popular in the 1910s and 20s, such as American Foursquare, Craftsman, and Mediterranean Revival. The fourplex is the dominant property type, and a significant concentration of intact examples remains. The district derives its significance not only from its buildings but also the many improvements dating to the time of subdivision, including sidewalks, parkways, consistent setbacks and the large, regularly-spaced street trees that provide a shady canopy over the streets within the district boundary.

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Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Multi-Family Residential District, 1910-1980
Property type:	Residential-Multi Familty
Property sub type:	Multi-Family District
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	A significant and striking concentration of multi-family dwellings, primarily fourplexes and duplexes, dating to the 1910s and 20s. Retains integrity and an intact sense of place and time.

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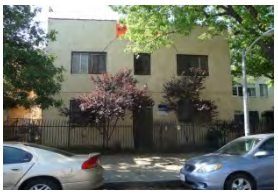
Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as an intact subdivision developed specifically due to its location adjacent to streetcar routes (advertisements boasted "7 different yellow car lines" nearby).

Contributors/Non-Contributors:

Address: 4051 S HOOVER ST
Type: Non-Contributor
Year built: 1947
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional

Address: 4075 S HOOVER ST
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 806 W 40TH PL
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Spanish Colonial Revival

Address: 808 W 40TH PL
Type: Contributor
Year built: 1916
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 811 W 40TH PL
Type: Non-Contributor
Year built: 1916
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: No style

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Address: 812 W 40TH PL
Type: Contributor
Year built: 1916
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 815 W 40TH PL
Type: Non-Contributor
Year built: 1916
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: No style

Address: 820 W 40TH PL
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival

Address: 823 W 40TH PL
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Craftsman

Address: 824 W 40TH PL
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Mediterranean Revival

Address: 825 W 40TH PL
Type: Contributor
Year built: 1918
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: American Foursquare; Craftsman

Address: 828 W 40TH PL
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

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Address: 829 W 40TH PL
Type: Non-Contributor
Year built: 1917
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

Address: 832 W 40TH PL
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 835 W 40TH PL
Type: Contributor
Year built: 1917
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 836 W 40TH PL
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman; American Foursquare

Address: 837 W 40TH PL
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman; American Foursquare

Address: 840 W 40TH PL
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman; American Foursquare

Address: 843 W 40TH PL
Type: Contributor
Year built: 1919
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Spanish Colonial Revival

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Address: 843 W 40TH PL
Type: Contributor
Year built: 1919
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman

Address: 848 W 40TH PL
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

Address: 850 W 40TH PL
Type: Non-Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: No style

Address: 851 W 40TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Craftsman

Address: 854 W 40TH PL
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 855 W 40TH PL
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: American Foursquare

Address: 860 W 40TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

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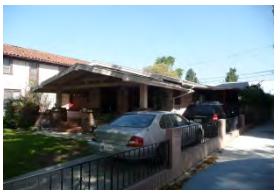

Address: 861 W 40TH PL
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 863 W 40TH PL
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Spanish Colonial Revival

Address: 864 W 40TH PL
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 868 W 40TH PL
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: American Foursquare; Italianate

Address: 869 W 40TH PL
Type: Non-Contributor
Year built: 1937
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Spanish Colonial Revival

Address: 874 W 40TH PL
Type: Contributor
Year built: 1917
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 877 W 40TH PL
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

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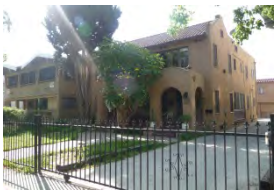
Address: 900 W 40TH PL
Type: Contributor
Year built: 1917
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 906 W 40TH PL
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 910 W 40TH PL
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman



Address: 914 W 40TH PL
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Spanish Colonial Revival

Address: 918 W 40TH PL
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman

Address: 922 W 40TH PL
Type: Non-Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: No style

Address: 802 W 41ST ST
Type: Contributor
Year built: 1914
Property type/sub type: Commercial-Retail; Neighborhood Market
Architectural style: Mediterranean Revival

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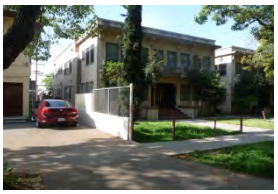

Address: 804 W 41ST ST
Type: Contributor
Year built: 1918
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 807 W 41ST ST
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 808 W 41ST ST
Type: Contributor
Year built: 1918
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 811 W 41ST ST
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 814 W 41ST ST
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Spanish Colonial Revival

Address: 815 W 41ST ST
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: No style

Address: 820 W 41ST ST
Type: Non-Contributor
Year built: 1913
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Craftsman

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Address: 821 W 41ST ST
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 823 W 41ST ST
Type: Contributor
Year built: 1916
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 824 W 41ST ST
Type: Non-Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman

Address: 827 W 41ST ST
Type: Contributor
Year built: 1918
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 828 W 41ST ST
Type: Contributor
Year built: 1916
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 831 W 41ST ST
Type: Contributor
Year built: 1916
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 832 W 41ST ST
Type: Contributor
Year built: 1916
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

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Address: 835 W 41ST ST
Type: Contributor
Year built: 1916
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 836 W 41ST ST
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman

Address: 840 W 41ST ST
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 841 W 41ST ST
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 844 W 41ST ST
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: No style

Address: 845 W 41ST ST
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 848 W 41ST ST
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: American Colonial Revival

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Address: 849 W 41ST ST
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 853 W 41ST ST
Type: Contributor
Year built: 1916
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman

Address: 854 W 41ST ST
Type: Contributor
Year built: 1916
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 858 W 41ST ST
Type: Contributor
Year built: 1916
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 862 W 41ST ST
Type: Non-Contributor
Year built: 1938
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional; Hollywood Regency

Address: 863 W 41ST ST
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman

Address: 865 W 41ST ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Address: 868 W 41ST ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 869 W 41ST ST
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Dingbat

Address: 874 W 41ST ST
Type: Non-Contributor
Year built: 1938
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: No style

Address: 875 W 41ST ST
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 901 W 41ST ST
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 907 W 41ST ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 911 W 41ST ST
Type: Contributor
Year built: 1914
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Address: 915 W 41ST ST
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman, Japanese

Address: 919 W 41ST ST
Type: Non-Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; Bungalow
Architectural style: Craftsman

Address: 925 W 41ST ST
Type: Non-Contributor
Year built: 1913
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman

Address: 824 W MARTIN LUTHER KING JR BLVD
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 828 W MARTIN LUTHER KING JR BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 832 W MARTIN LUTHER KING JR BLVD
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Moorish

Address: 836 W MARTIN LUTHER KING JR BLVD
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Single Family; Other
Architectural style: Not Applicable

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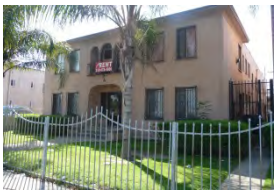

Address: 844 W MARTIN LUTHER KING JR BLVD
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Mediterranean Revival

Address: 846 W MARTIN LUTHER KING JR BLVD
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Spanish Colonial Revival

Address: 850 W MARTIN LUTHER KING JR BLVD
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 856 W MARTIN LUTHER KING JR BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 862 W MARTIN LUTHER KING JR BLVD
Type: Non-Contributor
Year built: 1819
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 864 W MARTIN LUTHER KING JR BLVD
Type: Non-Contributor
Year built: 1919
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 870 W MARTIN LUTHER KING JR BLVD
Type: Non-Contributor
Year built: 1927
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

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Address:	874 W MARTIN LUTHER KING JR BLVD
Type:	Contributor
Year built:	1938
Property type/sub type:	Institutional-Health; Medical/Dental Building or Clinic
Architectural style:	Moderne, Streamline

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Name: Granada Tract Historic District

Description:

The Granada Tract Historic District is located between Normandie and Congress Avenues to the east and west, respectively, and Adams Boulevard to the south. It is bordered to the north by the Interstate 10 (Santa Monica) freeway. Of the 71 buildings within the district boundary approximately 60% are contributing to the historic district.

The topography of the area is relatively flat and the streets adhere to the gridded plan of the larger area. In addition to its buildings, the district is further characterized by many of the original tract features, including uniform lot sizes and setbacks, gridded streets, concrete sidewalks and landscaped parkways. The district contains a notable concentration of turn-of-the-20th-century, single-family residences. Most were constructed between 1903 and 1905, with a small handful in the late 1900s and 1910s. The buildings are relatively large in scale at two-and-a-half stories and adhere to the early Arts and Crafts idiom with styles such as American Foursquare and Shingle. The buildings are notably consistent in terms of shape and massing, with steeply pitched hipped roofs and simple, box-like forms. Several buildings have garages or secondary dwellings to the rear. Most buildings are fronted by broad lawns. There is no consistent street tree plan, although there are a number of mature trees scattered throughout.

Significance:

The Granada Tract Historic District is an excellent example of an early tract that was subdivided specifically due to its proximity to streetcar lines. It is also a significant concentration of early Arts and Crafts single-family residences constructed in styles such as American Foursquare and Shingle. Its period of significance has been identified as 1901 to 1918, the period during which all contributors were constructed. Of the 71 buildings within the district boundary approximately 42 buildings (60%) are contributing to the historic district.

Mary E. Moore and Edwin S. Rowley subdivided the Granada tract in 1897 and began improvements in 1901. It appears that the first buildings were constructed on speculation by Rowley himself, as early Los Angeles Times articles cite the construction of "20 residences, two-story buildings of seven and either rooms each, to cost from $2,000 to $3,000." The majority of the lots were built out by 1905, with the largest number of buildings constructed in a single year, 1903.

The Granada tract was an attractive location for potential homebuyers due to its proximity to streetcar lines on 24th Street, Normandie Avenue and Adams Boulevard as well as its adjacency to the upscale neighborhoods off Adams Boulevard and in the University District. The houses in the tract are relatively large and were constructed in styles popular at the time, although they are larger and more finely detailed than many comparable tracts of the same era. With its consistent massing, form and architectural vocabulary, the district retains a distinct sense of time and place to the period of significance.

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Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Significant enclave of single-family residences adjacent to West Adams Blvd. subdivided and developed specifically due to proximity to streetcar routes.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Arts and Crafts Neighborhoods, 1890-1930
Property type:	Residential Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Significant enclave of single-family residences reflecting popular styles of the early Arts and Crafts era, including Shingle style and American Foursquare.

Contributors/Non-Contributors:

Address: 2218 S CONGRESS AVE
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 2316 S CONGRESS AVE
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1808 W 22ND ST
Type: Non-Contributor
Year built: 1905
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: American Foursquare

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Address: 1814 W 22ND ST
Type: Non-Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1820 W 22ND ST
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1826 W 22ND ST
Type: Non-Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1832 W 22ND ST
Type: Non-Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1836 W 22ND ST
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Dutch Colonial Revival

Address: 1842 W 22ND ST
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1848 W 22ND ST
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

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Address: 1850 W 22ND ST
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1852 W 22ND ST
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1858 W 22ND ST
Type: Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Dutch Colonial Revival

Address: 1862 W 22ND ST
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1721 W 23RD ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1726 W 23RD ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1727 W 23RD ST
Type: Contributor
Year built: 1916
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

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Address: 1732 W 23RD ST
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1733 W 23RD ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1738 W 23RD ST
Type: Non-Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1739 W 23RD ST
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1744 W 23RD ST
Type: Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1745 W 23RD ST
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1748 W 23RD ST
Type: Non-Contributor
Year built: 2001
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

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Address: 1749 W 23RD ST
Type: Non-Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1754 W 23RD ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1755 W 23RD ST
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival

Address: 1760 W 23RD ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1761 W 23RD ST
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Dingbat

Address: 1766 W 23RD ST
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1702 W 24TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

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Address: 1708 W 24TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1712 W 24TH ST
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1720 W 24TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1721 W 24TH ST
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1727 W 24TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1728 W 24TH ST
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1732 W 24TH ST
Type: Non-Contributor
Year built: 1927
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Mediterranean Revival

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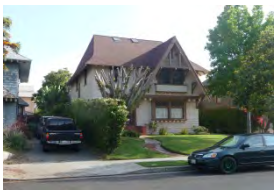


Address: 1733 W 24TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

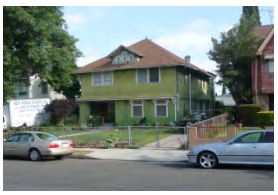
Address: 1738 W 24TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1739 W 24TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1743 W 24TH ST
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1746 W 24TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1748 W 24TH ST
Type: Non-Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 1749 W 24TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

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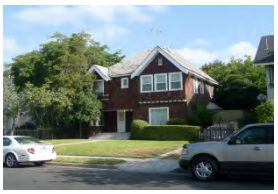
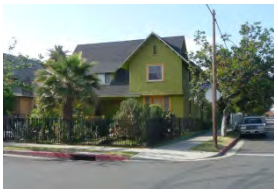
Address: 1755 W 24TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1758 W 24TH ST
Type: Non-Contributor
Year built: 1985
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1760 W 24TH ST
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle



Address: 1761 W 24TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle



Address: 1764 W 24TH ST
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1703 W 25TH ST
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1707 W 25TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

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Address: 1715 W 25TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1720 W 25TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1721 W 25TH ST
Type: Non-Contributor
Year built: 1914
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1726 W 25TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1727 W 25TH ST
Type: Contributor
Year built: 1911
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1732 W 25TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family
Architectural style: Shingle

Address: 1735 W 25TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

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Address: 1738 W 25TH ST
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Dingbat

Address: 1739 W 25TH ST
Type: Non-Contributor
Year built: 1998
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1743 W 25TH ST
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1744 W 25TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1748 W 25TH ST
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1749 W 25TH ST
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1754 W 25TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

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Address: 1755 W 25TH ST
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1760 W 25TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1761 W 25TH ST
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1766 W 25TH ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1767 W 25TH ST
Type: Non-Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

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Name: Magnolia Ave Residential Historic District

Description:

The Magnolia Avenue Historic District is a small district comprising 11 buildings on Magnolia Avenue between 20th Street to the north and the Interstate 10 (Santa Monica) freeway to the south. The Magnolia Avenue Historic District is a single-family residential block in the flat, southern section of the Pico-Union neighborhood of Los Angeles. The district is a cul-du-sac created by the post-World War II construction of the Interstate 10 (Santa Monica) Freeway. The resources within the district are one- and two-story, single-family houses sited close together with uniform setbacks and shallow front lawns on modestly sized parcels. The houses within the district represent a variety of Arts and Crafts styles, including single-story Craftsman bungalows and two-story American Foursquares. Along the edges of the district, to the north, are older residences in the Vernacular Hipped Roof and Queen Anne cottage styles. All buildings in the district were constructed in a relatively short period between 1901 and 1905. One unique aspect of the district is along its western side where houses were constructed in an identical and distinctive variation of the American Foursquare style and form with a projecting front wing. The uniformity of these boxy, closely-spaced buildings is striking. Several houses have been converted to duplexes and triplexes. Minimal street features include concrete sidewalks. There are no trees or other landscape features associated with the historic tract.

Significance:

The Magnolia Avenue Historic District is an excellent, intact example of a single-family residential district developed specifically due to its adjacency to streetcar lines linking the area to downtown Los Angeles. It is also a significant concentration of Arts and Crafts era residential architecture. The period of significance is 1900 to 1905, reflecting the narrow period of time during which all buildings of the district were constructed. There are 11 buildings within the district boundaries; of these, 10 buildings (approximately 90%) are contributing to the historic district.

The Magnolia Avenue Historic District is a portion of one historic tract, the Oliver C. Bryant Tract. Prior to the construction of the Interstate 10 Freeway, the Magnolia Avenue Historic District bordered the University Park neighborhood and the two areas share a similar pattern of development. Each has groupings of various building styles and forms associated with early suburban residential growth along streetcar lines. The houses within the Magnolia Avenue Historic District appear to be the work of the Althouse Brothers, a team of builders and real estate agents who represented subdivider and developer Oliver Bryant when he sold the completed houses in 1903. The Althouse Brothers were siblings who designed a number of houses to the north of the district in the Harvard Heights neighborhood. The Althouse Brothers had no formal architectural training. Many of their designs appear to be inspired by the work of more prominent architects, such as Greene & Greene. The brothers designed Craftsman houses to fit in the narrower lots of subdivisions in the Harvard Heights and Pico-Union area. Two of the grander homes they designed in the City are designated Los Angeles Historic-Cultural Monuments. They also appear to have worked in other cities throughout the San Gabriel Valley. It is notable that on Magnolia Avenue the brothers chose to create multiple, nearly identical houses. Their other work typically has more variation within a single block. In addition to the design of houses, the Althouse Brothers' firm handled the sale of entire tracts. The American Foursquares of Magnolia Avenue were originally eight-room, single-family houses that were sold to their first owners by the Althouse Brothers in 1903 for $4,000 to $4,500. The Magnolia Avenue Residential Historic District contains an early, intact concentrations of dwellings designed for buyers of more modest means than the grand homes in the adjacent neighborhoods of Harvard Heights.

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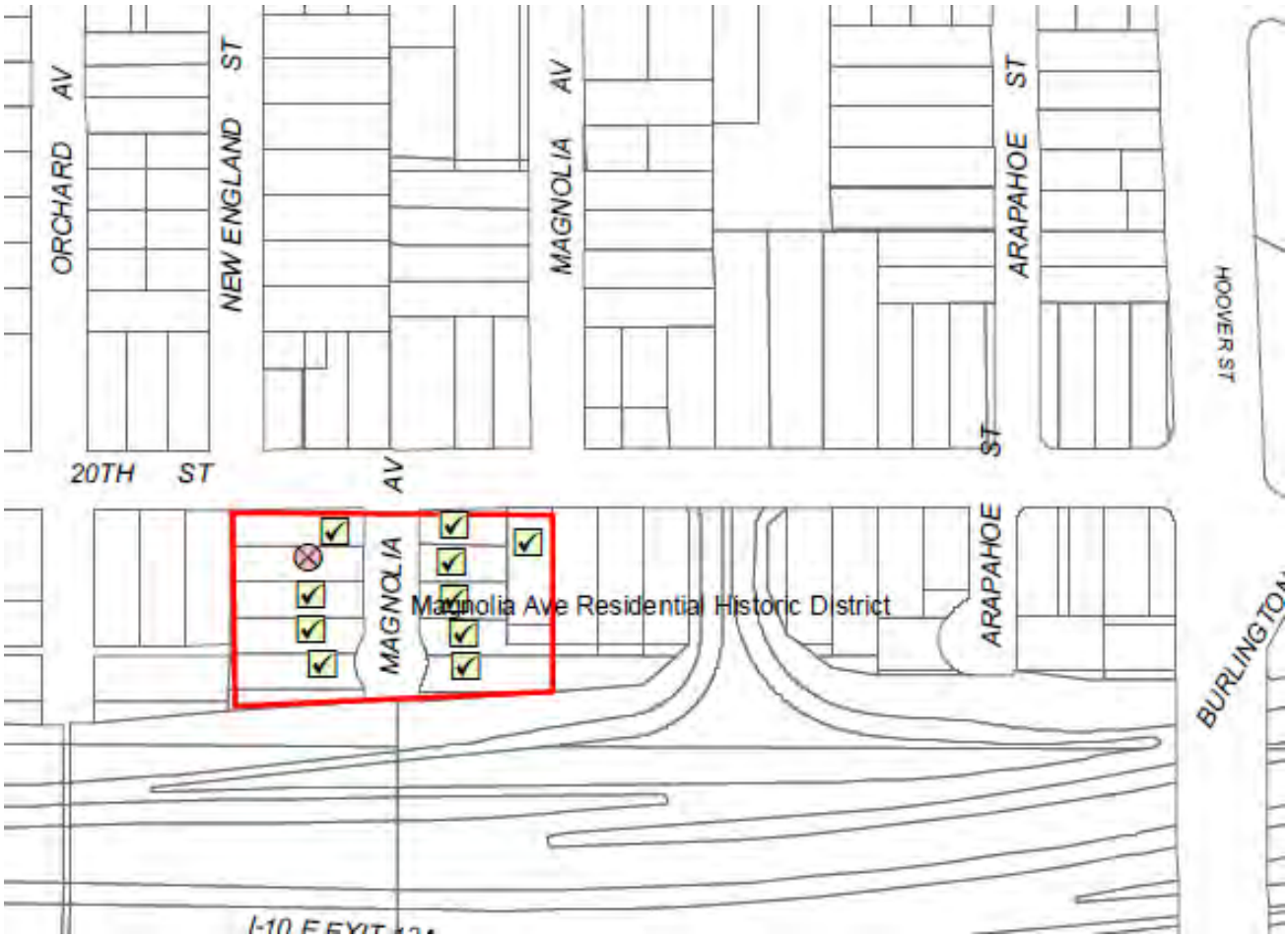

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Arts and Crafts Neighborhoods, 1890-1930
Property type:	Residential Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	A significant concentration of exemplary and intact early Arts and Crafts houses exhibiting quality of craftsmanship and distinctive features tying them to the style.

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Context 2:

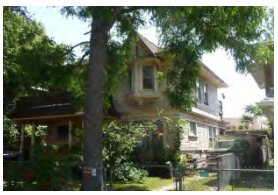
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of an early 20th century tract subdivided specifically due to its adjacency to streetcar lines. Conveys significance through intact tract features and contributing buildings.

Contributors/Non-Contributors:

Address: 2001 S MAGNOLIA AVE
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 2002 S MAGNOLIA AVE
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Craftsman

Address: 2005 S MAGNOLIA AVE
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 2006 S MAGNOLIA AVE
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Craftsman

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Address: 2009 S MAGNOLIA AVE
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

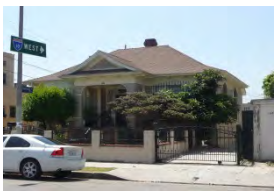
Address: 2010 S MAGNOLIA AVE
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 2014 S MAGNOLIA AVE
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 2015 S MAGNOLIA AVE
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 2017 S MAGNOLIA AVE
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: American Foursquare

Address: 2018 S MAGNOLIA AVE
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 1392 W 20TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

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Name: Sugar Hill Historic District

Description:

The Sugar Hill Historic District is located in the Adams-Normandie neighborhood of South Los Angeles. It includes properties on Harvard Boulevard and Hobart Boulevard, bounded by 22nd St. to the north and 25th St. to the south. The district is north of Adams Boulevard and East of Western Avenue. The district is relatively small, comprising only two blocks and 26 buildings. The topography of the area is hilly and rises sharply in elevation north of Adams Boulevard. Harvard Boulevard curves at its southern end around a small roundabout. Historically, the area was known as West Adams Heights. Contributors within the district were constructed between 1901 and 1968. The district includes multi-family apartment houses, single-family properties, one commercial building and one church. The buildings are two to five stories in height. The single-family residential properties are grand mansions on expansive lots built between 1901 and 1935. These include three designated Los Angeles Historic-Cultural Monuments on Harvard Boulevard. A wide spectrum of architectural styles is represented by the single-family homes, including Richardsonian Romanesque, Craftsman, Mediterranean Revival, Neoclassical, and Colonial Revival. Many of the homes were the work of notable architects. Donut-shaped, Mid-Century Modern apartment houses were constructed in the 1950s and 1960s. One institutional building, the First A.M.E. Church, was designed by prominent African-American architect Paul R. Williams and completed in 1968. The Golden State Mutual Life Insurance Company building (1948), also designed by Paul R. Williams, anchors the district at the northeast corner of Western Avenue and Adams Boulevard.

Significance:

The Sugar Hill Historic District is significant for its association with the African-American community and the movement to abolish deed restrictions that promoted racial segregation in neighborhoods across the United States. The Sugar Hill Historic District is also significant as an enclave of grand residences constructed in styles of the Arts and Crafts mode, many of which were designed by noted architects of the era. There are 26 buildings within the district boundaries; of these, 20 (approximately 76%) are contributors to the historic district. The period of significance is 1901 to 1969, from the date of construction of the first residence to the date of construction of the last last contributing building, the First A.M.E. Church.

Sugar Hill was initially developed as West Adams Heights in the early 20th century. West Adams Heights was an exclusive enclave where prominent members of the Los Angeles community built large, single-family homes. The general West Adams area, which included neighborhoods to the north and south of W. Adams Blvd. traveling west of Figueroa, was an enclave of high-end residential development from the 1890s to the 1920s. The first residence constructed in the Sugar Hill Historic District was the Rindge Mansion, built on a hill north of Adams Blvd. in 1901. The West Adams Heights enclave sprung up around it shortly thereafter. Residents included ranchers, bank presidents, insurance executives, and mining engineers.

Like many neighborhoods of wealthy, white residents across the United States, the deeds in West Adams contained restrictions that prohibited non-white residents from purchasing or inhabiting homes. The movement to end racial restrictions in the West Adams area began in 1938 when Norman Houston, president of the Golden State Mutual Life Insurance Company, the largest African American-owned business in California, purchased a home in West Adams Heights at 2211 S. Hobart Blvd. Other wealthy African Americans, including actresses Louise Beavers and Hattie McDaniel, also purchased homes in the neighborhood, which became known as Sugar Hill. (The name Sugar Hill is often applied to wealthy African American areas, likely in reference to the wealthiest part of Harlem, New York.) In 1945, the West Adams Heights Improvement Association filed a lawsuit arguing that white homeowners who sold their homes to African Americans violated deed restrictions. The African American homeowners hired Loren Miller, a prominent civil rights attorney, and sued for their right to own and occupy homes in Sugar Hill. The Supreme Court eventually ruled that such restrictions were legally unenforceable. Other cases originating from Sugar Hill and the West Adams area would eventually result in the Supreme Court's determination that the

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deed restrictions were unconstitutional. Later, the Sugar Hill area became the headquarters for African-American businesses and institutions, including Golden State Mutual Life Insurance Company and the First A.M.E. church.

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Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Ethnic Enclaves, 1880-1980
Sub theme:	No SubTheme
Property type:	Residential Neighborhood
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant for its association with the African-American community and the movement to abolish deed restrictions that promoted racial segregation in neighborhoods across the country.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Arts and Crafts Neighborhoods, 1890-1930
Property type:	Residential Suburb
Property sub type:	Neighborhood
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	A significant concentration of exemplary and intact, grand Arts and Crafts-era houses exhibiting quality of craftsmanship and distinctive features tying them to the style.

Contributors/Non-Contributors:

Address: 2200 S HARVARD BLVD
Type: Contributor
Year built: 1911
Property type/sub type: Residential-Single Family; House
Architectural style: Mediterranean Revival

Address: 2201 S HARVARD BLVD
Type: Contributor
Year built: 1911
Property type/sub type: Residential-Single Family; House
Architectural style: Mediterranean Revival

Address: 2211 S HARVARD BLVD
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

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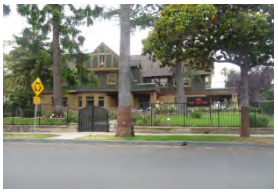
Address: 2218 S HARVARD BLVD
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Neo-Classical

Address: 2221 S HARVARD BLVD
Type: Non-Contributor
Year built: 1986
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: American Colonial Revival

Address: 2231 S HARVARD BLVD
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Dingbat

Address: 2232 S HARVARD BLVD
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century



Address: 2237 S HARVARD BLVD
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 2248 S HARVARD BLVD
Type: Contributor
Year built: 1968
Property type/sub type: Institutional-Religious/Spiritual; Church
Architectural style: Modern, Mid-Century

Address: 2210 hobart avenue
Type: Non-Contributor
Year built: 2003
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

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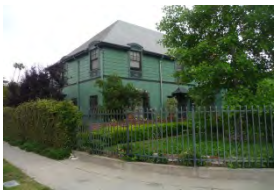

Address: 2200 S HOBART BLVD
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: French Revival (Norman)

Address: 2211 S HOBART BLVD
Type: Contributor
Year built: 1911
Property type/sub type: Residential-Single Family; House
Architectural style: Prairie; Mediterranean Revival

Address: 2217 S HOBART BLVD
Type: Contributor
Year built: 1904
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival

Address: 2218 S HOBART BLVD
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Mediterranean Revival

Address: 2226 S HOBART BLVD
Type: Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; Tudor Revival

Address: 2233 S HOBART BLVD
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Dingbat

Address: 2236 S HOBART BLVD
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival

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Address: 2241 S HOBART BLVD
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 2242 S HOBART BLVD
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 2248 S HOBART BLVD
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Dutch Colonial Revival

Address: 2249 S HOBART BLVD
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: Mediterranean Revival

Address: 2256 S HOBART BLVD
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; Estate
Architectural style: Richardsonian Romanesque

Address: 2060 W 22ND ST
Type: Non-Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1916 W 25TH ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival

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Address:	1958 W 25TH ST
Type:	Contributor
Year built:	1927
Property type/sub type:	Residential-Multi Family; Apartment House
Architectural style:	Renaissance Revival

Address:	2490 S WESTERN AVE
Type:	Contributor
Year built:	1948
Property type/sub type:	Commercial-Office; Low Rise
Architectural style:	Modern, Mid-Century

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Name: University Park Extension Historic District

Description:

The University Park Extension Historic District is located in the University Park area of South Los Angeles. The major thoroughfares surrounding the district are Hoover Street to the east and Vermont Avenue to the west. The northern boundary is 24th Street, adjacent to the southern border of part of the existing University Park HPOZ. The southern boundary of the Historic District is 30th Place, neighboring the northern boundary of USC's campus. The irregular boundary is shaped by the boundaries of adjacent historic districts. The district is located between four designated historic districts: two listed on the National Register of Historic Places, and the University Park and Adams Normandie Historic Preservation Overlay Zones. The University Park Extension Historic District shares historic patterns of development with these adjacent historic districts. The district comprises 311 buildings, of which approximately 50% are contributors to the historic district.

The topography of the area is generally flat, with streets that are mostly organized in a grid. The University Park Extension Historic District is a large, I-shaped residential district comprising primarily single-family dwellings. Lot sizes are small in the section of the district north of Adams Boulevard, but increase in the area south of Adams. The district is primarily composed of single-family homes in a variety of styles.

Contributors to the district represent the full spectrum of late 19th and early 20th century domestic architecture in Los Angeles. In the northern section of the district are modest Queen Anne cottages, Vernacular Hipped Roof cottages, and Craftsman and Mediterranean Revival fourplexes. In the section south of Adams, especially closer to USC, the homes are larger Queen Anne and Arts and Crafts single-family residences. The Arts and Crafts styles represented include Dutch Colonial Revival and American Foursquare. Queen Anne houses are sometimes located to the rear of parcels with multi-family Mediterranean Revival fourplex buildings at the front of the parcel. Common related features include small, rear detached garages that may post-date the dwelling on the parcel. Street and landscape features throughout the district are limited to concrete sidewalks. There is no organized pattern to street tree plantings throughout the district, though several blocks have substantial trees.

Significance:

The University Park Extension Historic District is significant for its association with early streetcar suburbanization in Los Angeles and as an intact example of residential development that occurred north of the University of Southern California (USC) around the turn of the 20th century. The district is located between four designated historic districts: two listed on the National Register of Historic Places, and the University Park and Adams Normandie Historic Preservation Overlay Zones. The University Park Extension area was likely previously excluded from the adjacent designated historic districts due to a loss of integrity; however many buildings within the historic district appear to have been restored in recent years. Although the overall percentage of contributing buildings is still relatively low, the district is locally eligible as providing a link between four designated historic districts with which it shares resources of similar style, type, period of development and significance. The period of significance for the district is 1880 to 1938, which reflects the significant periods of development in the district. All contributors to the district were constructed during this period of significance. The University Park Extension Historic District is a large residential district of 311 buildings, primarily single-family dwellings. Of these, approximately 153 (50%) are contributing to the historic district.

The University Park Extension includes several historic tracts. Enterprising landholders developed the area as a residential suburb of the historic core of Los Angeles after attempts at agriculture failed to yield a profit. The landholders owned large tracts in the region south of Downtown and donated portions of their land to create USC in 1880 in part to inspire the residential development of the areas where they had subdivided tracts of land for residential development. Sections of the

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University Park Extension are within the Urmston Tract, the same historic subdivision that comprises parts of the existing University Park HPOZ. These landholders were also influential in the development of the streetcar system routes. The first streetcar service in the area opened in 1891 and ran on 23rd Street and Hoover Boulevard, to the east of the proposed district. There is a variety of domestic architecture within the district. A variety of classes of people lived in the district. Grand, single family homes were constructed on and adjacent to West Adams Boulevard. Large single family homes were also constructed to the south of Adams Boulevard along Orchard Street. North of Adams Boulevard, closer to Vermont, dwellings are slightly more modest in scale.

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Context 1:

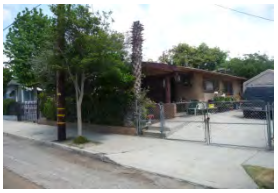
Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Late 19th and Early 20th Century Residential Neighborhoods, 1880-1910
Property type:	Streetcar Suburb
Property sub type:	Neighborhood
Criteria:	C/3/3
Status code:	5S3
Reason:	A significant concentration of an early residences dating to the late 19th and early 20th centuries and illustrating styles of the Victorian and Arts and Crafts idioms.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Neighborhood
Criteria:	A/1/1
Status code:	5S3
Reason:	Excellent example of a late 19th century neighborhood subdivided specifically due to its adjacency to streetcar lines. Conveys significance through intact tract features and contributing buildings.

Contributors/Non-Contributors:

Address: 2414 S ELLENDALE PL
Type: Non-Contributor
Year built: 1897
Property type/sub type: Residential-Single Family; House
Architectural style: Vernacular; Queen Anne



Address: 2414 S ELLENDALE PL
Type: Contributor
Year built: 1914
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; Craftsman, Japanese

Address: 2415 S ELLENDALE PL
Type: Contributor
Year built: 1904
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof

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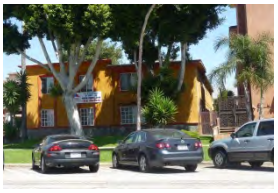
Address: 2415 S ELLENDALE PL
Type: Contributor
Year built: 1904
Property type/sub type: Residential-Single Family; House
Architectural style: Folk Victorian

Address: 2511 S ELLENDALE PL
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 2513 S ELLENDALE PL
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: No style



Address: 2618 S ELLENDALE PL
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

Address: 2620 S ELLENDALE PL
Type: Non-Contributor
Year built: 1982
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

Address: 2632 S ELLENDALE PL
Type: Non-Contributor
Year built: 1979
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

Address: 2642 S ELLENDALE PL
Type: Non-Contributor
Year built: 1988
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: No style

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Address: 2646 S ELLENDALE PL
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 2652 S ELLENDALE PL
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: No style

Address: 2656 S ELLENDALE PL
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: No style

Address: 2662 S ELLENDALE PL
Type: Non-Contributor
Year built: 1962
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Dingbat

Address: 2666 S ELLENDALE PL
Type: Non-Contributor
Year built: 1962
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Dingbat

Address: 2670 S ELLENDALE PL
Type: Non-Contributor
Year built: 1964
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 2674 S ELLENDALE PL
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

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Address: 2700 S ELLENDALE PL
Type: Non-Contributor
Year built: 1964
Property type/sub type: Residential-Multi Family; Garden Apartment
Architectural style: Modern, Mid-Century

Address: 2712 S ELLENDALE PL
Type: Non-Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival

Address: 2722 S ELLENDALE PL
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Multi Family; Garden Apartment
Architectural style: Modern, Mid-Century

Address: 2802 S ELLENDALE PL
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Neo-Classical

Address: 2806 S ELLENDALE PL
Type: Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 2810 S ELLENDALE PL
Type: Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 2814 S ELLENDALE PL
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

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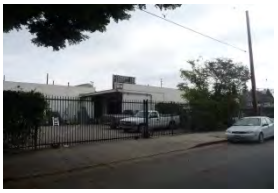
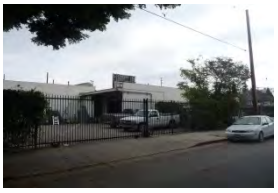
Address: 2818 S ELLENDALE PL
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Tudor Revival



Address: 2417 S HOOVER ST
Type: Non-Contributor
Year built: 1917
Property type/sub type: Commercial-Auto Related; Parking Lot
Architectural style: Not Applicable



Address: 2417 S HOOVER ST
Type: Contributor
Year built: 1917
Property type/sub type: Residential-Single Family; Other
Architectural style: Unknown/not visible

Address: 2815 S HOOVER ST
Type: Non-Contributor
Year built: 1964
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

Address: 2821 S HOOVER ST
Type: Non-Contributor
Year built: 1964
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

Address: 2827 S HOOVER ST
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Dutch Colonial Revival; Shingle

Address: 2903 S HOOVER ST
Type: Contributor
Year built: 1894
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

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Address: 2905 S HOOVER ST
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof

Address: 2919 S HOOVER ST
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 2925 S HOOVER ST
Type: Contributor
Year built: 0
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 2925 S HOOVER ST
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 2413 S MAGNOLIA AVE
Type: Non-Contributor
Year built: 0
Property type/sub type: Infrastructure-Transportation; Other
Architectural style: Not Applicable

Address: 2619 S ORCHARD AVE
Type: Contributor
Year built: 1894
Property type/sub type: Residential-Single Family; House
Architectural style: Dutch Colonial Revival; Shingle

Address: 2620 S ORCHARD AVE
Type: Not sure
Year built: 1912
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Mediterranean Revival; Spanish Colonial Revival

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Address: 2622 S ORCHARD AVE
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Dutch Colonial Revival

Address: 2623 S ORCHARD AVE
Type: Contributor
Year built: 1894
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 2624 S ORCHARD AVE
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Craftsman

Address: 2626 S ORCHARD AVE
Type: Not sure
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 2627 S ORCHARD AVE
Type: Contributor
Year built: 1898
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 2631 S ORCHARD AVE
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: Dutch Colonial Revival; American Foursquare

Address: 2640 S ORCHARD AVE
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

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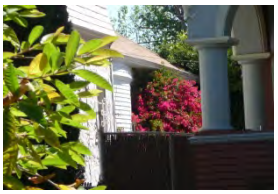
Address: 2641 S ORCHARD AVE
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman, Swiss

Address: 2647 S ORCHARD AVE
Type: Contributor
Year built: 1911
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 2650 S ORCHARD AVE
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman



Address: 2650 S ORCHARD AVE
Type: Not sure
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible

Address: 2651 S ORCHARD AVE
Type: Contributor
Year built: 1898
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 2654 S ORCHARD AVE
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Queen Anne

Address: 2656 S ORCHARD AVE
Type: Non-Contributor
Year built: 1947
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Minimal Traditional; Monterey Revival

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Address: 2660 S ORCHARD AVE
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 2663 S ORCHARD AVE
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 2665 S ORCHARD AVE
Type: Contributor
Year built: 1898
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 2666 S ORCHARD AVE
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Spanish Colonial Revival

Address: 2667 S ORCHARD AVE
Type: Non-Contributor
Year built: 1962
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Dingbat

Address: 2671 S ORCHARD AVE
Type: Non-Contributor
Year built: 1964
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Dingbat

Address: 2677 S ORCHARD AVE
Type: Non-Contributor
Year built: 1964
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Dingbat

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Address: 2683 S ORCHARD AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 2703 S ORCHARD AVE
Type: Non-Contributor
Year built: 1960
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 2705 S ORCHARD AVE
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 2707 S ORCHARD AVE
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Dutch Colonial Revival

Address: 2711 S ORCHARD AVE
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 2714 S ORCHARD AVE
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: No style

Address: 2714 S ORCHARD AVE
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: No style

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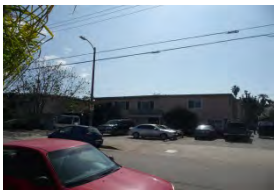

Address: 2717 S ORCHARD AVE
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Multi Family; Garden Apartment
Architectural style: No style

Address: 2801 S ORCHARD AVE
Type: Non-Contributor
Year built: 1960
Property type/sub type: Residential-Multi Family; Garden Apartment
Architectural style: Modern, Late

Address: 2807 S ORCHARD AVE
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 2811 S ORCHARD AVE
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 2817 S ORCHARD AVE
Type: Contributor
Year built: 1898
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 2827 S ORCHARD AVE
Type: Non-Contributor
Year built: 1965
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 2916 S ORCHARD AVE
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: Mediterranean Revival

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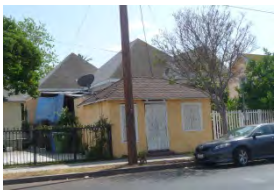
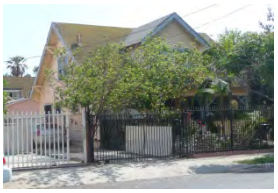
Address: 2916 S ORCHARD AVE
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

Address: 1128 W 24TH ST
Type: Non-Contributor
Year built: 1904
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1136 W 24TH ST
Type: Non-Contributor
Year built: 1921
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 1140 W 24TH ST
Type: Non-Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1146 W 24TH ST
Type: Non-Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1160 W 24TH ST
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1162 W 24TH ST
Type: Non-Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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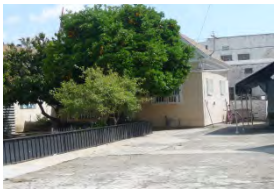
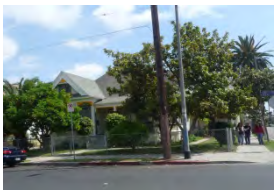
Address: 1164 W 24TH ST
Type: Non-Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: No style



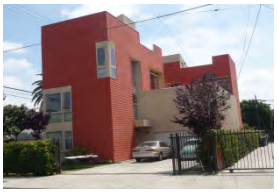
Address: 1176 W 24TH ST
Type: Non-Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Folk Victorian

Address: 1182 W 24TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

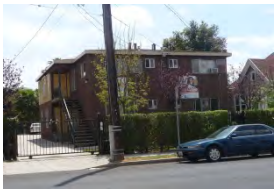


Address: 1188 W 24TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

Address: 1190 W 24TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; Vernacular



Address: 1200 W 24TH ST
Type: Non-Contributor
Year built: 2006
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Not Applicable



Address: 1204 W 24TH ST
Type: Non-Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century

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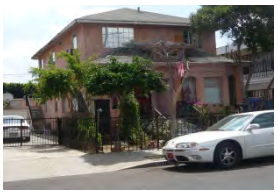
Address: 1220 W 24TH ST
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

Address: 1222 W 24TH ST
Type: Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: Folk Victorian

Address: 1228 W 24TH ST
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1236 W 24TH ST
Type: Non-Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1242 W 24TH ST
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

Address: 1248 W 24TH ST
Type: Not sure
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1252 W 24TH ST
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

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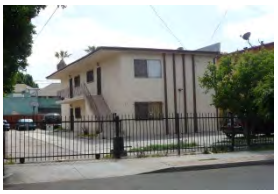

Address: 1262 W 24TH ST
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century

Address: 1268 W 24TH ST
Type: Non-Contributor
Year built: 1962
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Not Applicable

Address: 1274 W 24TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1276 W 24TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

Address: 1284 W 24TH ST
Type: Contributor
Year built: 1894
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1288 W 24TH ST
Type: Not sure
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1302 W 24TH ST
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Address: 1302 W 24TH ST
Type: Non-Contributor
Year built: 1910
Property type/sub type: Commercial-Retail; Retail Store
Architectural style: Commercial, Vernacular

Address: 1306 W 24TH ST
Type: Non-Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1314 W 24TH ST
Type: Non-Contributor
Year built: 1975
Property type/sub type: Residential-Single Family; Other
Architectural style: Not Applicable

Address: 1316 W 24TH ST
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof

Address: 1316 W 24TH ST
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof

Address: 1328 W 24TH ST
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

Address: 1338 W 24TH ST
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof

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Address: 1340 W 24TH ST
Type: Non-Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1346 W 24TH ST
Type: Contributor
Year built: 1898
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1118 W 25TH ST
Type: Not sure
Year built: 1900
Property type/sub type: Residential-Single Family; Other
Architectural style: Queen Anne

Address: 1121 W 25TH ST
Type: Non-Contributor
Year built: 0
Property type/sub type: Commercial-Auto Related; Parking Lot
Architectural style: Not Applicable

Address: 1128 W 25TH ST
Type: Contributor
Year built: 1897
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

Address: 1129 W 25TH ST
Type: Non-Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1136 W 25TH ST
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

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Address: 1137 W 25TH ST
Type: Non-Contributor
Year built: 1927
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Spanish Colonial Revival

Address: 1142 W 25TH ST
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: Folk Victorian

Address: 1143 W 25TH ST
Type: Non-Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1148 W 25TH ST
Type: Not sure
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

Address: 1149 W 25TH ST
Type: Not sure
Year built: 1904
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 1156 W 25TH ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman

Address: 1157 W 25TH ST
Type: Non-Contributor
Year built: 1951
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

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Address: 1162 W 25TH ST
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

Address: 1163 W 25TH ST
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman

Address: 1163 W 25TH ST
Type: Not sure
Year built: 1892
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

Address: 1168 W 25TH ST
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Vernacular

Address: 1169 W 25TH ST
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

Address: 1176 W 25TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1177 W 25TH ST
Type: Contributor
Year built: 1905
Property type/sub type: Institutional-Religious/Spiritual; Church
Architectural style: Gothic Revival; Spanish Colonial Revival

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Address: 1182 W 25TH ST
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1188 W 25TH ST
Type: Non-Contributor
Year built: 1972
Property type/sub type: Commercial-Auto Related; Parking Lot
Architectural style: Not Applicable

Address: 1200 W 25TH ST
Type: Non-Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

Address: 1208 W 25TH ST
Type: Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof; Neo-Classical

Address: 1209 W 25TH ST
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1216 W 25TH ST
Type: Contributor
Year built: 1899
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof; Neo-Classical

Address: 1217 W 25TH ST
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Vernacular; Craftsman

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Address: 1223 W 25TH ST
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

Address: 1224 W 25TH ST
Type: Contributor
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof

Address: 1228 W 25TH ST
Type: Not sure
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof

Address: 1228 W 25TH ST
Type: Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof

Address: 1231 W 25TH ST
Type: Non-Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Vernacular

Address: 1236 W 25TH ST
Type: Non-Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1237 W 25TH ST
Type: Contributor
Year built: 1919
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; Vernacular

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Address: 1244 W 25TH ST
Type: Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1245 W 25TH ST
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1249 W 25TH ST
Type: Not sure
Year built: 1917
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Vernacular

Address: 1252 W 25TH ST
Type: Non-Contributor
Year built: 2001
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof

Address: 1256 W 25TH ST
Type: Non-Contributor
Year built: 1990
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1257 W 25TH ST
Type: Non-Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1262 W 25TH ST
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: No style

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Address: 1263 W 25TH ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Vernacular

Address: 1268 W 25TH ST
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1269 W 25TH ST
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1276 W 25TH ST
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof; Queen Anne

Address: 1277 W 25TH ST
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Neo-Classical

Address: 1285 W 25TH ST
Type: Non-Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1286 W 25TH ST
Type: Contributor
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof

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Address: 1288 W 25TH ST
Type: Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

Address: 1303 W 25TH ST
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 1308 W 25TH ST
Type: Contributor
Year built: 1892
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

Address: 1314 W 25TH ST
Type: Contributor
Year built: 1889
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

Address: 1315 W 25TH ST
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1321 W 25TH ST
Type: Non-Contributor
Year built: 1890
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

Address: 1324 W 25TH ST
Type: Non-Contributor
Year built: 1948
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Modern, Mid-Century

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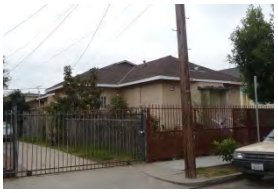
Address: 1328 W 25TH ST
Type: Contributor
Year built: 1904
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Queen Anne; Craftsman

Address: 1329 W 25TH ST
Type: Non-Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1334 W 25TH ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; American Colonial Revival

Address: 1335 W 25TH ST
Type: Non-Contributor
Year built: 1960
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century



Address: 1340 W 25TH ST
Type: Non-Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1341 W 25TH ST
Type: Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1346 W 25TH ST
Type: Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

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Address: 1347 W 25TH ST
Type: Not sure
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1354 W 25TH ST
Type: Not sure
Year built: 1921
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1355 W 25TH ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1360 W 25TH ST
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1363 W 25TH ST
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Spanish Colonial Revival

Address: 1369 W 25TH ST
Type: Non-Contributor
Year built: 1929
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: Spanish Colonial Revival

Address: 1370 W 25TH ST
Type: Non-Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

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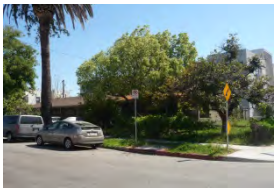
Address: 1374 W 25TH ST
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof

Address: 1220 W 27TH ST
Type: Not sure
Year built: 1907
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival



Address: 1227 W 27TH ST
Type: Non-Contributor
Year built: 1949
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Ranch, Minimal

Address: 1230 W 27TH ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1109 W 28TH ST
Type: Not sure
Year built: 1930
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional

Address: 1121 W 28TH ST
Type: Contributor
Year built: 0
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1121 W 28TH ST
Type: Contributor
Year built: 1893
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

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Address: 1123 W 28TH ST
Type: Contributor
Year built: 1893
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

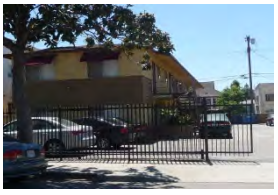
Address: 1126 W 28TH ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1140 W 28TH ST
Type: Non-Contributor
Year built: 1948
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: No style

Address: 1143 W 28TH ST
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 1149 W 28TH ST
Type: Non-Contributor
Year built: 1968
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 1150 W 28TH ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century



Address: 1150 W 28TH ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

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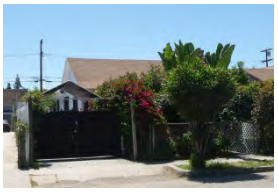
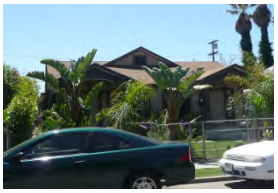
Address: 1157 W 28TH ST
Type: Not sure
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival; Neo-Classical

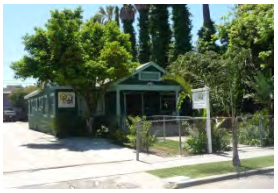
Address: 1158 W 28TH ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; American Colonial Revival



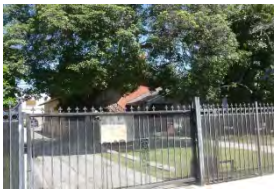
Address: 1166 W 28TH ST
Type: Not sure
Year built: 1922
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible



Address: 1168 W 28TH ST
Type: Contributor
Year built: 0
Property type/sub type: Residential-Multi Family; Triplex
Architectural style: Craftsman



Address: 1170 W 28TH ST
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 1171 W 28TH ST
Type: Non-Contributor
Year built: 1915
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; Tudor Revival

Address: 1173 W 28TH ST
Type: Not sure
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Address: 1177 W 28TH ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1179 W 28TH ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1180 W 28TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1185 W 28TH ST
Type: Not sure
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival

Address: 1188 W 28TH ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival; Craftsman

Address: 1195 W 28TH ST
Type: Not sure
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival

Address: 1196 W 28TH ST
Type: Not sure
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Address: 1210 W 28TH ST
Type: Contributor
Year built: 1899
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Craftsman

Address: 1211 W 28TH ST
Type: Non-Contributor
Year built: 1965
Property type/sub type: Residential-Multi Family; Garden Apartment
Architectural style: Modern, Mid-Century

Address: 1220 W 28TH ST
Type: Non-Contributor
Year built: 1962
Property type/sub type: Residential-Multi Family; Garden Apartment
Architectural style: Modern, Mid-Century

Address: 1102 W 29TH ST
Type: Non-Contributor
Year built: 1965
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: No style

Address: 1119 W 29TH ST
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 1130 W 29TH ST
Type: Non-Contributor
Year built: 1965
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 1137 W 29TH ST
Type: Contributor
Year built: 1898
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Address: 1138 W 29TH ST
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 1143 W 29TH ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1144 W 29TH ST
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 1150 W 29TH ST
Type: Non-Contributor
Year built: 1962
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 1153 W 29TH ST
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1154 W 29TH ST
Type: Contributor
Year built: 1885
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1161 W 29TH ST
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mediterranean Revival

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Address: 1162 W 29TH ST
Type: Contributor
Year built: 1891
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1167 W 29TH ST
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1172 W 29TH ST
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1175 W 29TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Dutch Colonial Revival

Address: 1179 W 29TH ST
Type: Non-Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: No style

Address: 1180 W 29TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Multi Family; Apartment Tower
Architectural style: Mediterranean Revival

Address: 1189 W 29TH ST
Type: Non-Contributor
Year built: 1965
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

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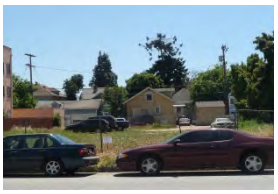


Address: 1190 W 29TH ST
Type: Non-Contributor
Year built: 0
Property type/sub type: Landscape; Other
Architectural style: Not Applicable

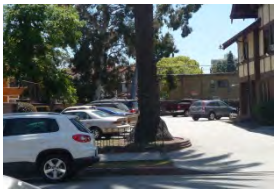
Address: 1196 W 29TH ST
Type: Non-Contributor
Year built: 1941
Property type/sub type: Residential-Multi Family; Triplex
Architectural style: Minimal Traditional

Address: 1197 W 29TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1200 W 29TH ST
Type: Contributor
Year built: 1898
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Neo-Classical

Address: 1207 W 29TH ST
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Neo-Classical

Address: 1216 W 29TH ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Address: 1216 W 29TH ST
Type: Non-Contributor
Year built: 1911
Property type/sub type: Landscape; Other
Architectural style: Not Applicable

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Address: 1221 W 29TH ST
Type: Non-Contributor
Year built: 2000
Property type/sub type: Residential-Multi Family; Garden Apartment
Architectural style: No style

Address: 1232 W 29TH ST
Type: Non-Contributor
Year built: 1962
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 1240 W 29TH ST
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 1248 W 29TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1256 W 29TH ST
Type: Non-Contributor
Year built: 1927
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

Address: 1025 W 30TH ST
Type: Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1033 W 30TH ST
Type: Non-Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

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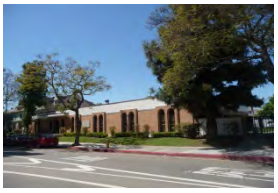
Address: 1041 W 30TH ST
Type: Contributor
Year built: 1914
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1049 W 30TH ST
Type: Non-Contributor
Year built: 0
Property type/sub type: Landscape; Other
Architectural style: Not Applicable



Address: 1059 W 30TH ST
Type: Non-Contributor
Year built: 1979
Property type/sub type: Institutional-Religious/Spiritual; Church
Architectural style: Modern, Late

Address: 1071 W 30TH ST
Type: Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Shingle

Address: 1076 W 30TH ST
Type: Non-Contributor
Year built: 1929
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Spanish Colonial Revival

Address: 1077 W 30TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1082 W 30TH ST
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

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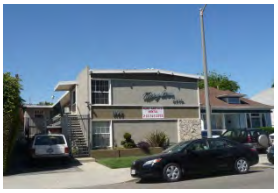
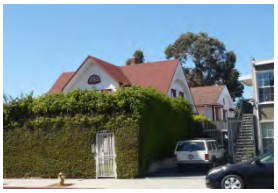
Address: 1083 W 30TH ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Dutch Colonial Revival

Address: 1091 W 30TH ST
Type: Contributor
Year built: 1896
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof; Neo-Classical

Address: 1097 W 30TH ST
Type: Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1103 W 30TH ST
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century



Address: 1109 W 30TH ST
Type: Not sure
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Dutch Colonial Revival

Address: 1110 W 30TH ST
Type: Not sure
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1115 W 30TH ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

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Address: 1118 W 30TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

Address: 1122 W 30TH ST
Type: Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle; Craftsman, Airplane Bungalow

Address: 1125 W 30TH ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 1128 W 30TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Neo-Classical

Address: 1129 W 30TH ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 1134 W 30TH ST
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 1135 W 30TH ST
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

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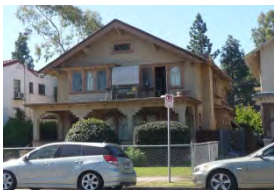


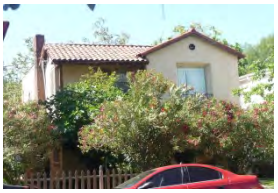
Address: 1140 W 30TH ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1146 W 30TH ST
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1147 W 30TH ST
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Neo-Classical

Address: 1150 W 30TH ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1156 W 30TH ST
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare



Address: 1176 W 30TH ST
Type: Non-Contributor
Year built: 1916
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 1178 W 30TH ST
Type: Non-Contributor
Year built: 1909
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman

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Address: 1188 W 30TH ST
Type: Non-Contributor
Year built: 1964
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 1194 W 30TH ST
Type: Non-Contributor
Year built: 1965
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

Address: 1202 W 30TH ST
Type: Contributor
Year built: 1894
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1208 W 30TH ST
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1214 W 30TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1220 W 30TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

Address: 1226 W 30TH ST
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century

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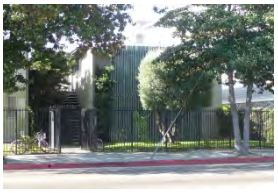
Address: 1238 W 30TH ST
Type: Non-Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1100 W 30th St.
Type: Non-Contributor
Year built: 0
Property type/sub type: Landscape; Other
Architectural style: Not Applicable

Address: 1201 W ADAMS BLVD
Type: Non-Contributor
Year built: 1974
Property type/sub type: Residential-Single Family; Other
Architectural style: Not Applicable

Address: 1204 W ADAMS BLVD
Type: Non-Contributor
Year built: 1965
Property type/sub type: Residential-Multi Family; Garden Apartment
Architectural style: Modern, Mid-Century



Address: 1204 W ADAMS BLVD
Type: Not sure
Year built: 1965
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century

Address: 1210 W ADAMS BLVD
Type: Non-Contributor
Year built: 2002
Property type/sub type: Residential-Multi Family; Apartment Tower
Architectural style: No style

Address: 1219 W ADAMS BLVD
Type: Non-Contributor
Year built: 1990
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

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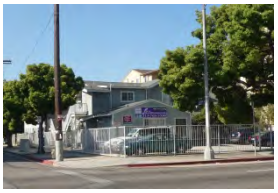
Address: 1223 W ADAMS BLVD
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 1226 W ADAMS BLVD
Type: Non-Contributor
Year built: 2002
Property type/sub type: Residential-Multi Family; Apartment Tower
Architectural style: No style

Address: 1229 W ADAMS BLVD
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

Address: 1237 W ADAMS BLVD
Type: Non-Contributor
Year built: 1908
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

Address: 1238 W ADAMS BLVD
Type: Non-Contributor
Year built: 1908
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: No style



Address: 1238 W ADAMS BLVD
Type: Non-Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1245 W ADAMS BLVD
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Mediterranean Revival

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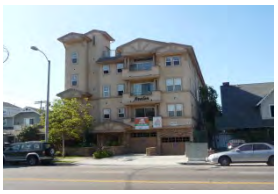

Address: 1248 W ADAMS BLVD
Type: Non-Contributor
Year built: 2002
Property type/sub type: Residential-Multi Family; Apartment Tower
Architectural style: No style

Address: 1256 W ADAMS BLVD
Type: Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1257 W ADAMS BLVD
Type: Not sure
Year built: 1904
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; Shingle

Address: 1263 W ADAMS BLVD
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

Address: 1264 W ADAMS BLVD
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Ancillary Feature; Other
Architectural style: Not Applicable

Address: 1267 W ADAMS BLVD
Type: Not sure
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1277 W ADAMS BLVD
Type: Not sure
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

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Address: 1280 W ADAMS BLVD
Type: Non-Contributor
Year built: 1960
Property type/sub type: Residential-Multi Family; Garden Apartment
Architectural style: Modern, Mid-Century

Address: 1283 W ADAMS BLVD
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Single Family; House
Architectural style: Vernacular

Address: 1289 W ADAMS BLVD
Type: Non-Contributor
Year built: 1985
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Unknown/not visible

Address: 1301 W ADAMS BLVD
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

Address: 1315 W ADAMS BLVD
Type: Contributor
Year built: 1899
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible

Address: 1321 W ADAMS BLVD
Type: Contributor
Year built: 1899
Property type/sub type: Residential-Single Family; House
Architectural style: Dutch Colonial Revival; Shingle

Address: 1335 W ADAMS BLVD
Type: Non-Contributor
Year built: 1950
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

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Address: 1337 W ADAMS BLVD
Type: Non-Contributor
Year built: 1950
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

Address: 1347 W ADAMS BLVD
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Ancillary Feature; Carriage house
Architectural style: Queen Anne

Address: 1347 W ADAMS BLVD
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

Address: 1351 W ADAMS BLVD
Type: Non-Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1361 W ADAMS BLVD
Type: Non-Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1363 W ADAMS BLVD
Type: Non-Contributor
Year built: 0
Property type/sub type: Landscape; Other
Architectural style: Not Applicable

Address: 1363 W ADAMS BLVD
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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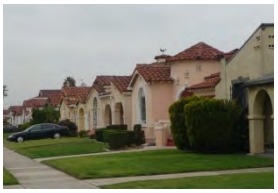
Name: Vermont Knolls Historic District



Description:

The Vermont Knolls Historic District is located in the larger Vermont Knolls neighborhood of South Los Angeles. The Vermont Knolls Historic District is a distinct residential neighborhood of 487 parcels delineated by a unique street pattern. The district is bounded by 79th Street to the north, Vermont Avenue to the east, 83rd Street to the south, and Normandie Avenue to the west. The streets within the district deviate from the surrounding urban grid, creating subtle ellipses at the east and west ends of the central block. The streets of Vermont Knolls are narrower and the number of lots denser than in surrounding areas. Parcels have small front lawns with a somewhat mounded shape, giving each house a slight rise in elevation from the sidewalk.

Most of Vermont Knolls consists of one story, single-family houses with striking consistency and regularity of massing, setbacks, lot coverage, and plan despite a variety of forms and styles. Many homes have intact porte cocheres leading to rear, detached garages. The majority of buildings are Spanish Colonial Revival in style with large picture windows, small enclosed front courtyards, clay tile roofs, and stucco wall finishes. There is a concentration of French Revival single-family homes with distinctive rolled eaves on the north side of 80th Street, east of Budlong Avenue. These homes have rear detached garages accessed by an alley. A few of the later houses are Minimal Traditional in style and have paved driveways. New Hampshire Avenue contains a congruous stretch of multi-family housing along its eastern side. A few duplexes are located on Budlong in the center of the district, bisecting the elliptical center.

Significance:

The Vermont Knolls Historic District is significant as a large, intact concentration of Period Revival (predominantly Spanish Colonial Revival) houses and as a subdivision representing the planning practices of noted developer Walter H. Leimert. The period of significance is 1928 to 1939, reflecting the time during which the district's contributors were constructed. Vermont Knolls exhibits the characteristics of a residential development in transition between the era of the streetcar suburbanization and automobile suburbanization. Of the 487 properties within the district boundaries approximately 350 (72%) are contributing to the historic district.

Vermont Knolls is a subdivision of single- and multi-family homes that was initially planned and promoted by the Walter H. Leimert Company. Originally called the Vermont Avenue Knoll by its subdividers, this district was subdivided by the Leimert Company in 1928 and advertised in conjunction with Leimert Park, a larger subdivision to the northwest. Vermont Avenue Knoll is a smaller scale development than Leimert Park, but it exhibits many of the characteristics of a 1920s Leimert development. The subdivision was advertised as a low price, affordable middle class neighborhood. The size, scale, and type of housing that was constructed reflects this price point and exhibits typical features and popular styles of middle-class housing for its period of development. The district contains a remarkable concentration of modestly scaled, single-family Spanish Colonial Revival residences.

The Leimert Company was known for creating orderly and modest homes within subdivisions that were visually set apart from their surrounding neighborhoods. This was accomplished by creating street patterns that deviated slightly from the existing grid and by establishing zones that separated residential construction by type to create corridors of single-family homes and corridors of multi-family homes. Vacant lots were sold to individual owners who then hired builders to construct their homes. Many homes in Vermont Knolls appear to be Pacific Ready Cut homes, as they match designs used in Pacific Ready-Cut advertisements of the period. Leimert developments had design review commissions that created consistency and coherence within the district by reviewing builders' plans. Though no two houses within the district are identical, control over styles,

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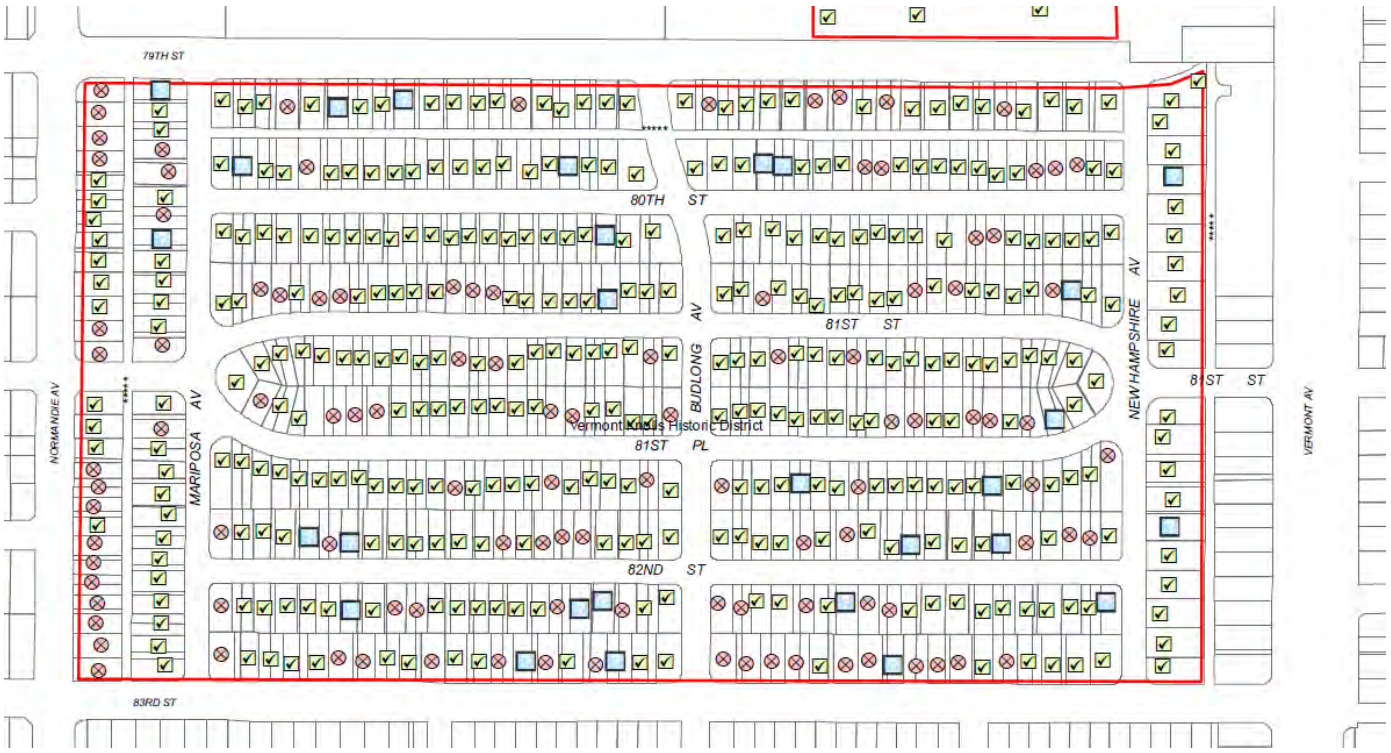
massing, and plan ensured that the houses of Vermont Knolls are very similar variations of Spanish Colonial Revival and French Revival styles.

Much of the Southwest Vermont area was already developed by the time of Vermont Knoll's subdivision in 1928. The existing development, which included schools, shops, and theaters, was mentioned in the first advertisements for the subdivision. Vermont Knolls was connected to downtown Los Angeles by the F yellow car line. The car's five cent fare was prominently featured in advertisements for the subdivision. Advertisements also listed driving directions and all homes were constructed with automobile accommodations.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Period Revival Neighborhoods, 1918-1942
Property type:	Automobile Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	A significant concentration of exemplary and intact Period Revival (mainly Spanish Colonial Revival) houses exhibiting quality craftsmanship and distinctive features tying them to the style.

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Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Developers and the Development Process, 1888-1975
Sub theme:	Community and Operative Builders, 1888-1940
Property type:	Residential Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a residential subdivision planned, promoted and developed by noted real estate developer Walter H. Leimert Company.

Contributors/Non-Contributors:

Address: 1027 N 81ST ST
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Multi Family; Garden Apartment
Architectural style: Minimal Traditional

Address: 7901 S MARIPOSA AVE
Type: Not sure
Year built: 1946
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 7907 S MARIPOSA AVE
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 7911 S MARIPOSA AVE
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 7917 S MARIPOSA AVE
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House

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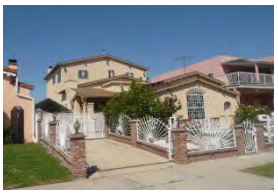
Architectural style: No style



Address: 7919 S MARIPOSA AVE
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 7923 S MARIPOSA AVE
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8001 S MARIPOSA AVE
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 8005 S MARIPOSA AVE
Type: Not sure
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8009 S MARIPOSA AVE
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8010 S MARIPOSA AVE
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 8011 S MARIPOSA AVE
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8019 S MARIPOSA AVE
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8021 S MARIPOSA AVE
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8027 S MARIPOSA AVE
Type: Non-Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 8100 S MARIPOSA AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 8101 S MARIPOSA AVE
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 8109 S MARIPOSA AVE
Type: Non-Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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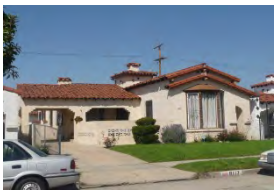
Address: 8115 S MARIPOSA AVE
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 8117 S MARIPOSA AVE
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8120 S MARIPOSA AVE
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8121 S MARIPOSA AVE
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8125 S MARIPOSA AVE
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8129 S MARIPOSA AVE
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8207 S MARIPOSA AVE
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 8211 S MARIPOSA AVE
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8215 S MARIPOSA AVE
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 8219 S MARIPOSA AVE
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8225 S MARIPOSA AVE
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8229 S MARIPOSA AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 7908 S NEW HAMPSHIRE AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: Spanish Colonial Revival

Address: 7912 S NEW HAMPSHIRE AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: Minimal Traditional

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Address: 7918 S NEW HAMPSHIRE AVE
Type: Not sure
Year built: 1940
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: Spanish Colonial Revival

Address: 7924 S NEW HAMPSHIRE AVE
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: Minimal Traditional

Address: 8000 S NEW HAMPSHIRE AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: Minimal Traditional

Address: 8008 1/2 S NEW HAMPSHIRE AVE
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: Spanish Colonial Revival

Address: 8012 S NEW HAMPSHIRE AVE
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: Minimal Traditional

Address: 8018 S NEW HAMPSHIRE AVE
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: Spanish Colonial Revival

Address: 8021 S NEW HAMPSHIRE AVE
Type: Contributor
Year built: 1941
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

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Address: 8100 S NEW HAMPSHIRE AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Multi Family; Garden Apartment
Architectural style: Minimal Traditional

Address: 8101 S NEW HAMPSHIRE AVE
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 8108 S NEW HAMPSHIRE AVE
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional

Address: 8114 S NEW HAMPSHIRE AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

Address: 8118 S NEW HAMPSHIRE AVE
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Spanish Colonial Revival

Address: 8123 S NEW HAMPSHIRE AVE
Type: Non-Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8124 S NEW HAMPSHIRE AVE
Type: Not sure
Year built: 1941
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

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Address: 8130 S NEW HAMPSHIRE AVE
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional

Address: 8202 S NEW HAMPSHIRE AVE
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional

Address: 8206 S NEW HAMPSHIRE AVE
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional

Address: 8216 S NEW HAMPSHIRE AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional; Monterey Revival

Address: 8220 S NEW HAMPSHIRE AVE
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional

Address: 7906 S NORMANDIE AVE
Type: Non-Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Triplex
Architectural style: Minimal Traditional

Address: 7910 S NORMANDIE AVE
Type: Non-Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Triplex
Architectural style: Minimal Traditional

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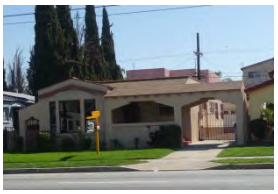


Address: 7916 S NORMANDIE AVE
Type: Non-Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

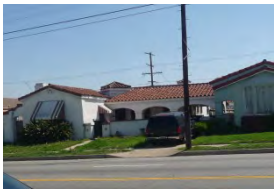
Address: 7920 S NORMANDIE AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 7926 S NORMANDIE AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 7928 S NORMANDIE AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8000 S NORMANDIE AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8008 S NORMANDIE AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional; Moderne, Streamline



Address: 8014 S NORMANDIE AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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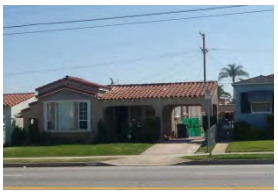
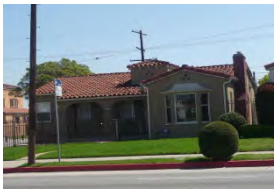
Address: 8016 S NORMANDIE AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



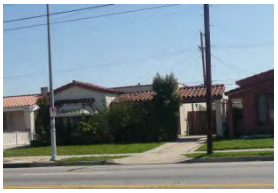
Address: 8020 S NORMANDIE AVE
Type: Non-Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8026 S NORMANDIE AVE
Type: Non-Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Minimal Traditional

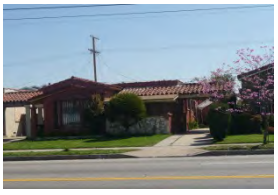


Address: 8100 S NORMANDIE AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8106 S NORMANDIE AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 8110 S NORMANDIE AVE
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 8116 S NORMANDIE AVE
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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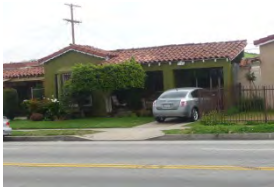
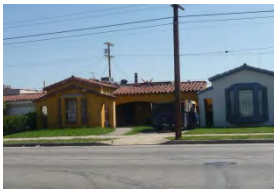
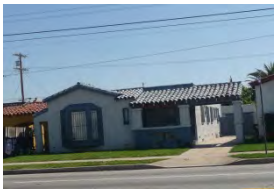


Address: 8120 S NORMANDIE AVE
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

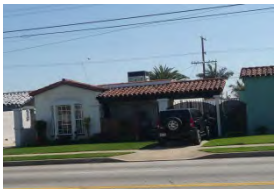
Address: 8124 S NORMANDIE AVE
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



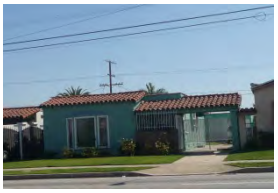
Address: 8128 S NORMANDIE AVE
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



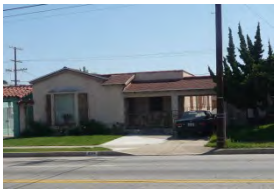
Address: 8200 S NORMANDIE AVE
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 8206 S NORMANDIE AVE
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 8210 S NORMANDIE AVE
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 8214 S NORMANDIE AVE
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 8218 S NORMANDIE AVE
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 8224 S NORMANDIE AVE
Type: Non-Contributor
Year built: 1947
Property type/sub type: Residential-Single Family; Other
Architectural style: Not Applicable

Address: 1014 W 79TH ST
Type: Contributor
Year built: 1948
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional

Address: 1014 W 79TH ST
Type: Contributor
Year built: 1948
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional

Address: 1034 W 79TH ST
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1040 W 79TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1046 W 79TH ST
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Single Family; House
Architectural style: Moderne, Streamline

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Address: 1050 W 79TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1056 W 79TH ST
Type: Non-Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1062 W 79TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1066 W 79TH ST
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1100 W 79TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1106 W 79TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1112 W 79TH ST
Type: Non-Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

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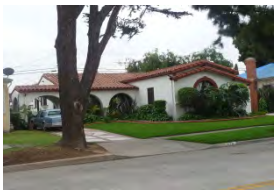
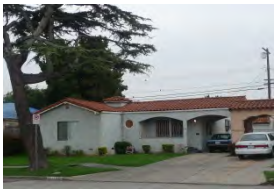


Address: 1116 W 79TH ST
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1122 W 79TH ST
Type: Non-Contributor
Year built: 1940
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 1126 W 79TH ST
Type: Non-Contributor
Year built: 1949
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1130 W 79TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1134 W 79TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1142 W 79TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1144 W 79TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1150 W 79TH ST
Type: Non-Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1158 W 79TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival; Moderne, Streamline

Address: 1200 W 79TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1206 W 79TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1210 W 79TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1214 W 79TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1216 W 79TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1228 W 79TH ST
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1232 W 79TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1236 W 79TH ST
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1240 W 79TH ST
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1250 W 79TH ST
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1256 W 79TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1262 W 79TH ST
Type: Not sure
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

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Address: 1300 W 79TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1306 W 79TH ST
Type: Non-Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1310 W 79TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1316 W 79TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1322 W 79TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1342 W 79TH ST
Type: Non-Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Triplex
Architectural style: Minimal Traditional

Address: 1222 W 79TH ST (Primary)
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

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Address: 1246 W 79TH ST (Primary)
Type: Not sure
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible

Address: 1030 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1031 W 80TH ST
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1037 W 80TH ST
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1038 W 80TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1040 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1043 W 80TH ST
Type: Non-Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1044 W 80TH ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1047 W 80TH ST
Type: Non-Contributor
Year built: 1940
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1048 W 80TH ST
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1051 W 80TH ST
Type: Non-Contributor
Year built: 1940
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1054 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival; Spanish Colonial Revival

Address: 1055 W 80TH ST
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1056 W 80TH ST
Type: Non-Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Not Applicable

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Address: 1057 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1060 W 80TH ST
Type: Non-Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival

Address: 1063 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible

Address: 1066 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival

Address: 1067 W 80TH ST
Type: Contributor
Year built: 1941
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible

Address: 1101 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: French Revival (Norman)

Address: 1104 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival

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Address: 1105 W 80TH ST
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible

Address: 1110 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival

Address: 1111 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: French Revival (Norman)

Address: 1112 W 80TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1116 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Vernacular

Address: 1117 W 80TH ST
Type: Non-Contributor
Year built: 1940
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1122 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival

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Address: 1123 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: French Revival (Norman)

Address: 1124 W 80TH ST
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival

Address: 1125 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: French Revival (Norman)

Address: 1128 W 80TH ST
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival

Address: 1129 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: French Revival (Norman)

Address: 1133 W 80TH ST
Type: Not sure
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible

Address: 1134 W 80TH ST
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1139 W 80TH ST
Type: Not sure
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible

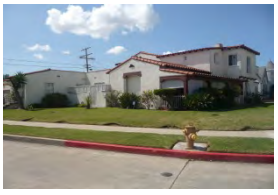
Address: 1140 W 80TH ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1143 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: French Revival (Norman)

Address: 1145 W 80TH ST
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: French Revival (Norman)

Address: 1148 W 80TH ST
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 1155 W 80TH ST
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: French Revival (Norman)



Address: 1200 W 80TH ST
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

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Address: 1205 W 80TH ST
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival

Address: 1210 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival

Address: 1214 W 80TH ST
Type: Not sure
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1215 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: French Revival (Norman)

Address: 1217 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: French Revival (Norman)

Address: 1218 W 80TH ST
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1222 W 80TH ST
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival; Mayan

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Address: 1223 W 80TH ST
Type: Not sure
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible

Address: 1226 W 80TH ST
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1229 W 80TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1230 W 80TH ST
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1234 W 80TH ST
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1235 W 80TH ST
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1238 W 80TH ST
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1241 W 80TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1243 W 80TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1246 W 80TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1249 W 80TH ST
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1250 W 80TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1254 W 80TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1255 W 80TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1258 W 80TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1259 W 80TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1261 W 80TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1262 W 80TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1266 W 80TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1267 W 80TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1270 W 80TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1271 W 80TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1304 W 80TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1305 W 80TH ST
Type: Non-Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1308 W 80TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1309 W 80TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1312 W 80TH ST
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1313 W 80TH ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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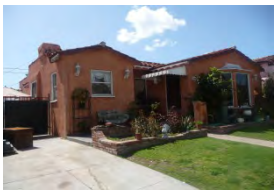

Address: 1316 W 80TH ST
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1317 W 80TH ST
Type: Not sure
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1320 W 80TH ST
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival, Churrigueresque

Address: 1323 W 80TH ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1113 W 80TH ST (Primary)
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible

Address: 1225 W 80TH ST (Primary)
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1242 W 80TH ST (Primary)
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival, Churrigueresque

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Address: 1036 W 81ST PL
Type: Contributor
Year built: 1946
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1039 W 81ST PL
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional; Hollywood Regency

Address: 1042 W 81ST PL
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival

Address: 1046 W 81ST PL
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1050 W 81ST PL
Type: Non-Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1051 W 81ST PL
Type: Non-Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1054 W 81ST PL
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1055 W 81ST PL
Type: Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1056 W 81ST PL
Type: Not sure
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1057 W 81ST PL
Type: Non-Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1060 W 81ST PL
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1063 W 81ST PL
Type: Non-Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1066 W 81ST PL
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1067 W 81ST PL
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1100 W 81ST PL
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1101 W 81ST PL
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1105 W 81ST PL
Type: Non-Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: French Revival (Norman)

Address: 1106 W 81ST PL
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1110 W 81ST PL
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1111 W 81ST PL
Type: Non-Contributor
Year built: 1939
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1114 W 81ST PL
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival, Churrigueresque

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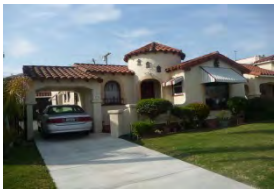
Address: 1115 W 81ST PL
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1117 W 81ST PL
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1118 W 81ST PL
Type: Non-Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival; Pueblo Revival



Address: 1122 W 81ST PL
Type: Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1123 W 81ST PL
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1124 W 81ST PL
Type: Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1127 W 81ST PL
Type: Contributor
Year built: 1941
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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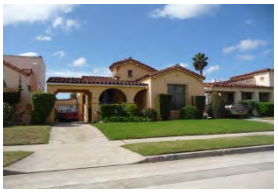
Address: 1130 W 81ST PL
Type: Not sure
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1131 W 81ST PL
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1134 W 81ST PL
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival, Churrigueresque

Address: 1135 W 81ST PL
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1136 W 81ST PL
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1139 W 81ST PL
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1140 W 81ST PL
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1141 W 81ST PL
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1146 W 81ST PL
Type: Non-Contributor
Year built: 1940
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1147 W 81ST PL
Type: Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1201 W 81ST PL
Type: Non-Contributor
Year built: 1950
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1204 W 81ST PL
Type: Non-Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1205 W 81ST PL
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1208 W 81ST PL
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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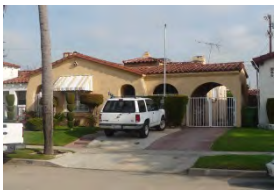

Address: 1211 W 81ST PL
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1212 W 81ST PL
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1215 W 81ST PL
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1216 W 81ST PL
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1219 W 81ST PL
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1222 W 81ST PL
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1223 W 81ST PL
Type: Non-Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1224 W 81ST PL
Type: Non-Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1225 W 81ST PL
Type: Non-Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival, Churrigueresque

Address: 1229 W 81ST PL
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival, Churrigueresque

Address: 1234 W 81ST PL
Type: Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1235 W 81ST PL
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1236 W 81ST PL
Type: Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1237 W 81ST PL
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1240 W 81ST PL
Type: Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1241 W 81ST PL
Type: Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1244 W 81ST PL
Type: Non-Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1245 W 81ST PL
Type: Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1248 W 81ST PL
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1249 W 81ST PL
Type: Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1252 W 81ST PL
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1255 W 81ST PL
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1258 W 81ST PL
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1259 W 81ST PL
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1260 W 81ST PL
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1263 W 81ST PL
Type: Non-Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1264 W 81ST PL
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1267 W 81ST PL
Type: Non-Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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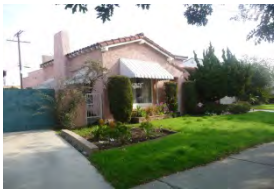
Address: 1270 W 81ST PL
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1271 W 81ST PL
Type: Non-Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1302 W 81ST PL
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1304 W 81ST PL
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1305 W 81ST PL
Type: Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1310 W 81ST PL
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1311 W 81ST PL
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival, Churrigueresque

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Address: 1312 W 81ST PL
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1317 W 81ST PL
Type: Non-Contributor
Year built: 1940
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1045 W 81ST PL (Primary)
Type: Not sure
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1200 W 81ST PL (Primary)
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1230 W 81ST PL (Primary)
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1316 W 81ST PL (Primary)
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1038 W 81ST ST
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

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Address: 1039 W 81ST ST
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1041 W 81ST ST
Type: Not sure
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1042 W 81ST ST
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1045 W 81ST ST
Type: Non-Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1048 W 81ST ST
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1053 W 81ST ST
Type: Contributor
Year built: 1948
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1054 W 81ST ST
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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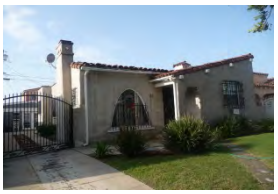
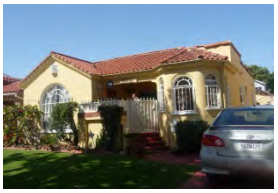
Address: 1055 W 81ST ST
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

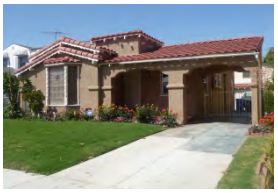


Address: 1056 W 81ST ST
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1060 W 81ST ST
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1061 W 81ST ST
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1063 W 81ST ST
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1066 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1067 W 81ST ST
Type: Non-Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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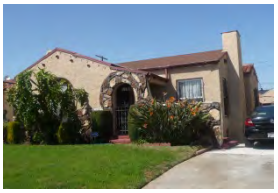
Address: 1100 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival; Pueblo Revival

Address: 1101 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1104 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1105 W 81ST ST
Type: Non-Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1110 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1111 W 81ST ST
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1112 W 81ST ST
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1116 W 81ST ST
Type: Non-Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1117 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1122 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1123 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival; Pueblo Revival

Address: 1124 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1125 W 81ST ST
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival, Churrigueresque

Address: 1130 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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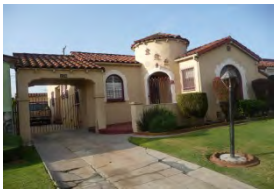
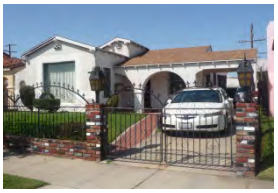
Address: 1131 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1134 W 81ST ST
Type: Non-Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1135 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

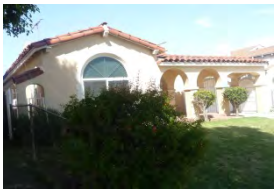


Address: 1136 W 81ST ST
Type: Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1137 W 81ST ST
Type: Non-Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1140 W 81ST ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1141 W 81ST ST
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1146 W 81ST ST
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1147 W 81ST ST
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1201 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1204 W 81ST ST
Type: Non-Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1207 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival, Churrigueresque

Address: 1210 W 81ST ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1211 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1215 W 81ST ST
Type: Not sure
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1216 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1217 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1222 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1223 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1224 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1225 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1230 W 81ST ST
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1231 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1234 W 81ST ST
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1235 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1236 W 81ST ST
Type: Non-Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1237 W 81ST ST
Type: Non-Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1240 W 81ST ST
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1241 W 81ST ST
Type: Non-Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1246 W 81ST ST
Type: Non-Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1247 W 81ST ST
Type: Non-Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1248 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1249 W 81ST ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1252 W 81ST ST
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1255 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1256 W 81ST ST
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1259 W 81ST ST
Type: Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1260 W 81ST ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1261 W 81ST ST
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1264 W 81ST ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1265 W 81ST ST
Type: Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1268 W 81ST ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1271 W 81ST ST
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

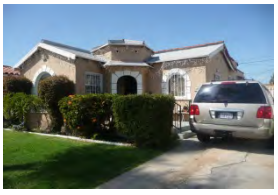
Address: 1300 W 81ST ST
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1301 W 81ST ST
Type: Non-Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1304 W 81ST ST
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1305 W 81ST ST
Type: Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1310 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1311 W 81ST ST
Type: Non-Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1315 W 81ST ST
Type: Non-Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1318 W 81ST ST
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1319 W 81ST ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1115 W 81ST ST (Primary)
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1200 W 81ST ST (Primary)
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1212 W 81ST ST (Primary)
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1030 W 82ND ST
Type: Not sure
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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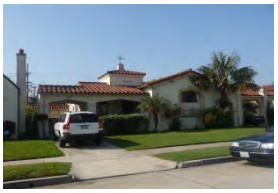
Address: 1031 W 82ND ST
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1038 W 82ND ST
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1039 W 82ND ST
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1042 W 82ND ST
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival

Address: 1043 W 82ND ST
Type: Non-Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1044 W 82ND ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1045 W 82ND ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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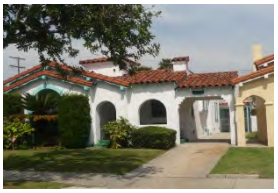
Address: 1050 W 82ND ST
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1051 W 82ND ST
Type: Non-Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1054 W 82ND ST
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1055 W 82ND ST
Type: Not sure
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1060 W 82ND ST
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1061 W 82ND ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1064 W 82ND ST
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1065 W 82ND ST
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1100 W 82ND ST
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1101 W 82ND ST
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1104 W 82ND ST
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1105 W 82ND ST
Type: Not sure
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1109 W 82ND ST
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1110 W 82ND ST
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1116 W 82ND ST
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1117 W 82ND ST
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1119 W 82ND ST
Type: Non-Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1120 W 82ND ST
Type: Not sure
Year built: 1948
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1124 W 82ND ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival, Churrigueresque

Address: 1125 W 82ND ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1128 W 82ND ST
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

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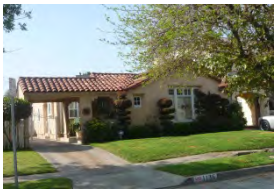
Address: 1129 W 82ND ST
Type: Non-Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

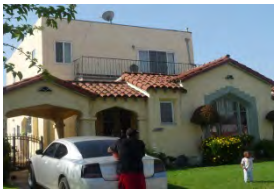
Address: 1132 W 82ND ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1133 W 82ND ST
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1136 W 82ND ST
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1137 W 82ND ST
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1140 W 82ND ST
Type: Non-Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1141 W 82ND ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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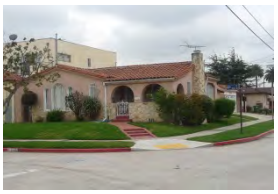

Address: 1146 W 82ND ST
Type: Non-Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1147 W 82ND ST
Type: Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1200 W 82ND ST
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1201 W 82ND ST
Type: Contributor
Year built: 1941
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1204 W 82ND ST
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1205 W 82ND ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1210 W 82ND ST
Type: Non-Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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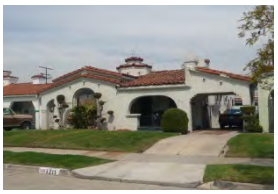
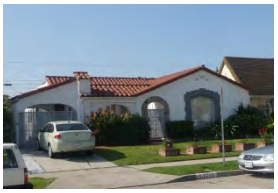


Address: 1211 W 82ND ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

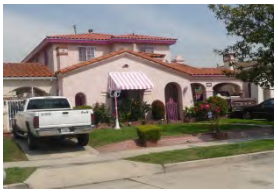
Address: 1214 W 82ND ST
Type: Not sure
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1215 W 82ND ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1217 W 82ND ST
Type: Non-Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1218 W 82ND ST
Type: Not sure
Year built: 1947
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1221 W 82ND ST
Type: Non-Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1222 W 82ND ST
Type: Non-Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival

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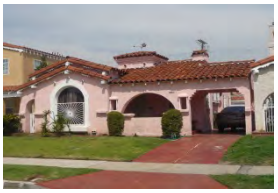
Address: 1227 W 82ND ST
Type: Non-Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

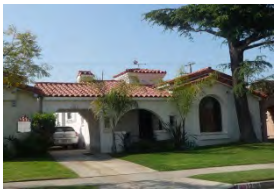
Address: 1228 W 82ND ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1231 W 82ND ST
Type: Contributor
Year built: 1934
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1232 W 82ND ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1235 W 82ND ST
Type: Non-Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1236 W 82ND ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1240 W 82ND ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival, Churrigueresque

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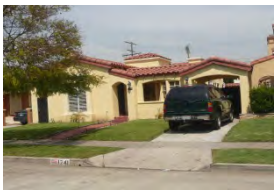

Address: 1241 W 82ND ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1245 W 82ND ST
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1246 W 82ND ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival; Moderne, PWA

Address: 1248 W 82ND ST
Type: Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1249 W 82ND ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1254 W 82ND ST
Type: Non-Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1255 W 82ND ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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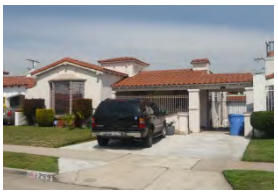
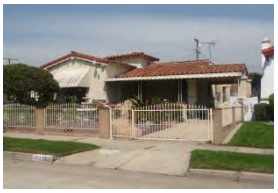
Address: 1258 W 82ND ST
Type: Non-Contributor
Year built: 1933
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1259 W 82ND ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1262 W 82ND ST
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1263 W 82ND ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1265 W 82ND ST
Type: Not sure
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1266 W 82ND ST
Type: Not sure
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1271 W 82ND ST
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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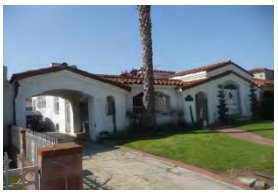
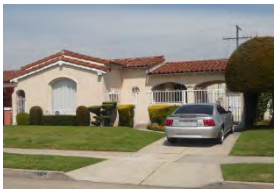


Address: 1300 W 82ND ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1303 W 82ND ST
Type: Not sure
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1304 W 82ND ST
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1308 W 82ND ST
Type: Contributor
Year built: 1935
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1309 W 82ND ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1311 W 82ND ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1312 W 82ND ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1316 W 82ND ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1317 W 82ND ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1322 W 82ND ST
Type: Non-Contributor
Year built: 1949
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1323 W 82ND ST
Type: Non-Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1037 W 83RD ST
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1039 W 83RD ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1045 W 83RD ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

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Address: 1051 W 83RD ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1055 W 83RD ST
Type: Non-Contributor
Year built: 1994
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1057 W 83RD ST
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1067 W 83RD ST
Type: Non-Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1101 W 83RD ST
Type: Non-Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1107 W 83RD ST
Type: Non-Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 1111 W 83RD ST
Type: Not sure
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

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Address: 1115 W 83RD ST
Type: Non-Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival; Minimal Traditional

Address: 1121 W 83RD ST
Type: Non-Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1125 W 83RD ST
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1131 W 83RD ST
Type: Non-Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1135 W 83RD ST
Type: Non-Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1139 W 83RD ST
Type: Non-Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1147 W 83RD ST
Type: Non-Contributor
Year built: 1948
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

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Address: 1201 W 83RD ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1207 W 83RD ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival, Churrigueresque

Address: 1211 W 83RD ST
Type: Not sure
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1217 W 83RD ST
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1221 W 83RD ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1227 W 83RD ST
Type: Non-Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1231 W 83RD ST
Type: Not sure
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

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Address: 1235 W 83RD ST
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1241 W 83RD ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1247 W 83RD ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1249 W 83RD ST
Type: Non-Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 1255 W 83RD ST
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1259 W 83RD ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1265 W 83RD ST
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

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Address: 1271 W 83RD ST
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1301 W 83RD ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1307 W 83RD ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1311 W 83RD ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1317 W 83RD ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1323 W 83RD ST
Type: Non-Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Address: 1343 W 83RD ST
Type: Non-Contributor
Year built: 1938
Property type/sub type: Residential-Multi Family; Triplex
Architectural style: Minimal Traditional

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Name: 619-627 30th Street Bungalow Court

Description:

619-627 30th Street Bungalow Court is located in a residential neighborhood of the University Park area of South Los Angeles. The bungalow court spans two parcels along a residential block to the west of Figueroa Street, a major thoroughfare. The bungalow court comprises eight freestanding, Craftsman style single-story buildings that face one another across a central landscaped courtyard. A single-story rear building spans the rear of the two parcels. Alterations include the addition of security bars on the windows and doors.

Significance:

619-627 30th Street Bungalow Court is an excellent, intact example of a bungalow court. It was constructed circa 1916. It is exemplary of the property type, with intact site planning, hardscaping and landscaping.

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a bungalow court. One of few intact examples of the property type in the area. Exhibits the distinctive features and site plan of a bungalow court.

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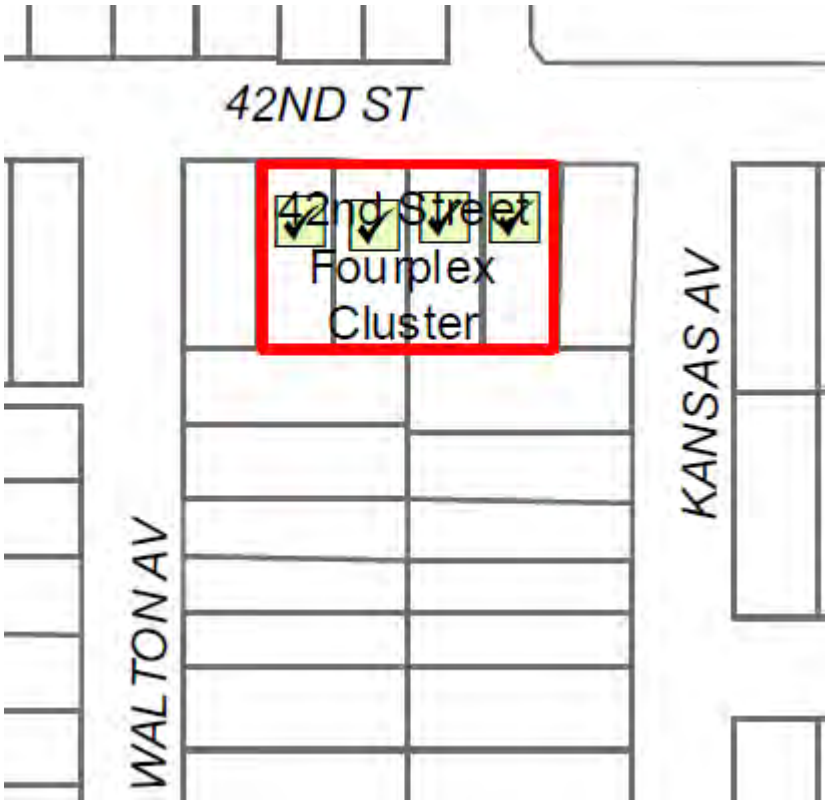
Name: 42nd Street Fourplex Cluster

Description:

The 42nd Street Fourplex Cluster is a small grouping of two pairs of identical fourplexes designed in the Mediterranean Revival style. They are located on 42nd Street west of Vermont between Walton and Kansas Avenues. The fourplexes were all built between 1922 and 1923. The buildings are closely spaced with shallow setbacks. All four have entrances to individual units within a central entryway. Classical details include decorative plaster friezes and medallions, decorative window surrounds, bracketed cornices, and stepped parapets. Minor alterations include the replacement of some windows, and the addition of security doors, awnings, and hand rails on porches.

Significance:

The 42nd Street Fourplex Cluster is an excellent and intact cluster of four Mediterranean Revival-style fourplexes. These nearly identical buildings are exemplary of the fourplex property type, which was a popular multi-family building type in Los Angeles in the early decades of the 20th century. Although individual examples exist throughout the city, it is unusual to find an intact concentration that collectively conveys the characteristics of the property type. Therefore, due to nearly identical design, scale and massing, these four fourplexes are significant as a contiguous grouping; any one building without the others would not have the same visual impact. The period of significance has been identified as 1922-1923, the period during which all four buildings were constructed.



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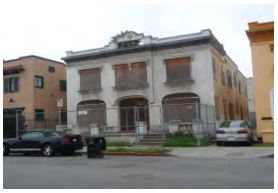
Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Multi-Family Residential District, 1910-1980
Property type:	Residential-Multi Familty
Property sub type:	Multi-Family District
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	A small grouping of nearly identical fourplexes. As a cluster, it is a striking concentration of four excellent, intact examples of the property type.

Contributors/Non-Contributors:



Address: 1108 W 42ND ST
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1112 W 42ND ST
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1116 W 42ND ST
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

Address: 1122 W 42ND ST
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

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Name: 48th Street Multi-Family Planning District

Description:

The 48th Street Multi-Family Planning District is located on 48th Street between Figueroa and Hoover Streets to the east and west, respectively. The district is a single block containing 38 multi-family residences constructed primarily in the 1920s. A variety of multi-family property types are represented, including duplexes, fourplexes, bungalow courts and apartment houses. Buildings are predominantly two stories and constructed in a variety of Arts and Crafts and Period Revival styles. The district is characterized by its flat terrain, consistent lot sizes and regular setbacks. Buildings are fronted by shallow lawns, concrete sidewalks and grassy parkways; wide concrete pedestrian paths lead from sidewalks to building entrances. Most dwellings have detached garages to the rear, with concrete driveways running along the sides of buildings. The district has a variety of regularly-spaced street trees, including Washingtonia Robusta palms and large, shady ficus trees. Common alterations include a stucco finish over original wall materials, replacement of original windows, and the removal of features such as window and door surrounds.

Significance:

The 48th Street Multi-Family Planning District retains a notable concentration of multi-family dwellings representing a variety of property subtypes, including duplexes, fourplexes, bungalow courts and apartment houses. Although the area retains consistency of massing, scale, and architectural vocabulary, the majority of its individual buildings have been altered. Common alterations include a stucco finish over original wall materials, replacement of original windows, and the removal of features such as window and door surrounds. The cumulative impact of these alterations, both to individual buildings and to the district as a whole, has compromised the overall integrity of the district. Therefore, it does not appear to be eligible for historic district designation, although it may merit special consideration in the planning process

The 48th Street Multi-Family Planning District was originally part of the two-block Ware Villa Tract, which included both 48th and 49th Streets between Figueroa and Hoover. Although it was originally subdivided in 1905, sales of lots and construction of buildings did not begin on a large scale until the 1920s. The real estate boom of the 1920s sparked construction on a monumental scale and 48th Street is an excellent example of the types of multi-family housing that were being constructed at that time to accommodate the growing population.

Buildings within the district represent a variety of multi-family property types and architectural styles that were popular during the 1920s and 30s, such as Craftsman, Spanish Colonial Revival and Mediterranean Revival.

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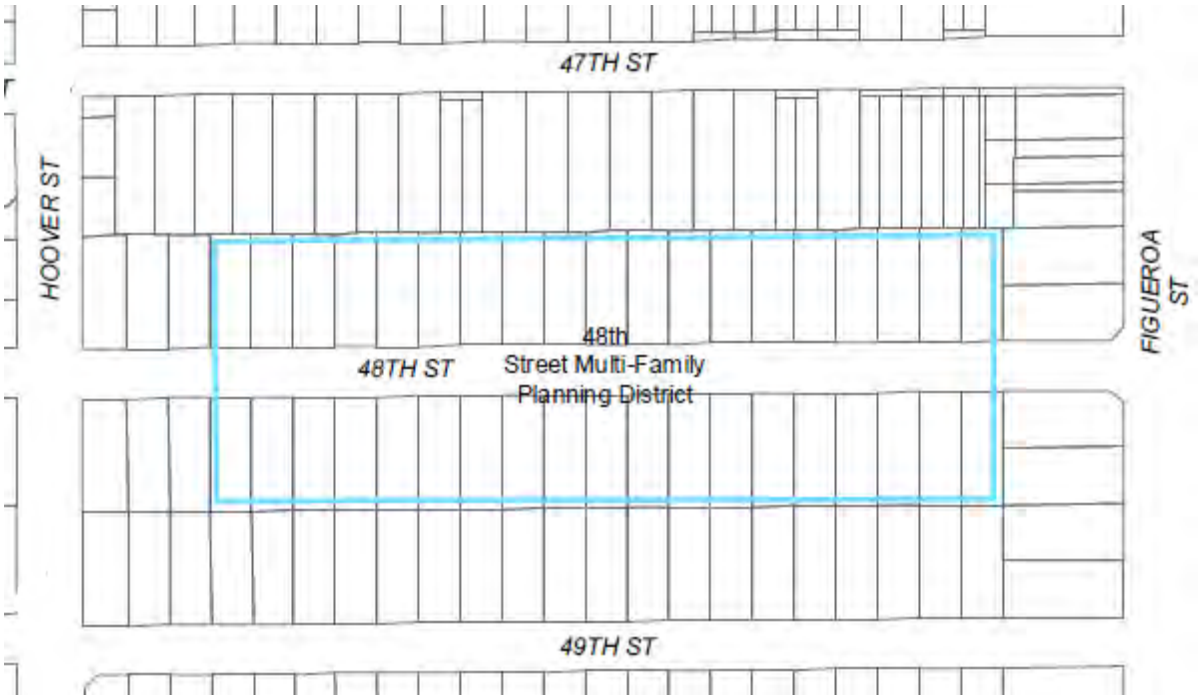

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Multi-Family Residential District, 1910-1980
Property type:	Residential-Multi Familty
Property sub type:	Multi-Family District
Criteria:	C/3/3
Status code:	6LQ
Reason:	A good concentration of a variety of multi-family property types from the first few decades of the 20th century, however it does not retain sufficient integrity for historic district designation.

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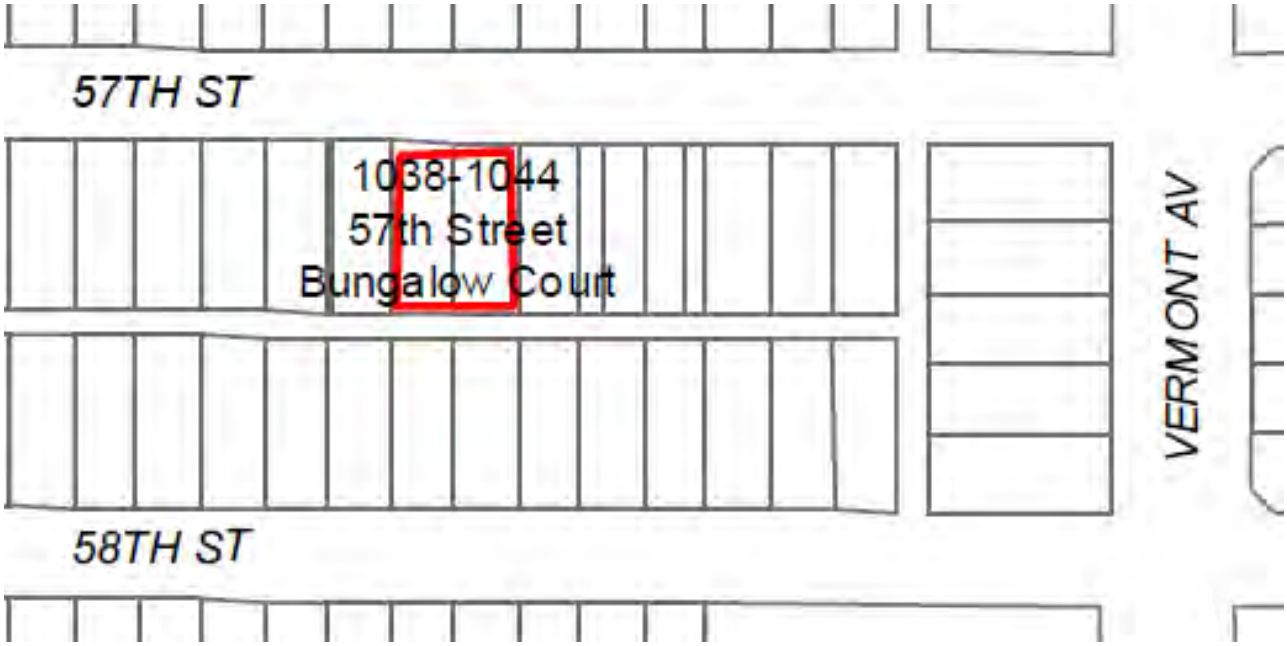
Name: 1038-1044 57th Street Bungalow Court

Description:

The 1038-1044 57th Street Bungalow Court is located in a residential neighborhood of the Vermont-Slauson area of South Los Angeles. The bungalow court spans two parcels in a mid-block location and comprises two freestanding, single-story buildings situated around a central courtyard. Designed in the Spanish Colonial Revival style by local architect Jules B. Koppel, the bungalow court features distinctive entry porticos for each unit. The street-facing façade features tripartite focal windows with arched openings and twisted spiral plaster details.

Significance:

1038-1044 57th Street Bungalow Court is an excellent, intact example of a bungalow court. It was constructed in 1928. It is exemplary of the property type, with intact site planning, hardscaping and landscaping. It is also an excellent example of the Spanish Colonial Revival style as applied to the bungalow court property type, with a high quality of design and craftsmanship.



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Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent, intact example of a bungalow court that exhibits the distinctive features of the property type.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Spanish Colonial Revival bungalow court. Exhiits high quality of design and craftsmanship, with particularly distinctive features compared to others of the type.

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Name: 935-937 62nd and 922-930 61st Street Bungalow Court

Description:

The 935-937 62nd and 924-930 61st Street Bungalow Court is located in a residential neighborhood of the Vermont-Slauson area of South Los Angeles. The bungalow court spans two parcels lengthwise in a mid-block location and comprises 12 freestanding, Spanish Colonial Revival style single-story buildings that face a block-through central courtyard with intact landscaping. The courtyard features staggered lampposts and a small circular fountain or planter. A two-story building with residential units above three garages is located on 61st Street to the east of the court's primary axis. A stucco arch spans the entry between the two street-facing, freestanding bungalows at 62nd Street. Along 61st Street, the three street-facing buildings are connected by arches spanning the spaces between the freestanding buildings. A parking area is located at the interior of the block, behind the two story building. Alterations include the replacement of windows in original openings and the addition of security bars on the windows and doors.

Significance:

935-937 62nd and 924-930 61st Street Bungalow Court is significant as an excellent, intact example of a bungalow court. It is exemplary of the property type, with intact site planning, landscaping and hardscaping. This bungalow court is particularly notable in that its site plan continues through the block, making the complex twice the length of typical bungalow courts. A two story building to the east of the courts, facing 61st Street, forms the L- of an unusual L-shaped site plan. The complex appears to have been constructed between 1923 (the bungalows) and 1937 (the two-story garage building).

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent and rare example of a block-through bungalow court comprising 13 freestanding buildings.

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Name: 64th Street Planning District

Description:

The 64th Street Planning District consists of a single block of West 64th Street between Gramercy Place and Cimarron Street to the east and west, just south of Gage Avenue. The area is generally flat and 64th Street fits into the regular street grid of the area. It comprises 33 single-family residences constructed in the Tudor Revival style. All are one story and appear to be slight variations on small number of models. Common alterations to the buildings in the district include a stucco finish over original wall materials (at times covering original half-timbering), replacement of original windows, and the removal of features such as window and door surrounds. Buildings on the north side of 64th Street back onto Gage Avenue, and detached garages are accessed from the rear. Therefore the properties on the north side of 64th did not historically feature curb cuts or driveways, although a few have been added. The buildings on the south side of 64th have concrete driveways that lead to rear garages. The district is further characterized by consistent setbacks and lot sizes. Buildings are fronted by lawns, concrete sidewalks and grassy parkways. The street is lined with large sycamore trees, which creates a shady canopy in summer and spring months.

Significance:

The 64th Street Planning District was recorded as a good example of an automobile suburb, designed specifically with the car-owning resident in mind. The district is also a distinctive and rare concentration of Tudor Revival houses, all constructed in a single year (1925). Although the area retains consistency of massing, scale, and architectural vocabulary, the majority of its individual buildings have been altered. Common alterations to the buildings in the district include a stucco finish over original wall materials (at times covering original half-timbering), replacement of original windows, and the removal of features such as window and door surrounds. The cumulative impact of these alterations, both to individual buildings and to the district as a whole, has compromised the overall integrity of the district. Therefore, it does not appear to be eligible for historic district designation, although it may merit special consideration in the planning process.

The 64th Street Planning District was subdivided in 1924 as part of a larger tract that included all properties between Cimarron Street, Gage Avenue, Western Avenue and 67th Street. The stretch of 64th Street within the Planning District boundary is the only segment of the tract that is composed entirely of Tudor Revival residences. The buildings on neighboring streets feature buildings constructed in a variety of styles, including Spanish Colonial Revival and Craftsman. Despite proximity to streetcar lines, by the time of subdivision most Angelenos had cars and every property featured a detached garage. The district derives its significance not only from its buildings but also the many improvements dating to the time of subdivision, including sidewalks, parkways, detached garages, site planning, consistent setbacks and the large, regularly-spaced street trees that provide a shady canopy over the streets within the district boundary.

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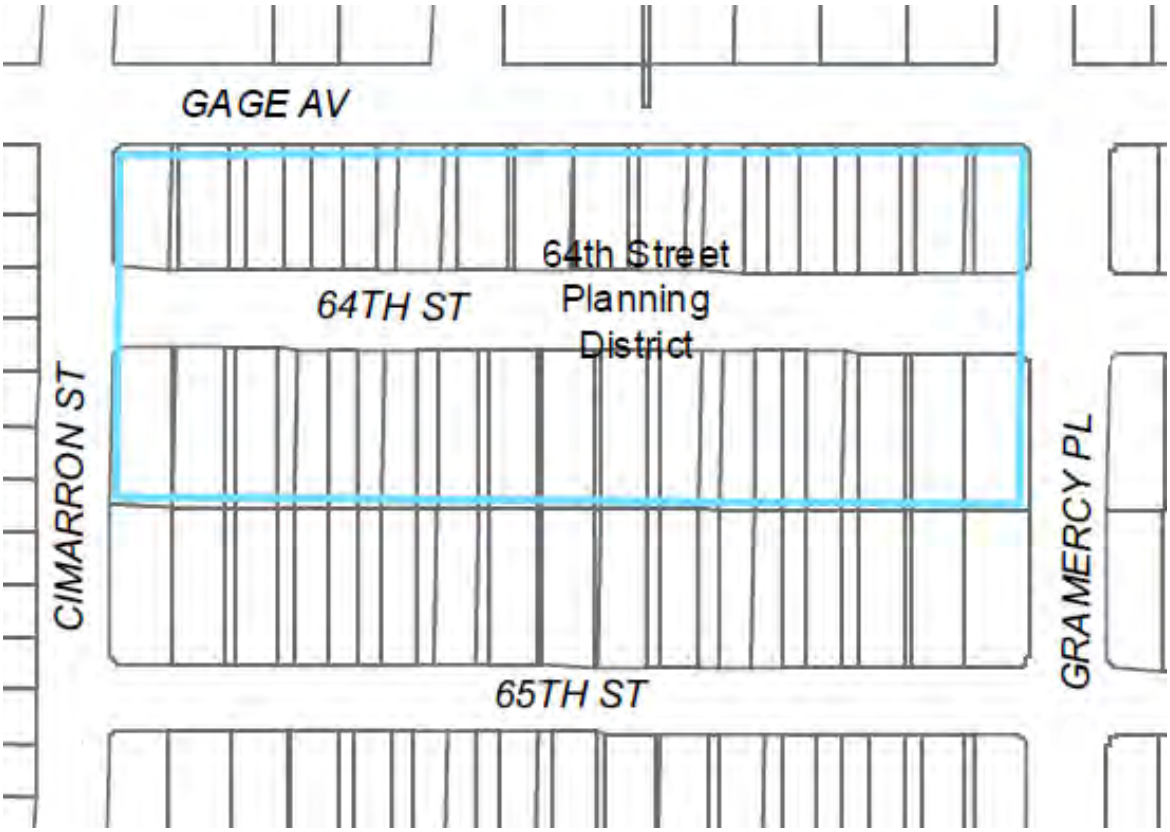

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Period Revival Neighborhoods, 1918-1942
Property type:	Automobile Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	6LQ
Reason:	Notable concentration of Tudor Revival residences, all constructed in a single year. However, the area does not retain sufficient integrity for historic district designation.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Automobile Suburbanization, 1908-1937
Sub theme:	Suburban Planning and Development, 1908-1937
Property type:	Automobile Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	6LQ
Reason:	Good example of an early auto suburb; all buildings were constructed in 1925 and feature accommodations for automobiles. Does not retain sufficient integrity for historic district designation.

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Name: 716-718 80th Street Bungalow Court

Description:

716-718 80th Street Bungalow Court is located in a residential neighborhood of the Florence area of South Los Angeles. The bungalow court is located on one parcel. It comprises five freestanding, single-story Spanish Colonial Revival-style buildings oriented inwards towards a central, landscaped courtyard. The buildings are sited to form a U, with the rear building spanning the length of the parcel. The bungalow court is Spanish Colonial Revival in style; the front bungalows mirror each other with distinctive asymmetrical facades featuring wing walls; square tower-form porticos; and tripartite, arched picture windows. Alterations include the replacement of wall cladding and the addition of security doors. Some windows have been replaced in original openings.

Significance:

716-718 80th Street Bungalow Court is an excellent, intact example of a bungalow court. It was constructed in 1933 and is exemplary of the property type, with intact site planning, hardscaping and landscaping. It is also an excellent example of the Spanish Colonial Revival style as applied to the bungalow court property type, with a high quality of design and craftsmanship.

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Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent example of the Spanish Colonial Revival style as applied to the bungalow court property type. Exhibits high quality design and craftmanship.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Relatively rare example of the bungalow court type in the area; exemplary of the property type with intact site planning.

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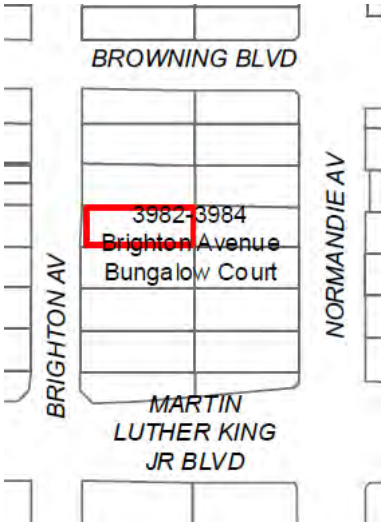
Name: 3982-3984 Brighton Avenue Bungalow Court

Description:

3982-3984 Brighton Avenue Bungalow Court is located in a residential neighborhood of the Exposition Park area of South Los Angeles. The bungalow court is located on one parcel along a residential block to the north of Martin Luther King Blvd, a major east-west thoroughfare. The bungalow court comprises two freestanding, Craftsman style, shotgun form single-story buildings oriented towards Brighton Avenue. The two buildings feature distinctive porticos with pediments supported by thin wood columns. A landscaped path between the two front buildings leads to a two-story rear building that spans the length of the parcel. Alterations include the addition of security bars to windows and doors; the property is essentially intact from the original date of construction.

Significance:

3982-3984 Brighton Avenue Bungalow Court is an unusual and intact variation on the bungalow court property type, representing early multi-family resident in South Los Angeles. It features two long buildings (almost shotgun in plan) that are oriented toward the street, rather than the small courtyard between them. A larger residence is to the rear. It is an early variation and notable as representing creative multi-family development (sometimes infill) during the 1920s boom years.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of shotgun-form Craftsman bungalows arranged in a court. Very rare example of the type in the area.

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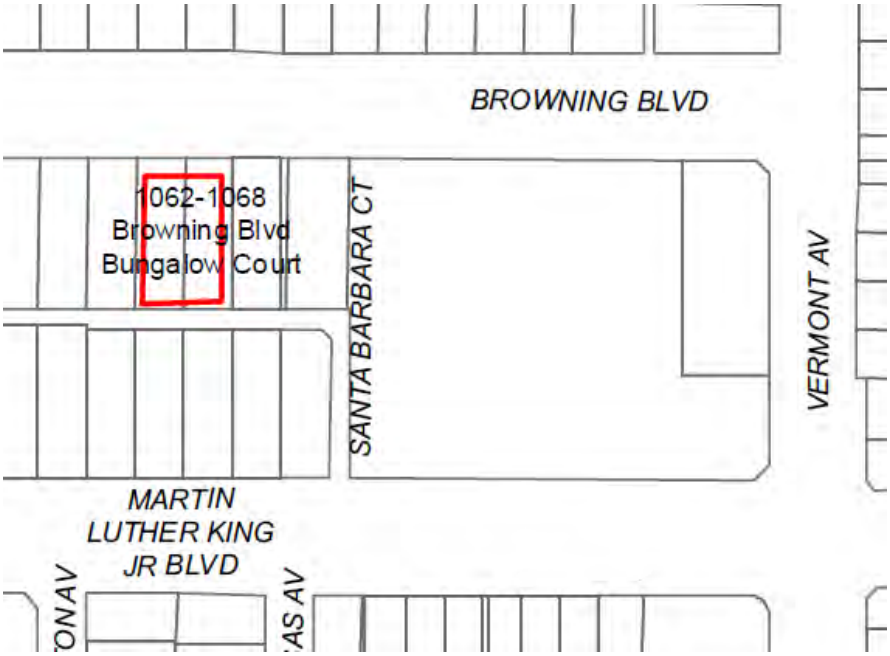
Name: 1062-1068 Browning Blvd Bungalow Court

Description:

The 1062-1068 Browning Blvd Bungalow Court is located in a residential neighborhood of the Exposition Park area of South Los Angeles. The bungalow court spans two parcels in a mid-block location. The bungalow court comprises six freestanding, single-story buildings that face one another across a central courtyard and one, single-story building at rear of the parcels. The bungalow court features distinctive parapets and entry porticos. Two freestanding garages are situated on either side of the rear building.

Significance:

1062-1068 Browning Blvd Bungalow Court is an excellent, intact example of a bungalow court. It was constructed in 1921. It is exemplary of the property type, with intact site planning, hardscaping and landscaping.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Spanish Colonial Revival bungalow court. One of few intact examples of the property type in the area.

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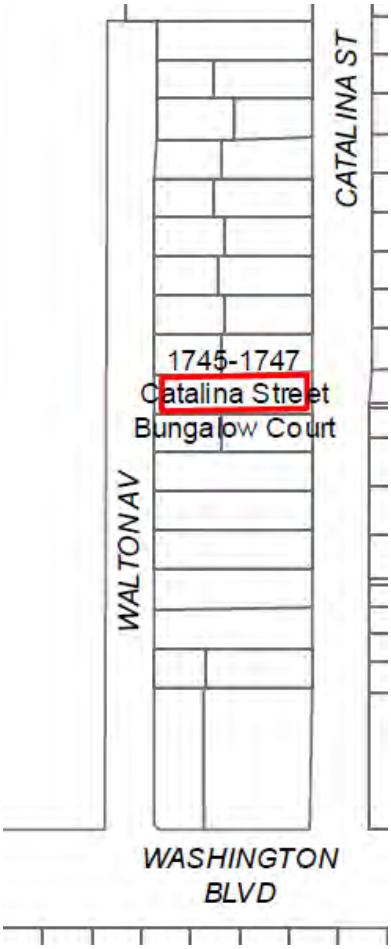
Name: 1745-1747 Catalina Street Bungalow Court

Description:

1745-1747 Catalina Street Bungalow Court is located in a residential neighborhood of the Pico Union area of South Los Angeles. The bungalow court is located on one parcel that cuts through the block from Catalina Street to Walton Avenue. It is just east of Rosedale Cemetery, which pre-dates the residential development of the neighborhood. The bungalow court comprises two freestanding, Mission Revival style, single-story buildings oriented inwards towards a central, landscaped courtyard. The bungalow court features a distinctive arched wingwall parapet with an arched niche that spans the entrance to the courtyard between the two bungalows. A detached garaged spans the rear of the bungalow court at Walton Ave. Minimal alterations include the addition of security window bars and doors.

Significance:

1745-1747 Catalina St Bungalow Court is an excellent, intact example of a bungalow court. It was constructed in 1927. It is exemplary of the property type, with intact site planning, hardscaping and landscaping. It is also an excellent example of the Missionl Revival style as applied to the bungalow court property type, with a high quality of design and craftsmanship.



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Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a bungalow court in the area. A relatively unusual variation on the property type, with two long buildings rather than multiple buildings and a block-through site plan.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Mission Revival, 1887-1942
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Rare, intact Mission Revival bungalow court. Exhibits high quality of craftsmanship and distinctive features tying it to the style. No major alterations.

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Name: Chesterfield Square Planning District

Description:

The Chesterfield Square Planning District is located in South Los Angeles between Western and Van Ness Avenues to the east and west and Slauson Boulevard and 51st Street to the south and north. It is a square-shaped district of approximately 750 parcels that follows the original subdivision plate. The streets of Chesterfield Square follow a regular grid with a small public park in the center of the subdivision. The district generally comprises single-family residences constructed in the 1910s and 20s in the Craftsman style. There is a small number of Spanish Colonial Revival buildings in the district, including the Seventh Day Adventist Church which faces south onto Chesterfield Square Park. The park itself retains City Beautiful design characteristics, including axial walkways and a formal plan. It is bordered by a walking street, Concordia Walk, at its southern edge. Development from the late 1920s and 30s includes a handful of two-story, multi-family residences, particularly on 54th Street, which bisects the district. Alleys run along the rear of all residences, providing access to detached garages. In addition to its buildings, the district is further characterized by many of the original tract features, including consistent lot sizes and setbacks, concrete sidewalks, landscaped parkways, and, most notably, the consistent Washingtonia Robusta (Mexican fan) palm trees that line every street. Common alterations include a stucco finish over original wall materials, replacement of original windows, and the removal of features such as window and door surrounds.

Significance:

The Chesterfield Square Planning District is a notable example of a subdivision planned and developed specifically due to its adjacency to streetcar lines. It also contains a significant concentration of Craftsman bungalows. Although the area retains consistency of massing, scale, and architectural vocabulary, the majority of its individual buildings have been altered. Common alterations include a stucco finish over original wall materials, replacement of original windows, and the removal of features such as window and door surrounds. The cumulative impact of these alterations, both to individual buildings and to the district as a whole, has compromised the overall integrity of the district. Therefore, it does not appear to be eligible for historic district designation, although it may merit special consideration in the planning process.

Chesterfield Square was subdivided circa 1912 by R. D. List, a South Pasadena resident, notary public, and real estate speculator. The sales of the lots within the tract were handled by List's brother, Charles List. Although the tract was subdivided in the early 1910s, construction didn't take off on a large scale until the following decade concurrent with the 1920s real estate boom. Chesterfield Square was advertised in the Los Angeles Times to those "looking for a swell, new modern bungalow, built of the best materials;" according to List, the tract had "better improvements than in Wilshire District, at half the price." The ads show the tract as being linked to Downtown Los Angeles by two streetcar lines, the Grand Avenue West 48th Streetcar and the Main Moneta West 54th Streetcar. The 54th Streetcar ran directly through the tract, along the north side of Chesterfield Square Park. The park is the crown of the neighborhood with its sycamore trees, axial walks and expansive lawns. A 1923 Los Angeles Times article cites Chesterfield Square Park as a model for other neighborhood parks in the City.

The majority of buildings in the district are modest, Craftsman bungalows, most likely cut from pattern books of the time. The consistency of scale of the buildings and palm-lined street creates a coherent visual environment and distinct sense of place. However, many individual buildings have been altered, compromising the integrity of the district as a whole.

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Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	6LQ
Reason:	Notable examlpe of a streetcar subdivision. Most character defining features intact, although loss of integrity has compromised eligibility. May merit special consideration in the planning process.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Arts and Crafts Neighborhoods, 1890-1930
Property type:	Residential Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	6LQ
Reason:	Excellent example of an Arts and Crafts subdivision with most characteristics intact; however, loss of integrity has compromised eligibility. May merit special consideration in the planning process.

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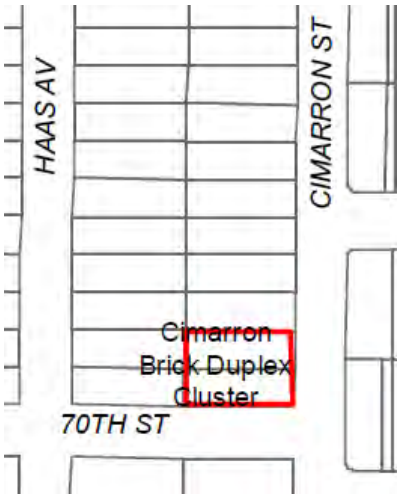
Name: Cimarron Brick Duplex Cluster

Description:

The Cimarron Brick Duplex Cluster is a group of three Spanish Colonial Revival dwellings (two duplexes and one single-family dwelling) constructed in 1926. The cluster exhibits an unusual site plan with three buildings spread across two parcels, one of which is a corner lot. The two duplexes face Cimarron Street and the other building, which is slightly different in appearance, faces 70th street. A detached garage is located to the rear of the buildings. All three dwellings are one story in height and are very similar in appearance, with brick cladding, flat roofs with stepped parapets, and small entrance porches.

Significance:

The Cimarron Brick Duplex Cluster is a small grouping of buildings that is a significant example of multi-family development during the 1920s boom years. All buildings are clad in brick and exhibit characteristics of the Spanish Colonial Revival style; all were built in 1926. Two are duplexes and one appears to be a single family house. With their brick cladding and arrangement on two city parcels, these three buildings are unusual and distinctive renditions of what was a relatively common multi-family property type in the early decades of the 20th century. With their unusual site plan, they represent some of the creative solutions to the incredible housing needs during the 1920s boom years, maximizing lot coverage and density without deviating from the scale of the surrounding single-family neighborhood.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Multi-Family Residential District, 1910-1980
Property type:	Residential-Multi Familty
Property sub type:	Multi-Family District
Criteria:	C/3/3
Status code:	3S;3CS;5S3

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Reason:	A very unusual cluster of three brick dwellings on two parcels. The buildings are distinctive and unusual examples of the duplex property type with their brick cladding and design features.

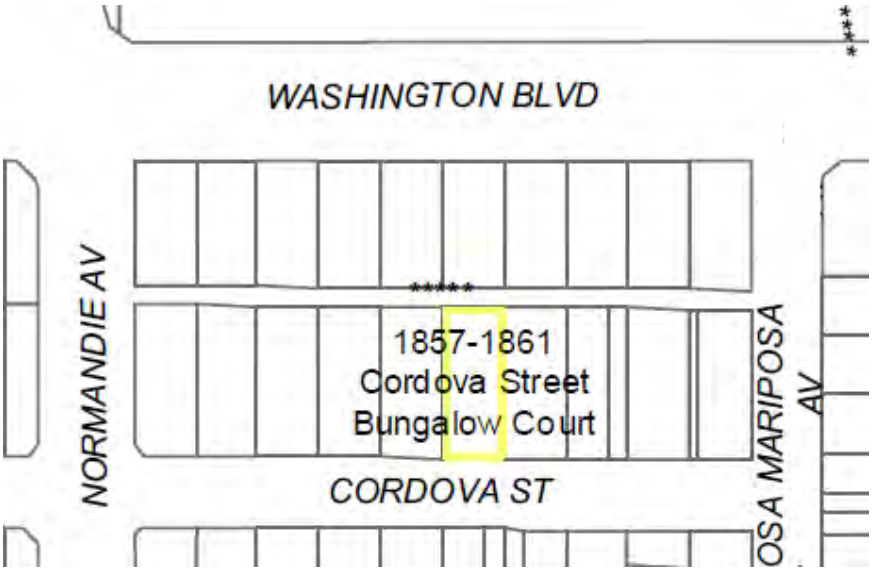
Name: 1857-1861 Cordova Street Bungalow Court

Description:

1857-1861 Cordova Street Bungalow Court is located in a residential neighborhood of the Pico Union area of South Los Angeles. The bungalow court is located on one parcel along a residential block to the south of Venice Blvd, a major east-west thoroughfare. The bungalow court comprises six freestanding, Craftsman style, single-story buildings oriented towards a central landscaped courtyard. A wood sign stating "Cabels Court" spans the space between the two bungalows facing Cordova Street. A parking lot spans the rear of the parcel. Alterations include replacement of original windows and the alteration of a few window openings.

Significance:

1857-1861 Cordova Street Bungalow Court is significant as an excellent, intact example of a bungalow court. It is exemplary of the property type, with intact site planning, hardscaping and landscaping. It was constructed in 1922.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3CS;5S3

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Reason:	Excellent example of a bungalow court. One of most intact examples of the property type in the area. However, may not retain sufficient integrity for National Register eligibility.

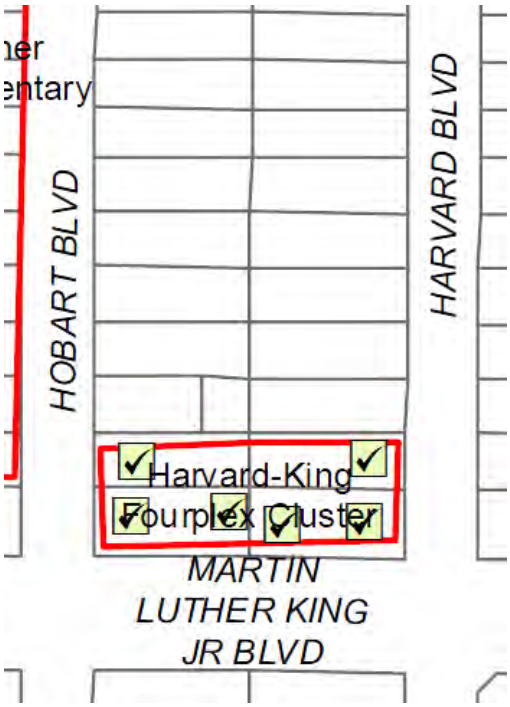
Name: Harvard-King Fourplex Cluster

Description:

The Harvard-King Fourplex cluster is located on Martin Luther King, Jr. Boulevard, just west of Western Avenue. The six buildings, which form a U-shaped site plan, are located on four contiguous parcels. Four of the buildings face King Blvd. The other two buildings, forming the tails of the U-shape, face the residential streets of Hobart and Harvard Boulevards. The primary entrances of the nearly identical buildings all face the street. The interior of the U-shape is occupied by a freestanding garage and additional surface parking. The fourplexes exhibit characteristics of the American Foursquare style, such as boxy massing, symmetrical façades, and hipped roofs with centrally located dormers. The buildings facing King Blvd. exhibit Mediterranean Revival-style influences, such as arched porch and window openings. Common alterations include the enclosure of some second-floor sleeping porches and the replacement of some windows and doors. Site features, including paved walkways and palm trees, remain intact.

Significance:

The Harvard-King Fourplex cluster is a concentration of six nearly identical fourplex apartment houses, all of which are exemplary of the fourplex property type. All constructed in 1923, the buildings exhibit a striking uniformity and are a rare, intact example of a concentrated development of fourplexes in an area otherwise composed mostly of single-family homes.



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Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Apartment Houses, 1910-1980
Property type:	Residential
Property sub type:	Apartment House
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Six freestanding fourplexes situated in a U-shaped plan with frontage on three streets. A significant concentration of the property type.

Contributors/Non-Contributors:

Address: 3994 S HOBART BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: American Foursquare; Mediterranean Revival

Address: 3994 S HOBART BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: American Foursquare; Mediterranean Revival

Address: 3994 S HOBART BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: American Foursquare; Mediterranean Revival

Address: 3994 S HOBART BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: American Foursquare; Mediterranean Revival

Address: 3994 S HOBART BLVD
Type: Contributor

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Year built:	1923
Property type/sub type:	Residential-Multi Family; Fourplex
Architectural style:	American Foursquare; Mediterranean Revival

Address:	3994 S HOBART BLVD
Type:	Contributor
Year built:	1923
Property type/sub type:	Residential-Multi Family; Fourplex
Architectural style:	American Foursquare; Mediterranean Revival

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Name: 6535-6541 Hoover Street Duplex Court

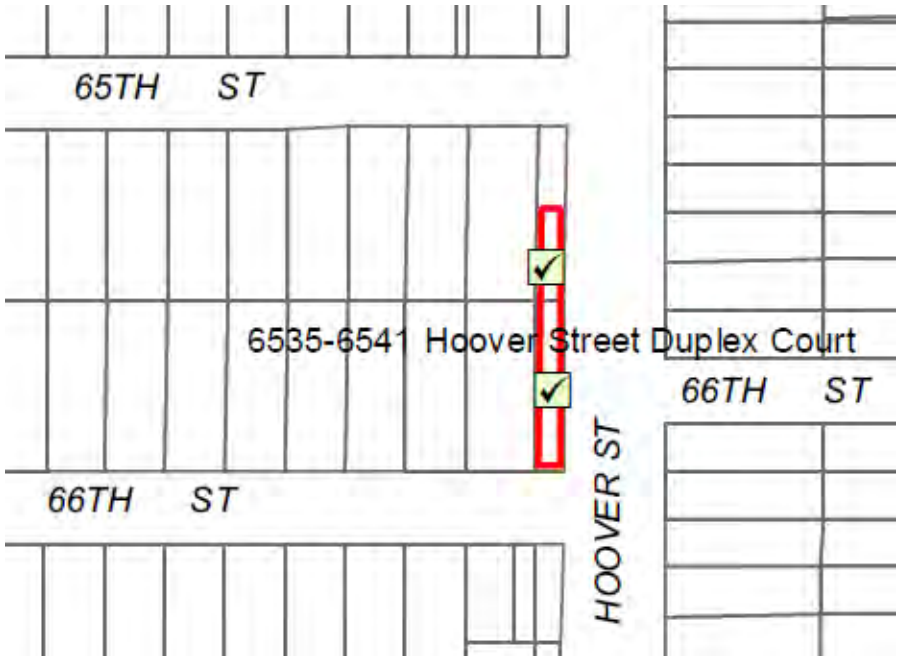
Description:

6535-6541 Hoover Street Duplex Court is located across two tiny, narrow lots along Hoover Street. The courts include three single-story duplexes with tandem units (for a total of six apartments across two parcels) constructed in 1927. Arranged on a narrow strip of two lots along Hoover Street, the entrances of units face each other to form tiny courtyards. Although they do not exemplify the typical bungalow court site plan of freestanding bungalows facing a central courtyard, they are an unusual example of the property type that was adapted to fit within the confines of two unusually narrow lots.

Hoover Duplex Courts exhibits the distinctive features of the Spanish Colonial Revival style, including clay tile coping along a shaped parapet, small turrets and distinctive tri-partite windows with decorative plaster surrounds. Hoover Duplex Courts appears to be unaltered, though security windows and bars have been added.

Significance:

6535-6541 Hoover Street Duplex Court is an excellent and unusual adaption of bungalow court site planning principles on two tiny, narrow lots along Hoover Street. The buildings that comprise the Hoover Duplex Courts are excellent examples of single-story Spanish Colonial Revival-style duplexes and exhibit the distinctive features of the type and style. The complex was constructed in 1927.



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Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and unusual adaptation of bungalow court planning principles on two tiny, narrow lots. Comprises three duplexes facing tiny courts. Exhibits distinctive features of the type, though unusual.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Three duplexes in an unusual court plan constructed in the Spanish Colonial Revival style. All are exemplary of the style, with distinctive features and high quality design.

Contributors/Non-Contributors:

Address: 6533 Hoover
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: Spanish Colonial Revival

Address: 6543 Hoover
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: Spanish Colonial Revival

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Name: Horace Mann Middle School

Description:

The Horace Mann Junior High School is an intermediate school campus located in the middle of a residential neighborhood. The campus occupies three full blocks between 68th Street to the north, St. Andrews Place to the east, 71st Street to the south, and Gramercy Place to the west. The campus comprises several separate buildings, three of which are contributors to the historic district. The main building, dating from 1926, is a three-story building constructed in the Renaissance Revival style. The primary entrance of the school's main building faces St. Andrews Place. The main school building extends along St. Andrews Place north from southeast corner of the campus. The northern boundary of the historic campus was 69th street, though the campus was later extended a full block northward after 1955. The Renaissance Revival-style auditorium building, sited at a right angle to the main building, was built along the former northern boundary at 69th Street. A two story, Mediterranean Revival physical education building was added to the southwestern edge of the campus in 1936. Additional buildings, including smaller classroom structures, were added to the campus following its expansion northward in the late 1950s. None of these later buildings are contributing historic buildings. Additional site features include temporary modular classroom buildings; surface parking; and open, grass and paved areas for recreational activities. These features do not appear to date to the pre-1933 era and do not contribute to the significance of the campus.

Significance:

The Horace Mann Middle School is a rare, extant Los Angeles Unified School District (LAUSD) campus that reflects school development and design practices from the 1920s. It is also an excellent example of a middle school designed in the Renaissance Revival style, designed by noted architecture firm Edelman and Zimmerman.

During the 1920s, the population of the City of Los Angeles increased and a school building boom occurred to accommodate the larger number of school-aged children in the city. By the end of the 1920s, the school district included almost 1,700 buildings. However, the Long Beach Earthquake of 1933 resulted in widespread damage to many of the school buildings in LAUSD. Roughly 40% of the pre-earthquake infrastructure was damaged beyond repair. Shortly after the earthquake, California passed the Field Act requiring school buildings to meet a building code that was more earthquake-safe. The subsequent building campaigns of the LAUSD focused on building new schools and replacing or altering existing buildings to meet the Field Act codes. Because of this building campaign and the earthquake, it is relatively rare for a pre-1933 school campus such as Horace Mann Junior High School to remain intact and in use as a LAUSD school.

The campus has three contributing historic buildings that exemplify the features of the Renaissance Revival style as applied to institutional buildings of the 1920s. The three-story, reinforced concrete main school building and auditorium opened in 1926, replacing an older school building at the site. The main building and auditorium's design and planning is credited to architecture firm of Edelman and Zimmerman. Abraham A. Edelman was a native of Los Angeles who designed a number of prominent buildings in the city beginning the 1880s. The firm specialized in reinforced concrete buildings. A two-story physical education building along 71st Street was added in 1936. It was designed by Douglas McLellan and Allen McGill in simplified Mediterranean Revival style.

The Renaissance Revival-style buildings illustrate the late 19th and early 20th century belief that schools buildings were civic monuments. The arched main entry, with its exaggerated voussoir surround and scrolled keystone; tower; corbelled balcony; and open loggias convey a sense of formality and stability. The school's grand scale contrasts with the smaller-scale, one-story,

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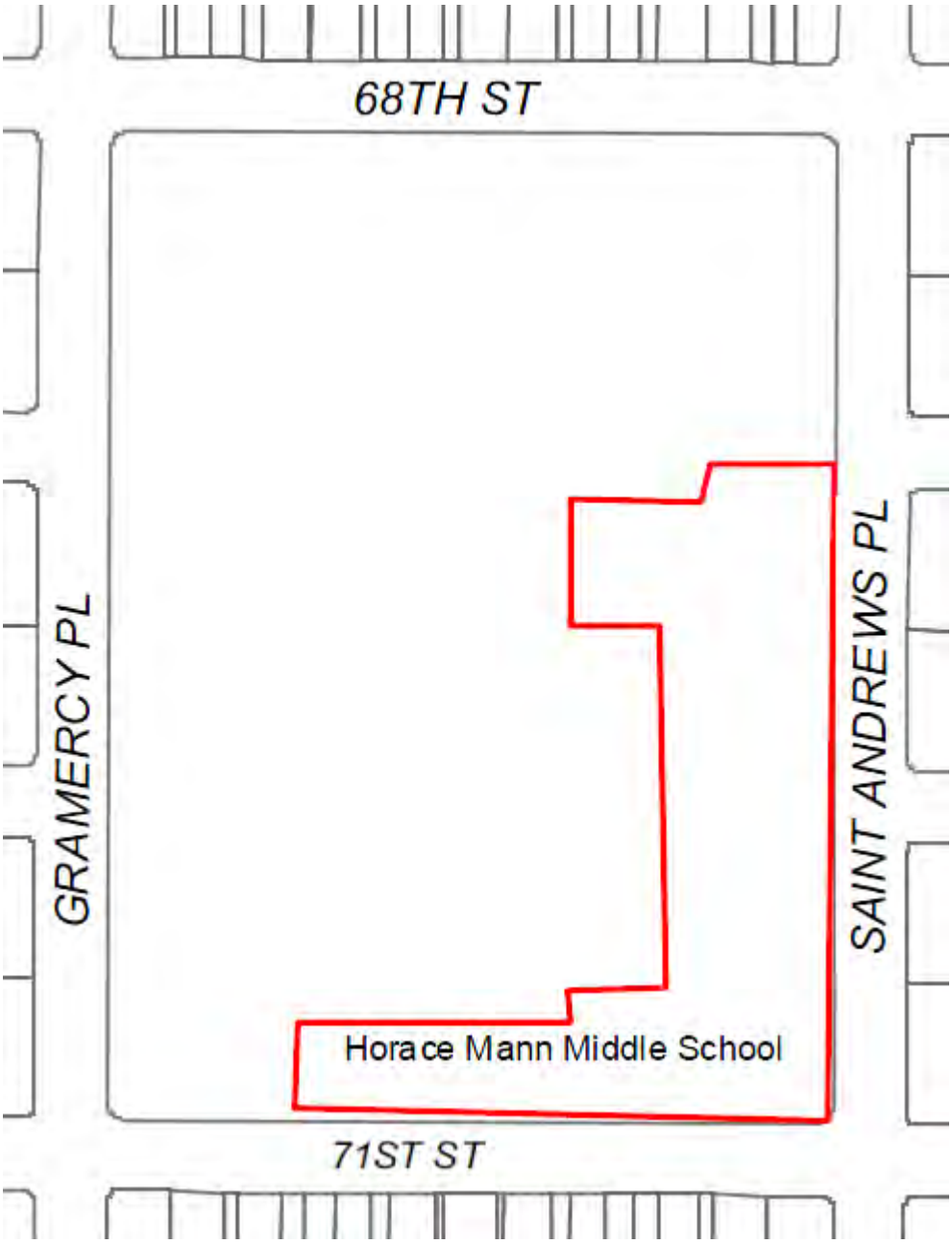
single-family homes that surround the campus on adjacent residential blocks. The main school building is elevated from the street level and set back from the curb by a shallow, wide set of stairs, further establishing its prominence in the context of the residential neighborhood.



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Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Renaissance Revival, 1895-1935
Property type:	Other
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a LAUSD school designed in the Renaissance Revival style. Exhibits high quality design and distinctive features of the style.

Context 2:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Pre-1933 Long Beach Earthquake, 1920-1933
Property type:	Institutional - Education
Property sub type:	Campus - Middle School
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a pre-1933 Long Beach earthquake LAUSD middle school campus; exemplary of LAUSD building and planning principles of the time.

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Name: Loyola High School

Description:

The ten-acre Loyola High School campus is a historic high school campus located in the Pico-Union neighborhood, just north of Venice Boulevard and east of Normandie Avenue. The school campus comprises historic and non historic buildings as well as athletic fields on an irregularly shaped lot with frontage on Venice Boulevard. The district contains two historic buildings constructed between 1917 and 1926. Loyola Hall is the main, and first, campus building. It is oriented towards Venice Boulevard and set back from the street by a half-circular driveway and a broad lawn, which are also contributing elements of the district. Completed in 1917, the building is three stories tall and constructed of brick and limestone in a collegiate Gothic Revival-style. Its distinctive features include a central entrance with elaborate door surround, complex fenestration patterns, decorative window surrounds, and steeply pitched cross gabled roofs.

To the east of Loyola Hall is Ruppert Hall. Completed in 1926, it is similar in style to Loyola Hall and constructed of the same materials, but is boxier in massing. A chapel to the rear is one story in height and has a steeply pitched roof and stained glass windows. At the front façade that faces Venice Boulevard, the building is four stories in height. Ruppert Hall includes faculty housing. Both buildings were designed by significant Los Angeles architect Albert C. Martin. The campus is landscaped with grass, evergreens, palms, and jacaranda trees. Additional buildings dating from the 1950s to 2000s are located to the west and rear of the two historic buildings. Athletic facilities are located to the east and north (rear) of the historic buildings.

Significance:

Loyola High School is significant as a one of the earliest educational institutions in Los Angeles and as an excellent example of noted architect Albert C. Martin's work in the collegiate Gothic Revival style of architecture. The period of significance, 1917 to 1928, reflects the years of construction of the two historic buildings on campus.

Loyola High School was founded as St. Vincent's College, a high school that received its charter in 1869. Originally located in the historic plaza in downtown Los Angeles, the school changed locations six times between its founding and the construction of the Venice Boulevard campus. The Jesuit Order took control of the school in 1911 when it was located in Highland Park. Construction of the Venice Boulevard campus began in 1916. During this time, the school was renamed for the founder of the Jesuit Order, St. Ignatius Loyola. Loyola Marymount University, a separate, collegiate-level branch, was established in May 1928 and the Venice Boulevard campus became Loyola High School.

Loyola Hall and Ruppert Hall on the Loyola High School campus are significant works of important Los Angeles architect Albert C. Martin. Martin established his own architectural practice in 1908 after working for contractor Carl Leonardt and architect Alfred Rosenheim. Though A. C. Martin and Associates would later become recognized for its large-scale commercial buildings, the firm's early work was almost exclusively for the Catholic Church. Among its other important Los Angeles-area buildings for the Catholic Church are St. Vincent De Paul Church on Adams Boulevard (at Figueroa Street) and St. Monica's Catholic Church in Santa Monica (both completed in 1925). The buildings of Loyola's campus are rare examples in Los Angeles of collegiate Gothic Revival-style buildings constructed of brick. These buildings showcase Martin's talent as a versatile architect who designed a school that referenced the buildings of established educational institutions in the eastern United States and Europe.

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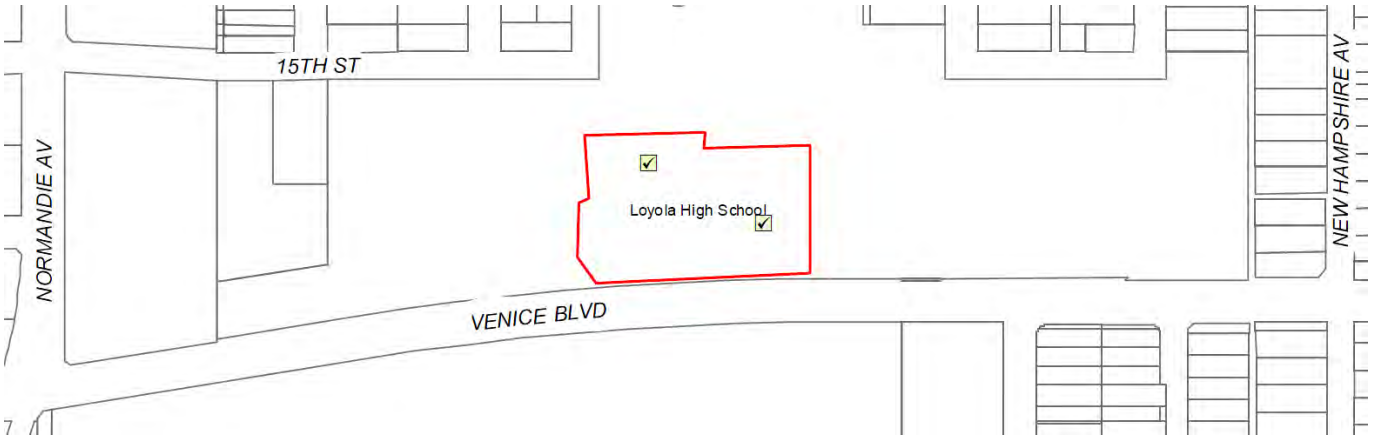

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Period Revival, 1919-1940
Sub theme:	Late Gothic Revival, 1919-1939
Property type:	Institutional - Education
Property sub type:	High School
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a high school campus designed in the collegiate Gothic Revival style by significant Los Angeles architect, A. C. Martin.

Context 2:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as one of the earliest institutions of higher learning in California. Roots go back to St. Vincent's College, which received its charter in 1869.

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Contributors/Non-Contributors:

Address:	1901 W VENICE BLVD
Type:	Contributor
Year built:	1917
Property type/sub type:	Institutional-Education; High School
Architectural style:	Renaissance Revival

Address:	1901 W VENICE BLVD
Type:	Contributor
Year built:	1926
Property type/sub type:	Institutional-Education; High School
Architectural style:	Renaissance Revival

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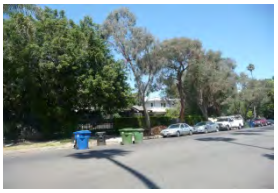
Name: Manhattan Place Historic District



Description:

The Manhattan Place Historic District is located along the west side of one block of Manhattan Place in the Harvard Heights neighborhood of South Los Angeles. The district is north of Venice Boulevard and one block west of Western Avenue. There are seven buildings within this small historic district; of these, six (approximately 86%) are contributors. The only non-contributor is a multi-family apartment house constructed mid-block in 1928. The area is flat and the streets are arranged along a grid. The lots within the district are generously sized. The standard size for lots within the historic WG Nevin tract 73.5 by 178.25 feet. At the time of its subdivision in late 1901 this was more than two times larger than the standard size residential lot in the City of Los Angeles. Contributors are all single-family residences of two to three stories. The residences have detached garages. The Manhattan Place Historic District contains several elaborate and large Craftsman homes with Tudor Revival influences. Among these is the John F. Powers House, HCM 627, which was designed by the Althouse Brothers. One large house was designed in the Queen Anne style and a later residence was designed in the Mediterranean Revival style. Despite their stylistic variations, the homes have similar massing and site planning. The district retains elements of its historic landscaping. Long, straight concrete walkways lead to houses with 25 foot setbacks. Within the district, all utility poles are located at the rear of lots. Shade trees are planted at regular intervals along the street.

Significance:

The block that comprises the Manhattan Place Historic District is an excellent example of a small concentration of early Arts and Crafts-era, single-family homes. The district is representative of a streetcar suburb from the early 20th century that contains houses designed to attract affluent residents. The period of significance for the district is 1903 to 1914, which is the period during which the contributing buildings were constructed. There are seven buildings within this small historic district; of these approximately 6 buildings (86%) are contributors.

The district falls within the boundaries of the WG Nevin Tract. According to the Los Angeles Times, the real estate syndicate responsible for the subdivision included six “well-known citizens” of the city. WG Nevin worked for the Atchison, Topeka, and Santa Fe Railroad. Another sub-divider, Grenville C. Emery, was the founder of Harvard Military Academy, a private boys’ school located just south of the district at Western Avenue and Venice Boulevard (now demolished). The houses of the Manhattan Place Historic District exhibit many features that were the result of the WG Nevin Tract’s specific deed restrictions that ensured a uniformity of the type of residential development that occurred. These restrictions were very common in subdivisions of early 20th century Los Angeles. Houses have consistent, deep setbacks of 25 feet and no utility poles are visible from the street. The size of the residences reflects the restriction that required homes to cost a minimum of $3,000. At the opening of the subdivision in 1902, the WG Nevin Tract was profiled in the Los Angeles Times and advertised in Out West magazine. Publicity mentioned the tract’s proximity to the Los Angeles Country Club (subdivided soon after) and two streetcar lines along Pico and Venice Boulevards.

The Manhattan Place Historic District includes homes designed and constructed by the Althouse Brothers. The Althouse Brothers were real estate agents and builders of elaborate Craftsman-style homes in the West Adams, Harvard Heights, and Pico-Union neighborhoods during the early 1900s and 1910s. The brothers did not have formal architectural training and had transitioned into real estate-related fields after working as fruit dealers. As builders they were known for creating grand Craftsman and Tudor Revival style homes with expansive third floors, distinctive porte cocheres, and detailed Arts and Crafts interiors composed of rare mahoganies. The Manhattan Place Historic District is a rare remaining concentration of the brothers’ work in the City of Los Angeles. Many known examples of their work throughout South Los Angeles, including several homes within the WG Nevin Tract, have been demolished.

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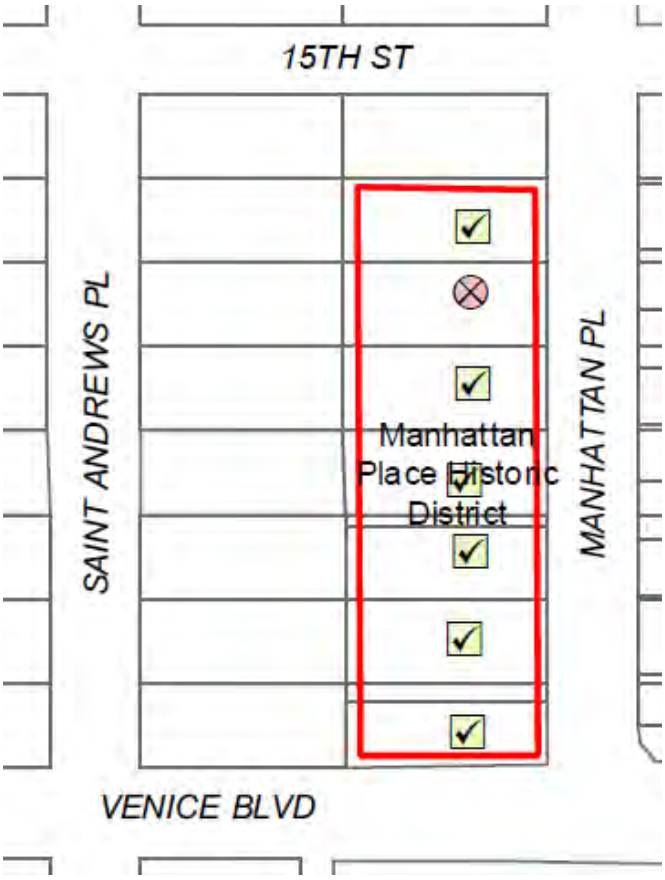

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Arts and Crafts Neighborhoods, 1890-1930
Property type:	Residential Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	A significant concentration of exemplary and intact early Arts and Crafts-era houses exhibiting quality of craftsmanship and distinctive features tying them to the style.

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Contributors/Non-Contributors:

Address: 1555 Manhattan
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; Vernacular

Address: 1511 S MANHATTAN PL
Type: Contributor
Year built: 1904
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; Neo-Classical

Address: 1519 S MANHATTAN PL
Type: Non-Contributor
Year built: 1928
Property type/sub type: Residential-Multi Family; Apartment Tower
Architectural style: Mediterranean Revival

Address: 1525 S MANHATTAN PL
Type: Contributor
Year built: 1904
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne; Craftsman

Address: 1533 S MANHATTAN PL
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 1541 S MANHATTAN PL
Type: Contributor
Year built: 1914
Property type/sub type: Residential-Single Family; House
Architectural style: Mediterranean Revival

Address: 1547 S MANHATTAN PL
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; Tudor Revival

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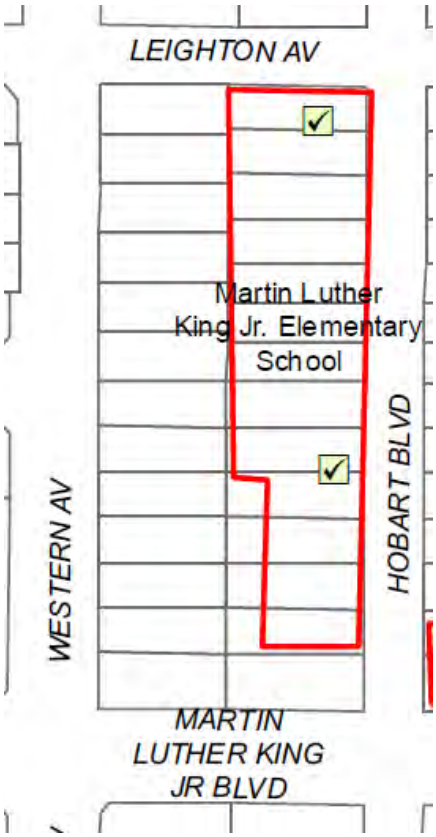
Name: Martin Luther King Jr. Elementary School

Description:

Martin Luther King Jr. Elementary School campus occupies a full block at the northeast corner of Western Avenue and Martin Luther King, Jr. Boulevard (formerly Santa Barbara Avenue). Historically, the school was known as the Santa Barbara Avenue School. The surrounding area is generally composed of single-family residential development. The historic district boundary was drawn to only include the two buildings that were constructed during the building campaign that occurred immediately after the 1933 earthquake. These buildings include an Art Deco main classroom building and an auditorium. The auditorium and the main building both front east onto Hobart Avenue. A non-contributing building, which is a post-World War II classroom building, is located between the two contributing buildings. Contributing buildings exemplify the Art Deco style, with an emphasis on verticality despite being only one story in height. Additional buildings on campus that were not included within the historic district boundary include those that were constructed as the result of postwar building campaigns.

Significance:

The Martin Luther King Jr. Elementary School is an excellent example of an Art Deco-style Los Angeles Unified School District (LAUSD) elementary school constructed after the 1933 Long Beach Earthquake. There are two contributing buildings within the district boundary; both were designed by noted Los Angeles architectural firm Walker and Eisen and are exemplary of the Art Deco style. Additionally, the school's original buildings are indicative of LAUSD's design and planning practices following the Long Beach Earthquake of 1933. The two contributing buildings are constructed of reinforced concrete reflecting changes made to building codes following the damage to older schools in the earthquake, including the original buildings on this campus.



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Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Art Deco, 1926-1939
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	A small collection of Art Deco LAUSD school buildings designed by noted architects Walker and Eisen. Overall campus has been built out in the postwar era; auditorium and main building retain integrity

Context 2:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post-1933 Long Beach Earthquake, 1933-1945
Property type:	Institutional - Education
Property sub type:	Elementary School
Criteria:	A/1/1&C/3/3
Status code:	3CS;5S3
Reason:	Representative of the major building campaign by the LAUSD in the years following the Long Beach earthquake. Significant example of building standards employed by the LAUSD during this period.

Contributors/Non-Contributors:

Address: 3989 S HOBART BLVD
Type: Contributor
Year built: 1936
Property type/sub type: Institutional-Education; Elementary School
Architectural style: Art Deco

Address: 3989 S HOBART BLVD
Type: Contributor
Year built: 1936
Property type/sub type: Institutional-Education; Elementary School
Architectural style: Art Deco

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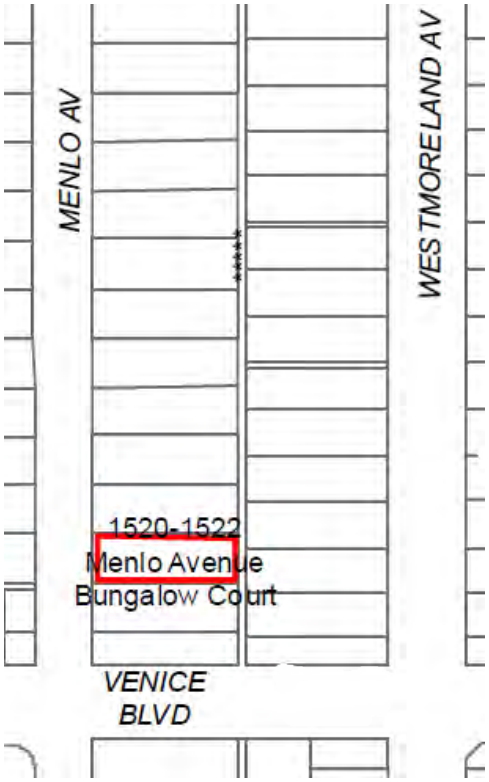
Name: 1520-1522 Menlo Avenue Bungalow Court

Description:

1520-1522 Menlo Avenue Bungalow Court is located in a residential neighborhood of the Pico Union area of South Los Angeles. The bungalow court is relatively compact and located on one parcel. It comprises four freestanding, single-story Mission Revival-style buildings that face one another across a central, landscaped courtyard. A fifth building is two stories tall and spans the rear of the parcel, also facing the courtyard, and completes the U-shape of the site plan. The buildings feature distinctive parapets of the Mission Revival style. Alterations include the addition of security windows and doors. Some of the windows have been replaced.

Significance:

1520-1522 Menlo Avenue Bungalow Court is an excellent, intact example of a bungalow court. It was constructed in 1924. It is exemplary of the property type, with intact site planning, hardscaping and landscaping. It is also an excellent example of the Mission Revival style as applied to the bungalow court property type, with a high quality of design and craftsmanship.



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Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Mission Revival, 1887-1942
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a Mission Revival bungalow court. Exhibits high quality of design through distinctive features.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Rare, intact example of a bungalow court in the area. Excellent example of the property type.

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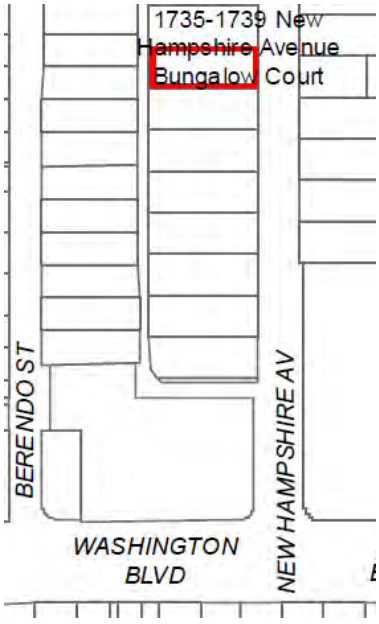
Name: 1735-1739 New Hampshire Avenue Bungalow Court

Description:

1735-1739 New Hampshire Avenue Bungalow Court is located in a residential neighborhood of the Pico Union area of South Los Angeles. The bungalow court is located on one parcel. It comprises five freestanding, single-story Craftsman-style buildings oriented inwards towards a central, landscaped courtyard. The buildings are sited to form a U, with the rear building spanning the length of the parcel. Alterations include the addition of security windows and doors. Some of the windows have been replaced.

Significance:

1735-1739 New Hampshire Avenue Bungalow Court is an excellent, intact example of the bungalow court property type. It was constructed in the Craftsman style in 1921; it is an early example of the property type in the neighborhood.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Craftsman bungalow court. One of few intact examples of the property type in the area.

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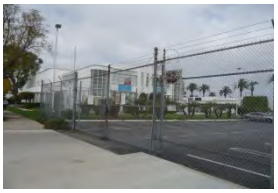
Name: Pepperdine College



Description:

The Pepperdine College Historic District is an enclosed campus with Streamline Moderne style buildings oriented around a central, landscaped quadrangle. The main entrance of the campus is on Vermont Avenue between Florence and Manchester Avenues. The western boundary of the historic campus was Budlong Avenue. The southern boundary of the district is 79th Street. The front facades of a few buildings face Vermont, but the overall effect of the campus's site planning was to create an enclosed campus within the street grid of South Los Angeles. There are approximately seven buildings within the district; many are not visible from the public right-of-way and therefore only four were documented. The campus was originally 35 acres. The first four campus buildings were two dormitories, a library, and an administration building. John M. Cooper designed these building the Streamline Moderne style in 1937. Later buildings included an auditorium, gymnasium, and dormitories designed by H.L. Gogerty, an architect who specialized in educational buildings. The buildings are painted a uniform shade of white and are between two and three stories high. These buildings originally served academic, administrative, and dormitory functions for students and faculty of the co-ed residential college. Though it is not publically accessible, the original landscaping plan of the college's interior quadrangle appears to be intact, with walking paths forming a clover-leaf pattern.

Significance:

The Pepperdine College Campus contains several buildings that are exemplary of the Streamline Moderne style and is the historic location of a liberal arts and business administration college campus founded in 1937 by philanthropist and Los Angeles businessman George Pepperdine. George Pepperdine was the founder of the Western Auto Supply Company and founded the college with the goal of combining Christian values with higher learning. Prominent members of the community, including the mayor of Los Angeles and governor of California, attended the college's opening ceremonies in September 1937.

The first buildings on campus were constructed in a short period prior to the college's opening in September 1937. John M. Cooper was the architect of the first four buildings. Cooper was the architect of several theaters and office buildings around Los Angeles. Later buildings on the campus were designed by H.L. Gogerty, an architect known for his work on Susan M. Dorsey High School and over 30 WPA schools in the Los Angeles area. Pepperdine College contains one of the largest concentrations of high-style, institutional Streamline Moderne buildings in Los Angeles; despite containing work by two architects, the buildings are congruous and display a common visual vocabulary. The campus grew to include approximately seven buildings by 1972. The period of significance is 1937 to 1972, reflecting the development of the campus for the college.

Pepperdine College relocated its student body to a new campus in Malibu in 1972. The school sold the former campus at Vermont in 1981 to a church organization that converted the campus into the Crenshaw Christian Center and constructed the Faith Dome, a geodesic dome auditorium to the west of the existing, historic campus. With this new use, the campus largely remains intact and appears to retain integrity to the period of significance.

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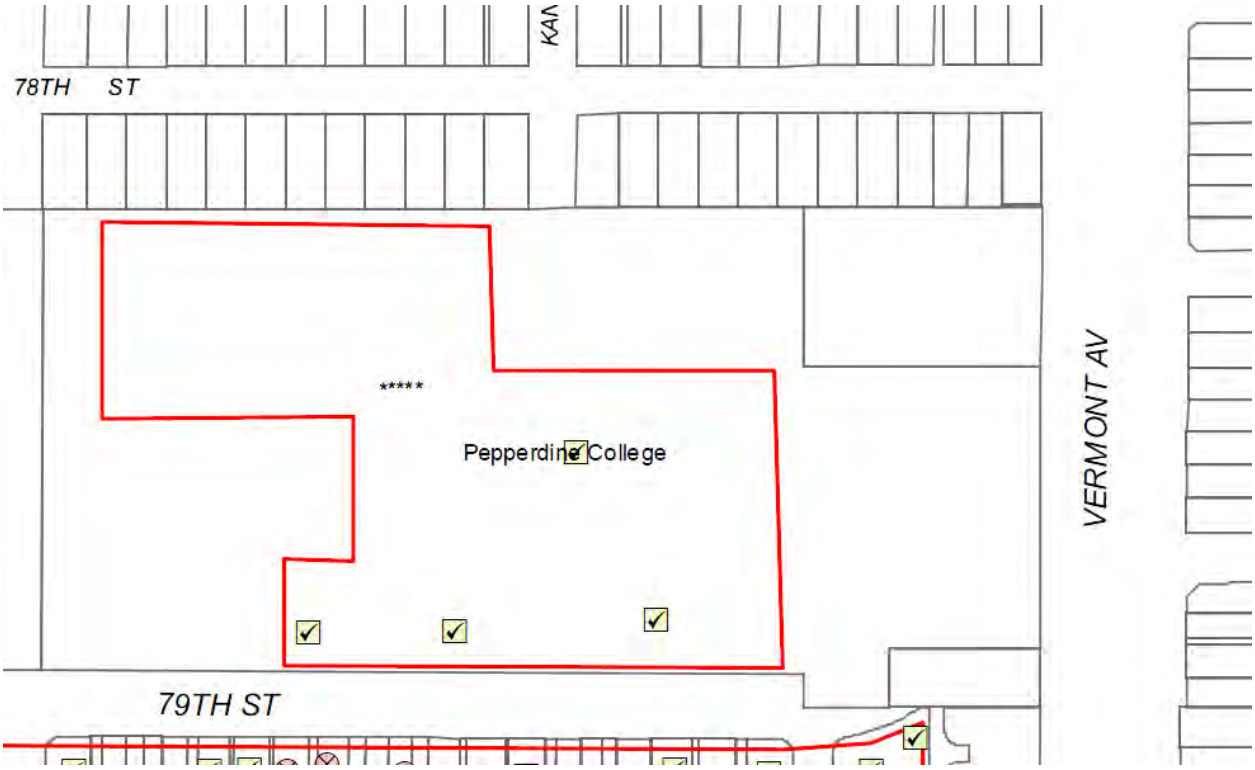

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Streamline Moderne, 1934-1945
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	The former Pepperdine College campus includes several exemplary Streamline Moderne buildings exhibiting high quality of design and distinctive features of the style as well as intact site planning.

Context 2:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Campus Planning and Design, 1876-1980
Sub theme:	No SubTheme
Property type:	Institutional - Education
Property sub type:	Campus - College
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a small, residential college founded by prominent Los Angeles businessman George Pepperdine. Retains significant features of campus planning, including quadrangle site plan.

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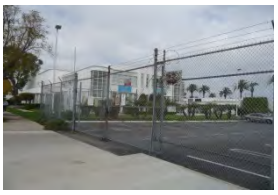
Contributors/Non-Contributors:



Address: 7813 S VERMONT AVE
Type: Contributor
Year built: 1937
Property type/sub type: Institutional-Education; College/University
Architectural style: Moderne, Streamline

Address: 7813 S VERMONT AVE
Type: Contributor
Year built: 1937
Property type/sub type: Institutional-Visual & Performing Arts; Auditorium
Architectural style: Moderne, Streamline

Address: 7813 S VERMONT AVE
Type: Contributor
Year built: 0
Property type/sub type: Institutional-Recreation; Sports Facility
Architectural style: Moderne, Streamline

Address: 7813 S VERMONT AVE
Type: Contributor
Year built: 1940
Property type/sub type: Institutional-Education; School Administration Center/Service Center
Architectural style: Moderne, Streamline

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Name: South Hoover Bungalow Planning District

Description:

The South Hoover Bungalow Planning District consists of an entire block of 60th Street between the major thoroughfares of Hoover and Figueroa in South Los Angeles. The area is flat and subdivided into parcels that align with the surrounding grid system. There are 60 properties within the district. The dominant building style and form within the district is the one story, single-family Craftsman bungalow with a rear, detached garage. Lot sizes are standard for single-family homes and buildings are sited with modest setbacks and broad front lawns. The bungalows have full-width, deep front porches and a variety of decorative features that are characteristic of the Craftsman style. Each lot has a ribbon strip driveway. Most of these residences were constructed between 1911 and 1913. Two multi-family, two-story apartment houses are located at Hoover and 60th Street, forming a transitional buffer between the quiet, single family residential character of the district and the busy north-south street. There is one single-story brick Commercial Vernacular building at the northwest corner of Figueroa and 60th Street. The street has concrete sidewalks on both sides and landscaped parkways. The western end of the district has mature trees planted at regular intervals, possibly by the original subdivider. Common alterations include stucco over original wall finishes, replacement windows, and small additions.

Significance:

The South Hoover Bungalow Planning District is a good concentration of residences exhibiting the distinctive features of the Craftsman style. Although the area retains consistency of massing, scale, and architectural vocabulary, the majority of its individual buildings have been altered. Common alterations include stucco over original wall finishes, replacement windows, and small additions. The cumulative impact of these alterations, both to individual buildings and to the district as a whole, has compromised the overall integrity of the district. Therefore, it does not appear to be eligible for historic district designation, although it may merit special consideration in the planning process.

It is unclear who planned the development of the South Hoover Bungalow Planning District; it is one of several blocks south of Slauson between Hoover and Figueroa that was subdivided into residential lots between 1900 and 1915. At the time of its development, the unnamed tract that comprises the South Hoover Bungalow Planning District was accessible by the Redondo Electric Railroad Line, which ran along Hoover Street. The number of homes with garages and driveways suggests that automobile ownership was common for the people who initially lived in the district. Historically, the area was predominantly Caucasian and working class.

The district is notable for its concentration of intact Craftsman bungalows built between 1911 and 1913. The builders and designers of these bungalows may be the Columbia Improvement Company which featured its very similar “Best Built Bungalows” in marketing materials for tracts nearby. Though almost all buildings in the district have undergone extensive alterations, many exhibit the distinctive features of the Craftsman style. The bungalows constructed within the district retain the low pitched roofs and full-width, deep front porches characteristic of the Craftsman style. The porch formed an extension between the indoor and outdoor living space. Additional Craftsman features include porch supports and battered foundations constructed of clinker brick and quarry stone. Decorative and structural features include corbelled brackets, exposed beams and rafter tails, and grouped windows in sloping dormers.

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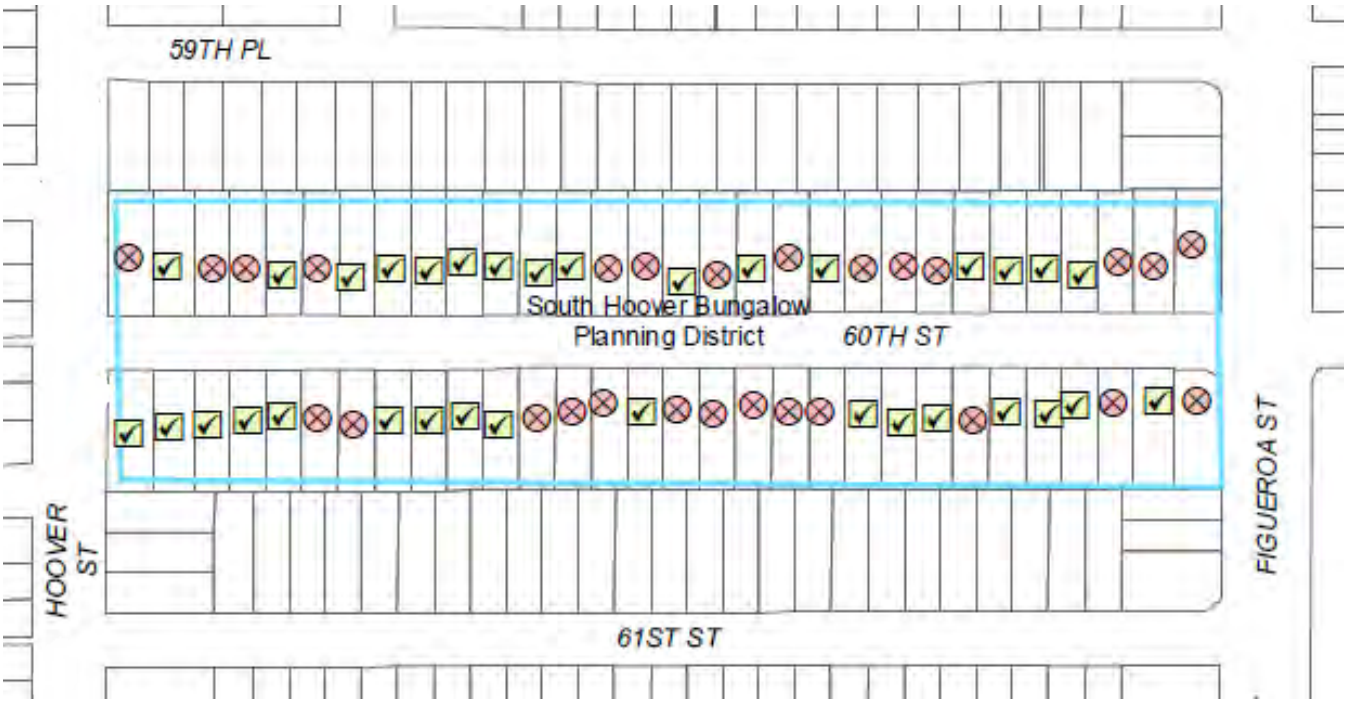
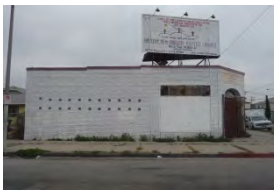


Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Arts and Crafts Neighborhoods, 1890-1930
Property type:	Residential Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	6LQ
Reason:	A good concentration of Craftsman houses exhibiting distinctive features of the style. However, as a whole the district does not retain sufficient integrity for historic district designation.

Contributors/Non-Contributors:



Address: 5967 S FIGUEROA ST
Type: Non-Contributor
Year built: 1924
Property type/sub type: Commercial-Retail; Retail Store
Architectural style: Commercial, Vernacular

Address: 6000 S HOOVER ST
Type: Non-Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Craftsman

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Address: 500 W 60TH ST
Type: Non-Contributor
Year built: 1965
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Address: 508 W 60TH ST
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 509 W 60TH ST
Type: Non-Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 512 W 60TH ST
Type: Non-Contributor
Year built: 1910
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman

Address: 515 W 60TH ST
Type: Non-Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

Address: 518 W 60TH ST
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman

Address: 519 W 60TH ST
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Address: 522 W 60TH ST
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 523 W 60TH ST
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 526 W 60TH ST
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 527 W 60TH ST
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 530 W 60TH ST
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 531 W 60TH ST
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 534 W 60TH ST
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman

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Address: 535 W 60TH ST
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 602 W 60TH ST
Type: Contributor
Year built: 1911
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 603 W 60TH ST
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 606 W 60TH ST
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 607 W 60TH ST
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 610 W 60TH ST
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 613 W 60TH ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Address: 614 W 60TH ST
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 615 W 60TH ST
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 618 W 60TH ST
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 619 W 60TH ST
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 622 W 60TH ST
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 623 W 60TH ST
Type: Non-Contributor
Year built: 1913
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: No style

Address: 626 W 60TH ST
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: No style

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Address: 627 W 60TH ST
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 630 W 60TH ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 631 W 60TH ST
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Address: 634 W 60TH ST
Type: Non-Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 635 W 60TH ST
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 638 W 60TH ST
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 639 W 60TH ST
Type: Contributor
Year built: 1911
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Address: 643 W 60TH ST
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 644 W 60TH ST
Type: Non-Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 646 W 60TH ST
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 647 W 60TH ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 650 W 60TH ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 651 W 60TH ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 655 W 60TH ST
Type: Contributor
Year built: 1914
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Address: 656 W 60TH ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 658 W 60TH ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 659 W 60TH ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 662 W 60TH ST
Type: Non-Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 663 W 60TH ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 702 W 60TH ST
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 703 W 60TH ST
Type: Non-Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Address: 706 W 60TH ST
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 707 W 60TH ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 710 W 60TH ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 711 W 60TH ST
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Craftsman

Address: 714 W 60TH ST
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 715 W 60TH ST
Type: Non-Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Address: 717 W 60TH ST
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Address:	718 W 60TH ST
Type:	Contributor
Year built:	1912
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

Address:	724 W 60TH ST
Type:	Contributor
Year built:	1914
Property type/sub type:	Residential-Multi Family; Apartment House
Architectural style:	Craftsman

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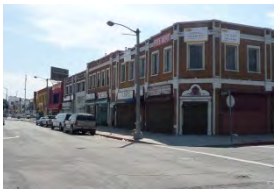
Name: South Vermont Streetcar Commercial Cluster



Description:

The South Vermont Streetcar Commercial Cluster comprises four buildings located at the former junction of streetcar lines along Vermont Avenue and Manchester Avenue. Built between 1922 and 1936, the cluster includes rare Commercial Vernacular-style, mixed-use commercial and residential buildings constructed of brick. There is one Art Deco building in the cluster that represents the transition of the corridor from streetcar to automobile-centric commercial development. Many storefronts have been infilled and windows have been replaced, but the decorative features, including glazed terracotta decorative window surrounds, doorways, and medallions remain intact.

Significance:

The South Vermont Streetcar Commercial Cluster is an excellent example of commercial development situated on the historic streetcar corridor of South Vermont Avenue. They represent patterns of development from the early decades of the 20th century in neighborhoods in which the streetcar shaped development and contributed to growth. Intact resources relating to commercial development along historic streetcar routes are increasingly rare in Los Angeles; this small cluster on South Vermont Avenue is a good, representative example of this pattern of development.

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Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Streetcar Commercial District
Property sub type:	No Sub-Type
Criteria:	A/1/1&C/3/3
Status code:	3CS;5S3
Reason:	Relatively intact concentration of four commercial buildings situated on S. Vermont, on what used to be a streetcar corridor. One of very few intact concentrations of this property type that remain.

Contributors/Non-Contributors:

Address: 8501 S VERMONT AVE
Type: Contributor
Year built: 1922
Property type/sub type: Commercial-Retail; Retail Store
Architectural style: Commercial, Vernacular

Address: 8505 S VERMONT AVE
Type: Contributor
Year built: 1927
Property type/sub type: Commercial-Retail; Retail Store
Architectural style: Commercial, Vernacular

Address: 8511 S VERMONT AVE
Type: Contributor
Year built: 1936
Property type/sub type: Commercial-Retail; Other
Architectural style: Commercial, Vernacular

Address: 8521 S VERMONT AVE
Type: Contributor
Year built: 1936
Property type/sub type: Commercial-Retail; Other
Architectural style: Art Deco

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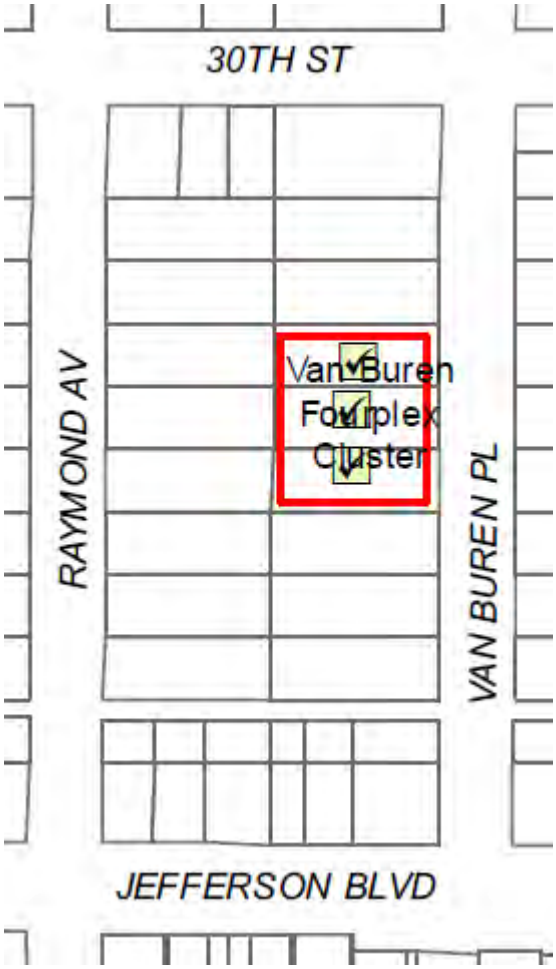
Name: Van Buren Fourplex Cluster

Description:

The Van Buren Fourplex Cluster is located mid-block on a residential street north of Jefferson Boulevard. The larger area generally comprises single-family homes. The cluster includes three nearly identical Craftsman-style fourplexes constructed between 1912 and 1913. The fourplexes feature nearly identical facades. The four unit entrances are located along a recessed front porch on first floor. Second story sleeping porches under two front gables have been enclosed, although these appear to be early alterations. Security window bars and doors have been added.

Significance:

The Van Buren Fourplex Cluster is a group of three fourplexes that are exemplary of the Craftsman style. The group conveys a high quality design and exhibits the distinctive features of the style and property type. Although individual examples exist throughout the city, it is unusual to find an intact concentration that collectively conveys the characteristics of the property type. Therefore, due to nearly identical design, scale and massing, these three fourplexes are significant as a contiguous grouping; any one building without the others would not have the same visual impact.



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Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	A row of three fourplexes that are exemplary of the Craftsman style. Convey high quality design with distinctive features. Striking as a group, with nearly idential massing and design.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Apartment Houses, 1910-1980
Property type:	Residential
Property sub type:	Apartment House
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	A cluster of three fourplex apartment houses exemplfying the fourplex property type in a rare, intact concentration of nearly identical dwellings.

Contributors/Non-Contributors:

Address: 3021 S VAN BUREN PL
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman

Address: 3025 S VAN BUREN PL
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman

Address: 3031 S VAN BUREN PL
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman

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Name: Washington Gardens Multi-Family District

Description:

The Washington Gardens Multi-Family Historic District is located along two parallel, flat blocks that are north of Washington Boulevard and east of Vermont Avenue in the Pico-Union neighborhood at the northeastern section of South Los Angeles. The Washington Gardens Multi-Family Historic District is a development of 21 properties that covers a full block of Westmoreland Avenue and one side of Orchard Avenue with four-, six-, and eight-unit, U-shaped buildings. All 21 buildings within the district boundaries are contributors to the historic district. The development conforms to the existing street grid. All buildings are oriented with the wings of the U-shape projecting towards the street. The buildings have stucco siding and were constructed in 1940 in the Minimal Traditional style with elements of the Colonial Revival, Hollywood Regency, and Streamline Moderne styles. The stylistic variations are subtle. The massing, form, and plan of the buildings are consistent, disguising the variations in the numbers of units. The buildings of the district have symmetrically-balanced front façades with centered entryways and windows arranged in pairs. Decorative details differ between buildings, but all integrate key features of the Colonial Revival style, including broken pediments on door and window surrounds and string courses separating the first and second floors. Cantilevered balconies span the recesses of the U-shape at the second floors of the buildings. Staircases for second floor access are located behind Classical door surrounds. Garages are accessed through a rear alley. Spaces between buildings and street-facing entrances are reserved for pedestrians. Eucalyptus trees line Westmoreland Street.

Significance:

The Washington Gardens Multi-Family Historic District is a rare example of an early 1940s apartment development planned by a single developer and contractor. The narrow period of significance 1940, reflects the year that all buildings within the district were constructed. Of the 22 buildings within the district boundaries, all 22 buildings (100%) are contributors to the historic district. All buildings within the boundaries of the blocks comprise the original development and are contributing properties to the district.

Washington Gardens was constructed by Aetna Construction and managed by Consolidated Hotels. Developments from this builder, of this size and number of units (over 200 as originally constructed), and from this time period were usually arranged in superblock configurations. Aetna Construction and Consolidated Hotels were also responsible for Dorset Village, a multi-family development of comparable size, also designed in the Minimal Traditional style with Colonial Revival details. While Dorset Village exhibits characteristics of the garden apartment property type, such as superblock site planning, separation of vehicular and pedestrian circulation and common green spaces, Washington Gardens conforms to the street grid, emphasizes pedestrian access at the front façade, and relegates vehicular access to rear alleys.

Washington Gardens is also an excellent, highly intact collection of apartment buildings that use Colonial Revival details to embellish the simple forms of U-shaped, Minimal Traditional multi-family residences. There are no architects listed on building permits for the district, but these design details can be found in other developments built by Aetna Construction for Consolidated Hotels in the early 1940s. When the development opened in June 1940, advertisements described Washington Gardens as moderately priced and emphasized its proximity to downtown Los Angeles and existing shopping corridors along Vermont Avenue and Washington Boulevard. Units featured electric, “matchless” appliances, which were advanced safety features at the time.

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Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Multi-Family Residential District, 1910-1980
Property type:	Residential-Multi Familty
Property sub type:	Multi-Family District
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	A significant concentration of nearly identical multi-family apartment buildings in a planned subdivision with intact landscaping. Excellent example of Depression-era housing.

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Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Developers and the Development Process, 1888-1975
Sub theme:	Merchant Builders, 1940-1975
Property type:	Residential Suburb
Property sub type:	Subdivision(s)
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a subdivision developed by Aetna Construction and Consolidated Hotels, a corporation responsible for a number of multi-family subdivisions in Los Angeles from the WWII era.

Contributors/Non-Contributors:

Address: 1725 S ORCHARD AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional; Hollywood Regency

Address: 1733 S ORCHARD AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional

Address: 1741 S ORCHARD AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional

Address: 1749 S ORCHARD AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional

Address: 1803 S ORCHARD AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional

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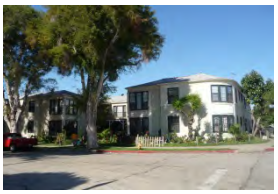
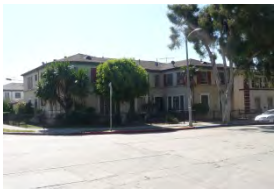
Address: 1811 S ORCHARD AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional; Hollywood Regency

Address: 1823 S ORCHARD AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional

Address: 1831 S ORCHARD AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 1723 S WESTMORELAND AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 1726 S WESTMORELAND AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional

Address: 1732 S WESTMORELAND AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional

Address: 1740 S WESTMORELAND AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional; Hollywood Regency

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Address: 1741 S WESTMORELAND AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional; Hollywood Regency

Address: 1748 S WESTMORELAND AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional

Address: 1749 S WESTMORELAND AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional

Address: 1800 S WESTMORELAND AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional

Address: 1801 S WESTMORELAND AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional

Address: 1810 S WESTMORELAND AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional

Address: 1813 S WESTMORELAND AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional

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Address:	1820 S WESTMORELAND AVE
Type:	Contributor
Year built:	1940
Property type/sub type:	Residential-Multi Family; Courtyard Apartment
Architectural style:	Minimal Traditional; Hollywood Regency

Address:	1825 S WESTMORELAND AVE
Type:	Contributor
Year built:	1940
Property type/sub type:	Residential-Multi Family; Courtyard Apartment
Architectural style:	Minimal Traditional

Address:	1830 S WESTMORELAND AVE
Type:	Contributor
Year built:	1940
Property type/sub type:	Residential-Multi Family; Courtyard Apartment
Architectural style:	Minimal Traditional

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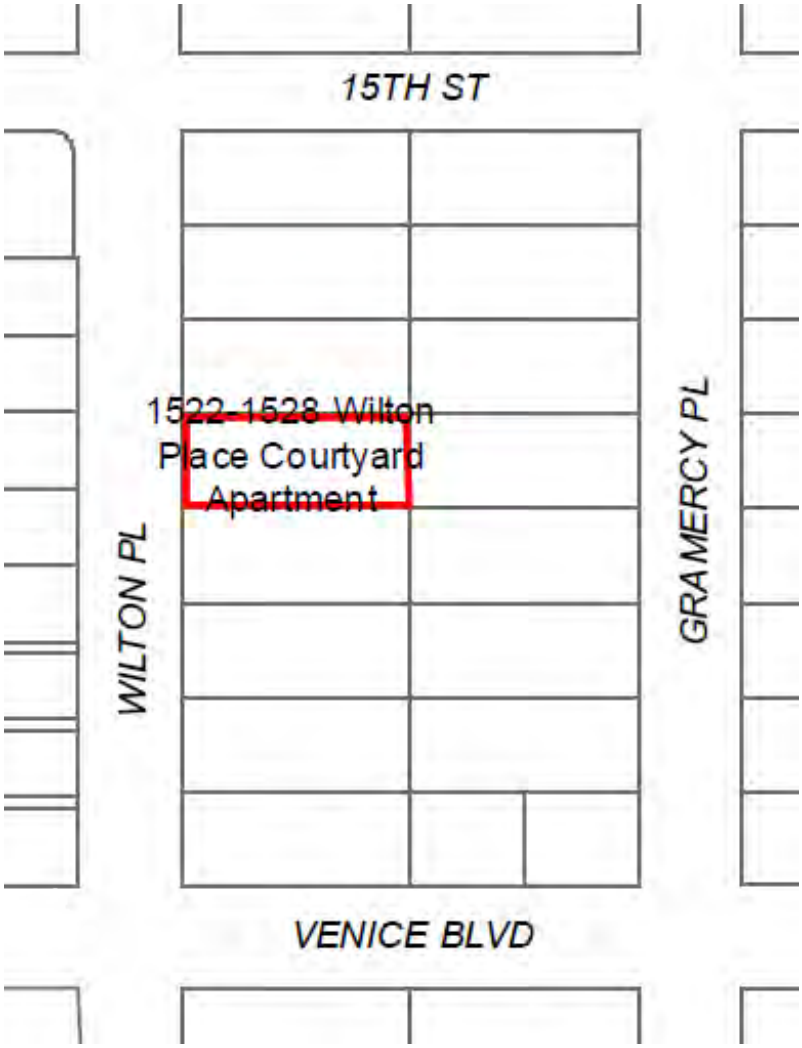
Name: 1522-1528 Wilton Place Courtyard Apartment

Description:

1522-1528 Wilton Place Courtyard Apartment is located in a residential neighborhood of the Harvard Heights area of South Los Angeles. The courtyard apartment is located on one parcel. It comprises three freestanding, two-story Mediterranean Revival-style buildings oriented inwards towards a central, landscaped courtyard. The site plan forms a U, with the rear building spanning the length of the parcel. A surface parking area is located behind the apartment complex and is accessed via a concrete driveway that runs along the north site of the property. Alterations include the modification of one of the entrances on the southern building, on the facade facing the street, and the removal of a few windows. Overall it is very intact.

Significance:

1522-1528 Wilton Place Courtyard Apartment is an excellent, intact example of a 1920s courtyard apartment. It was constructed in 1923 and is exemplary of the property type, with intact site planning, hardscaping and landscaping.



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Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Courtyard Apartments, 1910-1980
Property type:	Residential
Property sub type:	1920s-1930s Courtyard Apartment
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent and unusual example of a 1920s courtyard apartment complex with three buildings forming a U. It is a rare, intact example of the property type in the neighborhood.

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ATTACHMENT 8
Preparer Resumes

Sapphos environmental inc.

Marie C. Campbell, MA

Principal/President

Master of Arts, Geography, Geomorphology/ Biogeography, University of California, Los Angeles, 1988

- *Ensure technical and procedural adequacy pursuant to NEPA, CEQA, and other federal, state, and local statutes and regulations*
- *Agency coordination*
- *Coordination with special interests*
- *Identify opportunities for issue resolution*
- *Public outreach*
- *Quality assurance / quality control*

Years of Experience: 40

Relevant Experience:

- *SCAG 2016 RTP/SCS PEIR*
- *Los Angeles Union Station Forecourt and Esplanade Improvements Project EIR*
- *Martin Luther King Jr. Medical Center Campus EIR*
- *St. John's Wellness Center EA*
- *Arroyo Seco Master Plan EIR/CE*
- *Grand Avenue Realignment and Music Center Improvement Project EIR/CE*
- *Plaza de Cultura y Artes EIR/CE*
- *Hollywood Bowl Acoustical Shell Replacement Project EIR*
- *KROC Community Center EIR*
- *Kenneth Hahn Regional Park Ballfield Complex EIR*
- *Rehabilitation and Adaptive Reuse of Boddy House Garage CE*
- *Bosque del Rio Hondo MND/EA*
- *College Park Mixed Use EIR*
- *ROEN Development Section 8 Housing CE*
- *Marina del Rey Affordable Housing Policy MND*
- *County Ordinance to Ban Single-use Carryout Plastic Bags EIR and Subsequent Addendum EIRs for five cities*
- *Bellingham School and 4th Avenue School EIRs*

Ms. Marie Campbell, owner of Sapphos Environmental, Inc., is an environmental compliance specialist with 40 years of experience in managing environmental documents prepared pursuant to the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA) for projects involving complex community development and infrastructure issues. Ms. Campbell has served as the principal-in-charge for a wide range of other projects including transportation projects, community development projects, and healthcare projects.

Ms. Campbell provided strategic environmental compliance oversight and quality assurance for the Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy Program EIR, a comprehensive document that evaluated transportation improvement projects and land use patterns for six counties and 191 cities in the SCAG region. Ms. Campbell served in a comparable capacity for the Metro's Los Angeles Union Station Forecourt and Esplanade Improvements Project EIR and the Doran Grade Street Separator SE/CE. She also provided environmental compliance services for the Crenshaw/LAX and Regional Connector transit corridor projects, including SWPPP oversight, archeological and paleontological monitoring, evaluation of historic structures, and noise and vibration monitoring.

Having started her careers as an Environmental Compliance Specialist with the U.S. Army Corps of Engineers, she has an extensive background in NEPA, as well as CEQA and has overseen documents for a variety of community development projects, including mixed use projects, schools, community facilities, and parks. She served as the project manager for the College Park Mixed-Use project EIR, Keeler Dunes Dust Control Project EA/EIR, the Plaza de Culture y Artes EIR/CE, the KROC Community Center EIR, Lennox Section 8 housing CE, and the Music Center Annex CE. Many of these community developments have involved rights-of-way on federal lands, or the use of federal funds, including the Department of Housing and Urban Development, Federal Highway Administration, and Federal Railroad Administration. She has served as project manager for the Arroyo Seco Master Plan EIR, the Grand Avenue Realignment Project EIR/CE, the Hollywood Bowl EIR, the Kenneth Hahn Regional Park EIR, and the Bosque del Rio Hondo MND/EA. For each of these projects, Ms. Campbell directed the organization and scope of the environmental analysis, provided quality assurance for written work products, conducted the public outreach meetings, agency coordination, and made public presentations before the respective decision-making body.

She served as the principal-in-charge for the Martin Luther King Jr. Medical Center EIR to facilitate reopening of an interim Outpatient Hospital and construction of the Multi-Service Ambulatory Care Center, in the wake of a controversial closure of the facility that left a large area of south central Los Angeles with compromised accessibility to healthcare, particularly emergency medical services. She served in a comparable capacity for the St. John's Wellness Center EA and the Long Beach Memorial Medical Center EIR.

Ms. Campbell is recognized by the LA Bar Association as an expert witness for NEPA and CEQA. The majority of projects for which environmental compliance documentation has been prepared have not involved litigation; however, in each of the 14 cases (on 12 projects) that were litigated, Sapphos Environmental, Inc.'s client prevailed and was able to proceed with the project as analyzed. She serves on the board of the National Association of Environmental Professionals and the California Association of Environmental Professionals.

Sapphos environmental inc.

Rory J. Baker

Environmental Compliance Coordinator

BS, Geology: Environmental Geoscience, California State University, Los Angeles, 2020, summa cum laude

Years of Experience: 3+

Relevant Experience

- *CEQA Impact Analysis: Agriculture & Forestry Resources, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation, Utilities and Service Systems*
- *Exposition Park Master Plan Subsequent EIR*
- *Descanso Gardens Master Plan MND*
- *501 West Route 66 and 532 Parker Drive Project MND*
- *Los Angeles County Green Zones Program EIR*
- *Categorical Exemption documentation for projects in City of Los Angeles and County of Los Angeles*

Rory Baker, Environmental Compliance Coordinator for Sapphos Environmental, Inc., served as the Project Manager and the lead technical author for this technical memorandum. Ms. Baker performs impact analysis for various projects under the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). Ms. Baker has gained experience in projects that require varying levels of environmental documentation, including Initial Studies, Categorical Exemptions (CE), Mitigated Negative Declarations (MNDs), and Environmental Impact Reports (EIRs) under CEQA.

Ms. Baker has experience preparing environmental documentation in the City of Los Angeles and the surrounding region, including authoring technical sections of the approved Exposition Park Master Plan Subsequent EIR for the State of California (Final Subsequent EIR to Los Angeles Memorial Coliseum Renovation Project EIR). Additionally, Ms. Baker has authored sections of the approved Descanso Gardens Master Plan MND for the County of Los Angeles, the approved Los Angeles County Green Zones Program EIR, and the approved 501 West Route 66 and 532 Parker Drive Project MND.

Ms. Baker has experience with multiple Categorical Exemptions projects, authoring sections of both approved and in-progress categorical exemption documentation for cities and unincorporated territories in Los Angeles County. Ms. Baker has provided project management and served as the lead technical author for categorical exemption projects such as the Music Center Electrical Replacement Project in the City of Los Angeles (2021), the Sister Cities Friendship Path in the City of La Cañada Flintridge (2022), and the El Monte Bikeways Project in the City of El Monte (2022). Additionally, Ms. Baker has authored sections of the approved Pasadena Playhouse District Park Class 32 Categorical Exemption (2020) and the 6559 Brynhurst Avenue Apartment Project Class 32 Categorical Exemption (2019). For these projects, Ms. Baker attended and led client meetings, conducted desktop and site-specific research, and prepared substantial evidence documentation.

Ms. Baker has experience serving as the technical author to provide substantial evidence for multiple issue areas in CEQA documents, including Agriculture and Forestry Resources, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation, and Utilities and Service Systems.

Sapphos environmental inc.

Laura Male, AICP, MLA, BArch

CEQA Team Supervisor

Master of Landscape Architecture, California State Polytechnic University, Pomona, 2012

Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, 2010

Years of Experience: 10

Certifications:

- *American Institute of Certified Planners (AICP)*

Relevant Experience:

- *Project management of Categorical Exemptions, MNDs, EIRs, addenda to EIRs, and Subsequent EIRs*
- *CEQA Impact Analysis: Aesthetics, Agriculture & Forestry Resources, Land Use/Planning, Population & Housing, Public Services, Recreation*
- *Los Angeles Union Station Forecourt and Esplanade Improvements EIR/CEs*
- *Exposition Park Master Plan Subsequent EIR*
- *Descanso Gardens Master Plan MND*
- *Music Center Plaza Renovation Project*
- *SCAG 2016 RTP/SCS PEIR*
- *Categorical Exemption documentation for Los Angeles County and incorporated cities of Alhambra, Downey, Los Angeles, Ojai, Pasadena*

Laura Male, CEQA Team Supervisor for Sapphos Environmental, Inc., specializes in aesthetics, agriculture and forestry resources, population and housing, public services, and recreation analysis for both California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliance of programmatic and project level documents. Ms. Male brings an interdisciplinary knowledge of environmental planning, landscape architecture, and architecture to the firm. Ms. Male has conducted technical aesthetics analyses pursuant to the State CEQA Guidelines, local planning requirements, and BLM and USFS visual resource guidelines. Ms. Male serves as a project manager, technical author, and manages the work efforts of the environmental compliance group at Sapphos Environmental, Inc., including weekly check-in meetings and regular communication to ensure projects are on track.

Ms. Male has served as project manager for over 40 projects during her 9+ years at Sapphos Environmental, Inc., including preparation of Categorical Exemption documents, mitigated negative declarations (MNDs), environmental impact reports (EIRs), addenda to EIRs, and subsequent EIRs. Ms. Male served as the CEQA project manager for Exposition Park Master Plan (subsequent EIR to the Los Angeles Memorial Coliseum Renovation Project EIR), Descanso Gardens Master Plan (MND), Castaic Area Multi-Use Trails Plan (MND), Santa Susana Mountains Trails Master Plan – Phase II (MND), Pasadena Playhouse District Park (Class 32 Categorical Exemption), Ojai Valley Community Hospital CCC Replacement Project (Categorical Exemption), the 123. S. Chapel Avenue Mixed-Use Project (Class 32 Categorical Exemption), the multi-family residential Brynhurst Project (Class 32 Categorical Exemption), a medical office building for the Martin Luther King, Jr. Medical Center Campus (Addendum No. 1 to the Martin Luther King, Jr. Medical Center Campus Redevelopment Project EIR), and the Music Center Plaza Renovation Project (Addendum No. 4 to the Grand Avenue and Environs Project EIR) in downtown Los Angeles for the Los Angeles County Chief Executive Office. Ms. Male is familiar with the Music Center Electrical Replacement Project site through preparation of Addendum No. 4 to the Grand Avenue and Environs Project EIR prepared by Sapphos Environmental, Inc., which involved renovation of the Music Center Plaza in downtown Los Angeles that opened in August 2019 and management of construction mitigation monitoring efforts during nesting bird season. For these projects, Ms. Male assembled and managed a team to prepare technical analyses for project consistency with federal and state regulations, best practices, the State CEQA Guidelines, and both federal and local lead agency–specific thresholds; collaboratively develop project alternatives and mitigation measures to reduce impacts; and conduct mitigation monitoring.

Ms. Male prepared the Aesthetics, Agriculture/Forestry Resources, Public Services, and Recreation sections of the Southern California Association of Governments' (SCAG's) Program EIR for the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), which evaluated over 4,000 transportation and community improvements intended to move the six-county region towards compliance with the National Ambient Air Quality Standards. Ms. Male also prepared the Aesthetics, Recreation, and Population & Housing sections of the Los Angeles Union Station Forecourt and Esplanade Improvements Project EIR and NEPA documentation for the Los Angeles Metropolitan Transportation Authority (Metro). Ms. Male has field experience conducting visibility studies and collecting data for CEQA and NEPA evaluations, sound monitoring at the Hollywood Bowl, and wind speed monitoring.

Ms. Male is a certified planner (AICP) and serves as Legislative Liaison for the 2023 Board of the Los Angeles Chapter of the Association of Environmental Professionals (AEP).

Sapphos environmental inc.

Carrie E. Chasteen, MS

Cultural Resources Manager

Master of Science, (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois

Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida

- *Cultural resource management and legal compliance*
- *History of California*
- *Architectural History*
- *Cultural History*
- *Identification and evaluation of the built environment*
- *Archival documentation*
- *Historic preservation consultation*
- *Certified Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead*
- *Chair, Historic Preservation Commissioner, City of Pasadena*
- *Phi Alpha Theta National Honor Society*

Years of Experience: 20

Relevant Experience:

- *Exposition Park Master Plan*
- *Descanso Gardens Master Plan*
- *Addendum No. 4 to Grand Avenue and Environs Project*
- *Los Angeles Union Station Forecourt and Esplanade Improvements Project*

Ms. Carrie Chasteen has 20 years of experience in the field of cultural resources management, including project management, agency coordination, archival research, managing large surveys, preparation of Environmental Impact Statement / Environmental Impact Report (EIS/EIR) sections, peer review, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. Ms. Chasteen currently serves as Cultural Resources Manager.

Sapphos Environmental, Inc. was contracted with the Descanso Gardens Guild, Inc. (Guild) as a subconsultant to Rios to prepare California Environmental Quality Act (CEQA) documentation in support of the 15-year Descanso Gardens Master Plan prepared by Rios. Descanso Gardens is an approximately 149-acre property owned by the County of Los Angeles, operated by the nonprofit 501(c)(3) Guild, and located in the City of La Cañada Flintridge. The Master Plan is a framework to guide new development and recommend improvements to existing gardens, particularly implementable projects that would sustain operations and enhance the experience of County residents and visitors. Ms. Chasteen provided QA/QC for an evaluation report of Descanso Gardens prepared for the Los Angeles County Department of Parks and Recreation; the MND section prepared in support of the Master Plan; and a National Register of Historic Places nomination. Descanso Gardens was formally listed in the National Register in early 2021.

Sapphos Environmental, Inc. provides project construction management (PCM) services for Construction Packages (CP) 2-3 and 4 of the California High Speed Rail Project. Of the services provided, Ms. Chasteen routinely prepares cultural resource sections of reexams for the EIS/EIR prepared in support of the project as the design is refined. Additionally, Ms. Chasteen has assisted with archaeological surveys under the supervision of a fully qualified archaeologist.

Ms. Chasteen prepared a historical resource exceptions memorandum for the record (MFR) in support of the sports complex project located at Rancho Los Amigos. Rancho Los Amigos was formed in the 1880s as the Los Angeles County poor farm and continues to function as a rehabilitative hospital. The County proposed to demolish three contributing and one non-contributing feature of the South Campus Historic District. Sapphos Environmental, Inc. successfully completed preparation of the Categorical Exemption.

Sapphos Environmental, Inc. was retained by The Music Center and the County of Los Angeles (County) to prepare necessary environmental documentation pursuant to CEQA and NEPA in support of the Grand Avenue and Environs Project. The project goal was to create a more welcome environment for the community and visitors. Ms. Chasteen provided QA/QC for Historic American Buildings Survey addendum documentation on file with the Library of Congress and prepared the historical resources EIR section.

Sapphos environmental inc.

Jessica P. Aquino, M.S.

Environmental Compliance Coordinator

Master of Science, Environmental Biology, Regis University, Denver, CO, 2019

Bachelor of Science, Biology, Loyola Marymount University, Los Angeles, CA, 2017

- *AEP NEPA Essentials Workshop*
- *GHG Emissions compliance consistency*
- *NEPA regulatory compliance document writing*
- *Geospatial analysis (ArcGIS)*
- *Data analysis*
- *Field Biology surveys*
- *Grant proposal and report writing*
- *Project Management*
- *Environmental document review*

Years of Experience: 2+

Relevant Experience

- *Endangered species monitoring for the Fish and Wildlife Service in Colorado*
- *Agency coordination*
- *Habitat restoration*
- *Invasive plant management*
- *Preparation of NEPA Compliance Document (EA)*

Ms. Jessica Aquino, Environmental Compliance Coordinator at Sapphos Environmental, Inc., is an environmental scientist with a background in wildlife biology and English. Ms. Aquino has experience in the field of wildlife biology conducting public/governmental agency coordination, construction monitoring, trapping, project management, and surveys.

Prior to joining Sapphos Environmental, Inc., Ms. Aquino's experience includes managing and working on green infrastructure and open space projects. Ms. Aquino performed surveys and documented environmental components to address various infrastructure projects throughout the Los Angeles Basin for Amigos de los Rios/The Emerald Necklace Group, a small, non-profit organization. These projects involved construction monitoring and field surveys, including those for chaparral plant communities, rare plants, and special status wildlife species in areas varying from woodlands, grasslands, and riparian zones. Ms. Aquino calculated GHG emissions to determine compliance consistency for a client. Ms. Aquino served as construction monitor on the Field Remodeling Project at Bassett High School in the City of Industry and ensured the that the client followed all avoidance and mitigation measures pursuant to the applicable issued permits.

Additionally, Ms. Aquino performed house finch (*Haemorhous mexicanus*), burrowing owl (*Athene cunicularia*), Western scrub jay (*Aphelocoma californica*), bluegrass (*Poa annua*), crabgrass (*Digitaria sanguinalis*), and river surveys for Two Ponds National Wildlife Refuge (TPNWR) and Rio Mora National Wildlife Refuge (RMNWR) in Colorado during her graduate program. She provided research and recommendations for TPNWR to manage their invasive and non-native plant issues and restore their heavily impacted diverse ecosystems. She provided research of their biological resources to RMNWR about their ability to maintain rare wildlife species.

Protocol surveys for Blunt-Nosed Leopard Lizards (*Gambelia sila*) in Central California and the Santa Anita Headworks and serving as a technical writer for various reports comprise Ms. Aquino's recent project experiences.

Ms. Aquino completed her bachelor's degree in biology with a minor in English from Loyola Marymount University. She completed her master's degree in environmental biology at Regis University.

Sapphos environmental inc.

Megna Murali, MS

Environmental Compliance Coordinator

MS, Ecosystem Science and Management, Texas A&M, College Station, Texas, 2018

BS, Environmental Studies, Southern Methodist University, Dallas, Texas, 2016

- *Technical Air Quality/GHG Emissions Specialist*
- *Technical Noise Specialist*
- *Noise measurements and traffic counts*
- *CEQA/NEPA Compliance*
- *Geospatial analysis*
- *Environmental Regulatory and Policy Analysis*

Years of Experience: 2+

- *Brynhurst Avenue Project Class 32 CE*
- *Descanso Gardens Master Plan MND*
- *Los Angeles County Green Zones Program Initial Study (EIR in progress)*
- *Exposition Park Master Plan Subsequent EIR*
- *9034 Sunset Boulevard EIR*
- *Long Beach Community College District Master Plan Supplemental EIR*

Megna Murali, Environmental Compliance Coordinator for Sapphos Environmental, Inc., has experience in technical analyses and regulatory compliance with an educational background in geospatial analysis. Ms. Murali has served as a technical specialist in the preparation of California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliance documentation including Categorical Exemption (CE) documents, Mitigated Negative Declarations (MNDs) and Environmental Assessments (EA). Ms. Murali provides sustainability metric oversight on the Program Construction Management team for Construction Package (CP) 4 of the California High Speed Rail (HSR) Project near Wasco in Kern County. During her graduate program at Texas A&M, Ms. Murali focused on spatial metrics using remote sensing and GIS to assess driving environmental factors through the analysis of aerial imagery. Ms. Murali has applied her background in spatial metrics to identify impacts based on regulatory significance thresholds. Ms. Murali has experience preparing Air Quality and Noise technical studies and completing project site noise measurements. She is familiar with CalEEMod 2016.3.2 and calculated estimated construction, operational, and maintenance emissions based on construction scenarios. The range of project types that Ms. Murali has worked on includes residential, commercial, institutional facilities, park and school modernization efforts, and urban spaces. Ms. Murali specializes in air quality, greenhouse gases, and energy compliance and has conducted impact analyses for both CEQA and NEPA compliance.

Ms. Murali has prepared Air Quality, Greenhouse Gases, and Energy analysis for environmental documentation for projects in the City of Los Angeles including the Class 32 Infill Categorical Exemption report for the multi-family residential Brynhurst Project, the Descanso Gardens MND, the Green Zones Ordinance Programmatic Initial Study. Ms. Murali has experience conducting air quality analysis and noise monitoring in the City of Los Angeles. Ms. Murali manages the noise measurement efforts for lease events at the Hollywood Bowl.

Ms. Murali has conducted environmental analysis for similar planning efforts including the Air Quality, Greenhouse Gases, and Energy sections for the Descanso Gardens Master Plan MND, Exposition Park Master Plan SEIR, and the Los Angeles County Green Zones Ordinance Program Initial Study. Ms. Murali has conducted environmental analysis for Air Quality and various other CEQA sections for the 9034 Sunset Boulevard EIR, the Long Beach Community College District Master Plan Supplemental EIR, and several other MNDs for mixed-used projects.

Ms. Murali is on the board of the Los Angeles Chapter of the Association of Environmental Professionals (AEP) and coordinates the programs and events that the chapter hosts. She also works closely with student outreach by providing support and involving students with our LA chapter. She helps in facilitating "Round Tables" that allow students to ask questions to professionals in the environmental industry.

Sapphos environmental inc.

Aimee L. Frappied, BS, MS

Supervisor, Environmental Special Services

Bachelor of Science, Environmental Economics and Policy, Oregon State University, 2015

Master of Science, Environmental Studies, California State University, Fullerton, 2023

- *CEQA/NEPA regulatory compliance*
- *Permitting Support*
- *Agency Coordination*
- *CEQA/NEPA documentation*
- *Environmental document review*
- *Field survey and monitoring*
- *Financial management and budgetary planning*

Years of Experience: 12+

Relevant Experience:

- *Doran Street Grade Separation Project NEPA Documentation*
- *CP2/3 and CP4 CHSR Project Environmental Compliance*
- *Rancho Los Amigos Sports Center Categorical Exemption/Categorical Exclusion*
- *Los Angeles Union Station Forecourt and Esplanade Improvements EIR*
- *SCAG Programmatic EIR for the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy*

Ms. Aimee Frappied, Supervisor for Environmental Special Services at Sapphos Environmental, Inc., is an environmental planner with background in economics and forestry. She currently handles project management support, environmental documentation and sustainability for the California High-Speed Rail (HSR) Authority, Construction Packages 2-3 and 4, and leads the reexamination process for design variations. In addition, Ms. Frappied handles California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) review for various projects throughout the County of Los Angeles. Ms. Frappied is currently the assistant project manager for environmental compliance for the Doran Street Grade Separation project, in the City of Glendale. This project involves the creation of a grade separation across the Verdugo Wash, to circumvent the at-grade railroad crossing and requires a USACE Section 408 Permit, USACE Section 404 Permit, Phase I Environmental Site Assessment, Biological Assessment, Cultural Resources Technical Report and Section 401 Regional Water Quality Control Board Permitting. In addition, Ms. Frappied served as project manager for the preparation of a Categorical Exemption under CEQA the preparation of NEPA Environmental assessment for the Rancho Los Amigos South Campus Sports Center project in the City of Downey, California.

Ms. Frappied has direct experience preparing a variety of environmental documents, from writing scoping notices to development of CEQA/NEPA documentation, and project coordination with public sector clients including the County of Los Angeles, the California Department of Transportation (Caltrans), and the Metropolitan Water District of Southern California. Ms. Frappied has prepared environmental documentation for projects including the Los Angeles County Hauled Water Initiative Programmatic EIR, Los Angeles Union Station Forecourt and Esplanade Improvements Project EIR, and the 2016 SCAG RTP/SCS Program EIR.

Ms. Frappied conducting field sound monitoring and authored the Agriculture and Forestry Resources and Noise Sections of the Los Angeles Union Station Forecourt and Esplanade Improvements Project EIR and corresponding NEPA documents for the Los Angeles County Metropolitan Transportation Authority. The project includes a "road diet" on Alameda Street, a bike lane, and sidewalk and plaza improvements to facilitate multi-modal travel. On a concurrent track with the CEQA analysis, Preliminary Environmental Studies (PESs) and Categorical Exclusions were prepared in accordance with NEPA for the proposed ATP-funded Alameda Street and Los Angeles Street improvements.

Ms. Frappied assisted in preparation of Response to Comments and the Final EIR for SCAG's 2016 RTP/SCS. The Program EIR evaluated over 4,000 transportation and community improvements intended to move the six-County region towards compliance with the National Ambient Air Quality Standards. The document has withstood all legal challenges.

Ms. Frappied completed her bachelor's degree in environmental economics and policy from the College of Agricultural Sciences at Oregon State University and completed her master's degree in environmental studies at California State University, Fullerton with a focus on resource management and sustainability.

Sapphos environmental inc.

B. Graham Larkin, PhD

Architectural Historian

PhD, History of Art & Architecture, Harvard, Cambridge, MA, 2003

- *History of art, architecture, landscape, and urbanism*
- *Management of cultural resources, including museums and historic sites*
- *Archival documentation*

Years of Experience: 25+

Mr. Graham Larkin has more than 25 years of experience as a researcher, professor, and curator specializing in European and American art and architecture. In recent years, he has become a leading advocate for sustainable urbanism and safe mobility.

Mr. Larkin has worked as a cataloguer and at the Canadian Centre for Architecture, Montreal (1992–1993); as a curator of European & American art at the National Gallery of Canada (1993–1995 and 2005–2011); as a teacher of undergraduate classes at Harvard and Stanford universities (2000–2005), and of graduate classes at the Azrieli School of Architecture and Urbanism at Carleton University, Ottawa (2013–2014); and as a researcher in Canadian federal departments (Aboriginal Affairs; Fisheries & Oceans; Public Health Agency). He has also been a leading advocate and consultant for cultural heritage (Small Museums Canada); sustainable living (Slow Ottawa); and safe mobility for drivers, cyclists, and pedestrians (Vision Zero Canada).

Since joining Sapphos Environmental, Inc. in 2022, Mr. Larkin has conducted historic assessments (including HABS, DPR 523A and HRAR reports) throughout Los Angeles and San Bernardino Counties, at sites in Altadena, Bakersfield, Beverly Hills, Boyle Heights, Burbank, East Hollywood, Glendale, Hyde Park, Koreatown, Ontario, Pasadena, Reseda, Santa Monica, Sierra Madre, South Pasadena, Valley Glen, Venice and Ventura. He has also completed Landmark and Mills Act applications.

Mr. Larkin is a member of the Society of Architectural Historians and the Los Angeles Conservancy.

Sapphos environmental inc.

Travis V. Trejo, BA

GIS Analyst

BA Urban Studies, University of California Irvine, Irvine, CA, 2021

Certificate of Achievement Geographic Information Systems, San Bernardino Valley College, San Bernardino, CA

- *ArcGIS*
- *ArcGIS Online*
- *SQL*
- *Cartography*
- *Database Management*
- *ESRI Dashboards/Story Maps*
- *ESRI Remote Apps*

Years of Experience: 1+

Relevant Experience

- *City of Highland*

Mr. Travis Trejo, GIS Analyst for Sapphos Environmental Inc. has more than one year of experience using ArcGIS and associated software. His previous work has been primarily focused on city planning and development. In his studies at the University of California, Irvine (UCI), he studied planning, policy, and design, along with being introduced to GIS. In that time, he worked on a project mapping out vacant parcels and emergency services in Santa Ana in order to present to stake holders to push for more equitable development throughout the city. After graduation, Mr. Trejo pursued a certificate in Geographic Information Systems to further advance his skills, inclusive of a project using remote apps to better understand community engagement.

Prior to Sapphos Environmental Inc, Mr. Trejo did municipal work using GIS assisting the planning and engineering departments. There, Mr. Trejo worked on maps for current developments throughout the city, parks and trail maps, special district maps, buffer maps for proposed moratoriums, vacant parcel maps for calculating DIF's. and updated Land Use/Zoning maps which had been out of date. Alongside mapping projects, Mr. Trejo also managed to organize the city's spatial data, and assisted in integrating old data into the newly established structures put into place.

Exhibit B

DEPARTMENT OF CITY PLANNING
APPEAL RECOMMENDATION REPORT

South Los Angeles Area Planning Commission

Date: July 18, 2022
Time: **After 4:30 p.m.***
Place: In conformance with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [https://zoom.us/].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at https://planning.lacity.org/about/commissions-boards-hearings and/or by contacting cpc@lacity.org

Public Hearing: Required
Appeal Status: Not Further Appealable
Expiration Date: N/A

Case No.: VTT-83081-SL-HCA-1A
CEQA No.: ENV-2020-3308-CE
Incidental Cases: N/A
Related Cases: VTT-83081-SL-HCA
Council No.: 8 – Marqueece Harris-Dawson
Plan Area: South Los Angeles

Specific Plan: South Los Angeles CPIO
Certified NC: Empowerment Congress North Area
GPLU: Neighborhood Commercial
Zone: C2-1VL-O-CPIO
Applicant/Owner: Ziyi Yang,
Representative: Tripalink
2905 S. Vermont Ave.
Ste 204
Los Angeles, CA 90007
Appellants: Tanisha B. Thomas,
West Adams Neighborhood Assoc,
Greater Page Temple

PROJECT LOCATION: **1840 – 1848 West Adams Boulevard**

PROPOSED PROJECT: The proposed project is to subdivide two (2) 7,062 square foot lots, totaling 14,142 square feet, into ten (10) new lots for the construction, use, and maintenance of ten (10) small lot homes in the C2-1VL-O-CPIO zone.

APPEAL ACTION:

1. Appeal of the project's environmental clearance determining that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies

2. Appeal of the Advisory Agency's decision to approve a Vesting Tentative Tract Map Approval to subdivide two (2) 7,062 square foot lots, totaling 14,142 square feet, into ten (10) new lots for the construction, use, and maintenance of ten (10) small lot homes in the C2-1VL-O-CPIO zone.

RECOMMENDED ACTIONS:

1. **Determine** that based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2. **Deny** the appeal filed by Tanisha B. Thomas on behalf of the West Adams Neighborhood Association and the Greater Page Temple and SUSTAIN the decision of the Advisory Agency's decision to approve a Vesting Tentative Tract Map to subdivide two (2) 7,062 square foot lots, totaling 14,142 square feet, into ten (10) new lots for the construction, use, and maintenance of ten (10) small lot homes in the C2-1VL-O-CPIO zone;

3. **Adopt** the attached Findings; and

4. **Adopt** the attached Conditions of Approval.

VINCENT P. BERTONI, AICP
Director of Planning

Michelle Singh

Faisal Roble,
Principle City Planner

Michelle Singh

Michelle Singh,
Senior City Planner

Sergio Ibarra,
City Planner

Rafael Fontes,
Planning Assistant

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the City Planning Commission Secretariat, 200 North Spring Street, Room 272, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

PROJECT SUMMARY

The proposed project is to subdivide two (2) 7,062 square foot lots, totaling 14,142 square feet, into ten (10) new lots for the construction, use, and maintenance of ten (10) small lot homes in the C2-1VL-O-CPIO zone.

APPEAL SCOPE

The appeal, filed by Tanisha B. Thomas on behalf of the West Adams Neighborhood Association and the Greater Page Temple, challenges the Advisory Agency's decision to approve a Vesting Tentative Tract to subdivide two (2) 7,062 square foot lots, totaling 14,142 square feet, into ten (10) new lots for the construction, use, and maintenance of ten (10) small lot homes in the C2-1VL-O-CPIO zone.

BACKGROUND

The project site, located at 1840 – 1848 West Adams Boulevard, consists of two rectangular lots totaling approximately 14,142 square feet in area. Zoned C2-1VL-O-CPIO, the project site has a frontage of 100 feet along the south side of Adams Boulevard and approximately 141 feet of frontage along the east side of an unnamed alley. It is located within the South Los Angeles Community Plan, which designates the site for Neighborhood Commercial uses.

The proposed project is a Vesting Tentative Tract Map to subdivide an existing pair of 7,062 square-foot lots, totaling 14,142 square feet, into ten (10) new lots for the construction, use, and maintenance of ten (10) single-family dwellings (small lot homes) in the C2-1VL-O-CPIO Zone. All units will be four stories, with a maximum height of 45 feet, with two covered parking spaces per lot. This will create twenty (20) covered parking spaces total, integrated into the units as two car garages. The property is currently developed as a single-story commercial storefront building, parking lot, and rear storage shed, proposed to be demolished.

SURROUNDING PROPERTIES

Abutting properties to the north and east are designated for Neighborhood Commercial land uses in the C2-1VL-O-CPIO zone and are developed with two to three-story multi-family homes. The property directly west and across an alley, also in the C2-1VL-O-CPIO zone, is developed with a church (Greater Page Temple Church of God in Christ). The abutting property to the south is zoned RD1.5-1-O-CPIO and developed with a two-story apartment building. The project site is located within a Transit Priority Area (ZI-2452), limiting the extent to which aesthetics and parking are defined as impacts under CEQA.

STREETS

Adams Boulevard, adjoining the property to the north, is designated by the Mobility Plan as an Avenue I, with a designated right-of-way width of 100 feet. It is fully improved with asphalt, concrete sidewalks, and streetlights.

Alley, adjoining the property to the west, is undesignated by the Mobility Plan. It has a width of 14 feet and is improved with asphalt and a concrete drainage channel.

ENVIRONMENTAL CLEARANCE

The Project application was filed on May 22, 2020, seeking an Advisory Agency approval of a Vesting Tentative Tract Map. The CEQA clearance, ENV-2020-6490-CE determined that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies.

DECISION AND APPEAL

On April 5, 2022, the Advisory Agency issued a determination to approve a Vesting Tentative Tract Map to subdivide two (2) 7,062 square foot lots, totaling 14,142 square feet, into ten (10) new lots for the construction, use, and maintenance of ten (10) small lot homes in the C2-1VL-O-CPIO zone.

On April 15, 2022, an appeal was filed by Tanisha B. Thomas on behalf of the West Adams Neighborhood Association.

APPEAL ANALYSIS

APPEAL (Tanisha B. Thomas, West Adams Neighborhood Association and the Greater Page Temple)

The following statements are summarized from the appeals submitted by the appellant. The appeal in its entirety is attached for reference (see Exhibit D). The main appeal points raised were related to the following: 1) Small Lot Subdivision Guidelines; 2) Community Plan Consistency Findings; 3) Historic Character; 4) Environmental Effects.

1) Small Lot Subdivision Guidelines

Appeal point 1:

"The design is not compatible with design guidelines standards for the Community Plan nor is it compatible with the City's Small Lot Subdivision Design Guidelines.

- The site is not suitable for this barrack like type of development nor is the proposed density suitable;
- The project fails to meet the goals of the small lot subdivision which was intended to promote affordable homeownership;
- The project fails to meet the aesthetic requirements of a city designated scenic highway, Adams Boulevard, nor does it conform to the established setbacks of Adams Boulevard;

Staff Response 1:

The appellant failed to provide substantive evidence to support its assertion that the Project is not compatible with the Small Lot Subdivision Guidelines. The entitlement request before the Advisory Agency was for a Vesting Tentative Tract Map for a small lot subdivision, not for an administrative clearance of the Small Lot Subdivision Guidelines. The State Subdivision Map Act establishes that local agencies regulate and control the design of subdivisions, and the subdivision and merger of land is regulated by Article 7 of the LAMC. For the purposes of a subdivision, "design" and "improvement" is defined by Subdivision Map Act Section 66418, 66427, and LAMC Section 17.02.

Pursuant to Section 66418 of the Map Act, "design" of a map refers to street alignments, grades, and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects". Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a) of the Advisory Agency's Determination, LAMC Section

17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site.

As the Vesting Tentative Tract Map meets the technical requirements of the LAMC, including standards for the maximum permitted density, height, and subdivision of land, the proposed map demonstrates compliance with the LAMC as well as the intent and purpose of the General Plan with regard to density and use. The Tract Map review process is separate from issues of architectural design or compatibility, as the subdivision is for small lot subdivision purposes, and does not subscribe or necessitate a specific architectural design per Subdivision Map Act Sections 66418 and 66427.

The appellant failed to support their assertion that the Project fails to adhere to the aesthetic requirements of a city designated scenic highway. To the extent Appellants claim that the Project is inconsistent with the City designation of Adams Boulevard as a scenic highway under the Los Angeles Mobility Plan 2035, there is no evidence to support this claim. The City of Los Angeles Mobility Plan 2035, Appendix B, identifies the following five factors related to the maintenance of identified Scenic Highways: (1) Roadway Design and Alignment; (2) Parkway Planting/ Landscaping; (3) Signs/ Outdoor Advertising Restrictions; (4) Utilities (e.g. undergrounding of new or relocated utility facilities); and (5) Opportunity for Enhanced Non-Motorized Circulation. The Project will not affect the design or alignment of West Adams Boulevard, the earthwork/grading, planting/landscaping and utilities work required for the Project will not alter the Adams Boulevard parkway and trees, and as a residential project, the Project will not contain any outdoor advertising. In addition, no podium parking is visible along the Project's frontage along Adams Boulevard as the parking podium is fully screened and the setback is fully landscaped. Therefore, the Project is not inconsistent with the Scenic Highway Guidelines or Citywide Design Guidelines to the extent that these guidelines would be applicable to any CEQA analysis.

2) Community Plan Consistency Findings

Appeal point 2:

"The proposed tract map is not consistent with the South [Los Angeles] Community Plan which places a high value on infill development being consistent with the community character. The size, scale, excessive room count (96) is contrary to the goals of the South Community Plan. Additionally, the project fails to meet the goals of the small lot subdivision which was intended to promote affordable homeownership.

Staff Response 2:

The Appellant has failed to support their assertion that the Tract Map is not consistent with the South Los Angeles Community Plan. The Advisory Agency has made findings of consistency with the Plan when approving the Project and no new substantial evidence has been raised by the Appellant regarding this analysis. The project site is located within the South Los Angeles Community Plan with a Neighborhood Commercial land use designation with corresponding zones C1, C1.5, CR, C2, C4, R3, and RAS3. The subject property is zoned C2-1VL-O-CPIO. The proposed subdivision is for two (2) lots, totaling 14,142 square-feet into ten (10) lots for the construction, use and maintenance of ten (10) small lot single family homes. Lots 1 through 10 will have two (2) covered parking spaces per lot, which is consistent with the zone and land use designation.

3) Historic Character

Appeal Point 3:

"The South [Los Angeles] Community Plan recognizes that this area includes neighborhoods that are 'unique and historically significant in character' and thus includes provisions specifically to address compatibility of new development with the existing neighborhood character

- Community members are aware that infill development is not meant to mimic or replicate Historic architectural styles, however, the plans and elevations that were presented at the public hearing on January 12, 2022, revealed a modern structure that had undergone small adjustments (in color palette and roof pitch) in order to make the modern design of the building less-than-minimally compatible with the existing neighborhood structures. The level of compatibility does not match the intent of the South [Los Angeles] Community Plan.

- The Charles Victor Hall Tract consists of Craftsman, Victorian and Spanish/Mediterranean Revival style residential dwellings. There is little to no meaningful reference to any of these styles of architecture in the plans that were presented at the public hearing.

- The style does reflect the established modern, boxy style of already existing Tripalink structures that are recognizable as a "brand" by college students in the USC area."

Staff Response 3:

The appellant failed to support their assertion that the Project is not compatible with the South Los Angeles Community Plan. Staff Response 2 (above) details how the Project is consistent with the zone and land use designation.

The project site is not designated a historical resource by local or state agencies, and has not been determined to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register, and/or any local register. In addition, the project site is not listed in HistoricPlacesLA or SurveyLA as a potential historical resource. The proposed project would not cause an adverse change in the significance of a historical resources as defined in Section 15064.5 of the State CEQA Guidelines.

The southern edge of the project site abuts the Charles Victor Hall Character Residential Subarea of the South Los Angeles Community Plan Implementation Overlay (CPIO), which "includes neighborhoods that have an abundance of historically and architecturally significant buildings." However, this site is not subject to the CPIO development standards for Residential Subareas, as it is in CPIO Subarea A: Neighborhood-Serving Corridor. This subarea "allows for more multi-family housing and a refined range of commercial uses that serve the needs of the surrounding neighborhood," and the CPIO development standards for Corridors Subarea are in effect here. The most updated version of the project design, presented by the applicant during the January 12, 2022 hearing (See Exhibit B), is compliant with all the relevant development standards for CPIO Subarea A.

4) Environmental Effects

Appeal Point 4:

"The design and over dense development will result in health and safety problems, parking congestion, and have a negative effect on the historic residential neighborhood adjacent (officially recognized in the CPIO of the South Community· Plan), on the adjacent historic Greater Page Temple, and on the Los Angeles City designated scenic highway, Adams Boulevard (designated by the city in its Mobility Plan.)

- The concern is not only regarding the proposed development to be located at 1840-1848 W. Adams Blvd., but the cumulative effects of having multiple high-density barrack style co-living developments within a ¼ mile radius. These developments have already and will continue to increase traffic, create more trash/refuse, and increase noise in the area…
- Activities at the Greater Page Temple Church of God in Christ… will be affected adversely due to increased traffic through the alleyway that will provide the main vehicle access to the proposed development…
- The community has health concerns because the number of bedrooms filled by tenants at the existing Tripalink structures and other increased density, oversized apartment and/or co-living structures has created access issues…"

Staff Response 4:

The Appellant has failed to support their claim that the project would result in any significant effects relating to traffic, noise, air quality or water quality. The project is beneath the threshold criteria established by LADOT for preparing a traffic study, as verified by staff correspondence with LADOT in July 8, 2022. Therefore, the project will not have any significant impacts to traffic. The project will not result in significant impacts related to air quality because it falls below interim air threshold established by Department of City Planning (DCP) staff. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

The project is consistent with the type of development permitted for the areas zoned C2-1VL-O-CPIO and designated for Neighborhood Commercial land uses. The project site is currently developed with a single-story commercial storefront building, parking lot, and rear storage shed, to be demolished. Given the proposed project is for 10 dwelling units, that equates to a net increase of ten (10) dwelling units. No other subdivision has been developed within a 500-foot radius of the subject site within the last thirteen years. As such, the addition of ten (10) small lot homes will not significantly impact the area. Therefore, no foreseeable cumulative impacts from small-lot developments are expected.

Furthermore the project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff.

See Staff Response 2 for findings with respect to the South Los Angeles Community Plan consistency.

See Staff Response 3 for findings with respect to historic resources and the adjacent Character Residential Subarea.

CONCLUSION

For the reasons stated herein, and per the findings of the Advisory Agency's Determination, the proposed project complies with the applicable provisions of the Vesting Tentative Track Map Standards, the South Los Angeles Community Plan and CPIO, and the California Environmental Quality Act (CEQA). Planning staff evaluated the proposed project and determined it meets the findings to approve a Small Lot Subdivision and that the project qualifies for a Class 32 Categorical Exemption. Based on the complete plans submitted by the applicant and considering the appellant's arguments for appeal, staff has determined that the project meets the required findings.

Therefore, staff recommends that the South Los Angeles Area Planning Commission take the following actions:

DETERMINE that based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

DENY the appeal, filed by Tanisha B. Thomas on behalf of the West Adams Neighborhood Association and the Greater Page Temple, and SUSTAIN the decision of the Advisory Agency's decision to approve a Vesting Tentative Tract Map to subdivide two (2) 7,062 square foot lots, totaling 14,142 square feet, into ten (10) new lots for the construction, use, and maintenance of ten (10) small lot homes in the C2-1VL-O-CPIO zone;

ADOPT the attached Findings, and

ADOPT the attached Conditions of Approval.

Exhibit C

	Address	Case Number
1	243 W Adams Boulevard	296 apartments
2	505 W 31st Street	73 apartments
3	2595 S Hoover Street	46 townhomes
4	2321 S Flower Street	280 apartments
5	2813 S Flower Street	47 hotel rooms
6	1069 W Exposition Blvd	52 apartments (Withdrawn)
7	1265 W Exposition Blvd	108 apartments
8	1421 W Adams Boulevard	45 apartments

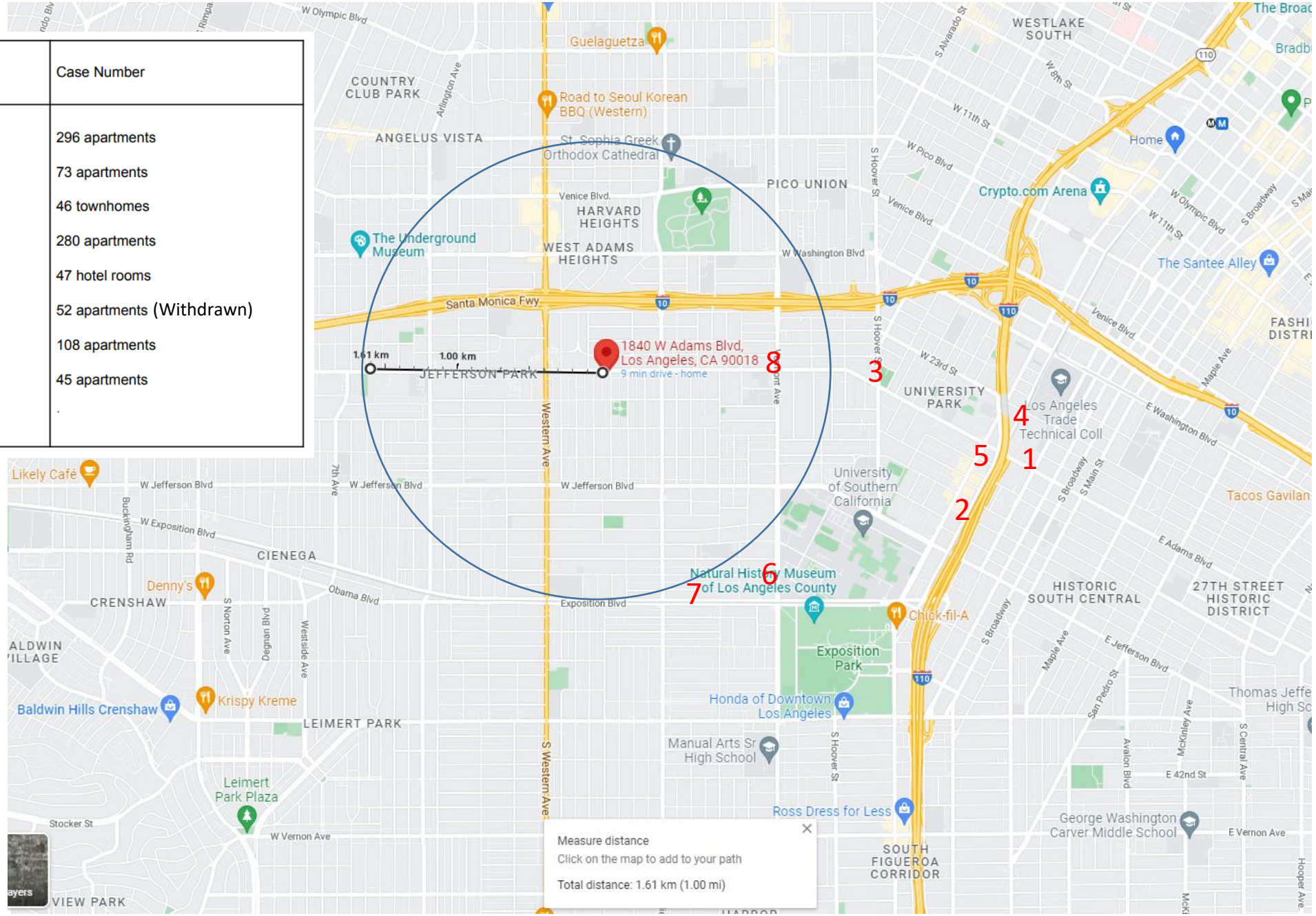

Exhibit D

LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: SEP 12 2017

Case No.: CPC-2016-3312-GPA-VZC-DB-SPR Council District: 9 - Price
CEQA: ENV-2016-3313-MND
Plan Area: Southeast Los Angeles
Related Case: VTT-74510-1A

Project Site: 232 – 250 West 25th Street;
2504 – 2528 South Grand Avenue;
227 – 243 West Adams Boulevard

Applicant: Michael Schwartzman, CVGHB 228 West 25th Street, LLC
Representative: Alex Irvine, Irvine & Associates

At its meeting on **August 10, 2017**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Demolition of existing structures and surface parking for the construction, use and maintenance of a seven story, 87-foot high mixed-use building with five stories of residential uses above a two-story parking and commercial podium. The residential component includes approximately 278,384 square feet of floor area and up to 296 residential units. Of these units, 11 percent (25 units) of the base density of 221 units are reserved for restricted affordable units at the Very Low Income level. A minimum of three (3) units shall be reserved as Workforce Income Units.The commercial component consists of approximately 5,000 square-feet of retail/restaurant uses at the ground level. Approximately 341 parking spaces would be provided on the ground level and second level of the two-story podium.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3313-MND ("Mitigated Negative Declaration"), adopted on August 10, 2017 (Under VTT-74510-1A), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **found** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **found** the mitigation measures have been made enforceable conditions on the project; and **adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approved** and **recommended** that the Mayor and the City Council **approve**, pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to amend the Southeast Los Angeles Community Plan to change the land use designation from Limited Manufacturing to Community Commercial

and to amend the Community Plan Map to exempt the Project from the provisions of Footnote 1;

3. **Approved** and **recommended** that the City Council adopt, pursuant to Charter Section 558 and LAMC Section 12.32F, a Vesting Zone Change from M1-2 to (T)(Q)C2-2;
4. **Approved,** pursuant to LAMC Section 12.22-A,25(f)(1), one On-Menu Incentive in conjunction with a set aside of 11 percent of the permitted density, 25 units, for Very Low Income Households:
   a. to permit an 8-foot interior side yard setback in lieu of the otherwise required 10-feet as prescribed by LAMC Section 12.11.C.2;
5. **Approved,** pursuant to LAMC 16.05, Site Plan Review for a development which creates 50 or more dwelling units;
6. **Adopted** the attached Conditions of Approval as modified by the Commission; and
7. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved:	Ambroz
Seconded:	Millman
Ayes:	Katz, Mack, Mitchell, Padilla-Campos, Dake Wilson
Noes:	Choe, Perlman

Vote: **7 – 2**

James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission regarding the *General Plan Amendment* and the *Zone Change* is final and not appealable. The approvals of the Density Bonus and Site Plan Review are appealable to the Los Angeles City Council within 20 days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: OCT 02 2017

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Ordinance, Maps, Modified Conditions of Approval, Findings, Resolution

cc: Nicholas Hendricks, Senior City Planner
Jordann Turner, City Planner

LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: DEC 18 2017

Case No.: CPC-2017-111-DB-SPR Council District: 9 – Price
CEQA: ENV-2017-112-CE
Plan Area: Southeast Los Angeles

Project Site: 505 – 517 West 31st Street

Applicant: 31st Street & Figueroa Holdings, LLC
Representative: Matthew Hayden, Hayden Planning

At its meeting of **November 16, 2017**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Demolition of an existing two-story, multi-family structure containing four (4) units and the construction, use and maintenance of a new seven-story, 86-foot high apartment building consisting of 73 residential dwelling units. The project will set aside six (6) units (11 percent of the base density) for Very Low Income Households and will set aside an additional two (2) units for Moderate Income Households. The project will provide 78 automobile parking spaces located within one ground floor and one subterranean level of parking.

1. **Determined** based on the whole of the record, the Project is exempt from CEQA, pursuant to CEQA Guidelines, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved**, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,25(g)(2) and (3), a set aside of a minimum of 11 percent (six units) reserved for Very-Low Income Households, to permit the construction of 73 residential dwelling units, utilizing AB 744 parking option of 0.5 parking spaces per bedroom, and the following:
   a. An On-Menu Incentive to permit a maximum height of 86 feet in lieu of the permitted 75 feet;
   b. An Off-Menu request to allow a maximum Floor Area Ratio of 4:1 in lieu of the permitted 1.5:1;
3. **Approved**, pursuant to LAMC Section 16.05, Site Plan Review for the construction, use, and maintenance of 50 or more guest rooms;
4. **Adopted** the attached modified Conditions of Approval; and
5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved:	Dake Wilson
Second:	Ambroz
Ayes:	Choe, Khorsand, Millman, Mitchell
Noes:	Perlman
Absent:	Mack, Padilla-Campos

Vote: **6 - 1**

James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission regarding the Site Plan Review and the On-Menu Density Bonus Incentive is appealable to the Los Angeles City Council **within 15 days** after the mailing date of this determination letter. Any appeal not filed within the 15-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: JAN 02 2018

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Conditions of Approval, Findings

c: Nicholas Hendricks, Senior City Planner
Jenna Monterrosa, City Planner

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
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VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

9/15/2022

Applicant
Mosaic Property Holdings, LP
2703 S. Hoover Street
Los Angeles, CA. 90073

Project Contact
Donna Shenn
Craig Lawson & Co.,LLC
3221 Hutchison Ave
Los Angeles, CA 90034

Case Number: CPC-2020-3279-DB-HCA

CEQA: ENV-2020-3280-EAF

Project Location: 1069 W. Exposition Boulevard

CASE WITHDRAWAL CONFIRMATION

The Los Angeles City Planning Department has received your letter, dated **1/25/2021**, requesting the withdrawal of the above referenced case(s) from further processing. Accordingly, the Director of Planning hereby terminates all proceedings relative to the case number(s) listed above.

You may be entitled to a refund which will be assessed based on the status of the case in accordance with the Department's refund policy. Any portion of your filing fee, if available for refund, is subject to submittal, review, and approval of a refund claim application. You may access the refund claim form from the City Clerk's website at:

https://clerk.lacity.org/sites/g/files/wph1491/files/2021-02/lacityp_025604.pdf

Once you have completed your Refund Claim Form and filed with the City Clerk, your refund claim will be reviewed and processed by the City.

The claim package filed at the City Clerk should include the following three (3) documents:

- Claim for Refund form;
- Withdraw/Termination Confirmation letter;
- Processed Application Invoice for the associated refund claim.

Should you wish to respond to this matter, you may contact **Sergio Ibarra** at 213-473-9985 or via email at **Sergio.ibarra@lacity.org.**

Sincerely,

SERGIO IBARRA
West/Coastal/South Project Planning

*OSS Surcharge, Development Surcharge, Operating Surcharge, General Plan Maintenance Surcharge are not refundable.

LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: OCT 27 2020

Case No. CPC-2020-415-DB-SPR-CUW Council District: 8 – Harris-Dawson
CEQA: ENV-2020-416-CE
Plan Area: South Los Angeles

Project Site: 3760 – 3764 South Normandie Avenue

Applicant: 1265 W Exposition LLC
Representative: Dana Sayles and Sara Houghton, Three6ixty

At its meeting of **September 24, 2020**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Construction, use, and maintenance of a five-story, 67-foot tall mixed-use building comprised of 108 residential dwelling units (11 units are restricted to Very Low Income households and three for workforce households), and approximately 2,030 square feet of ground floor commercial space. The Project will provide two levels of subterranean parking, comprising a total of 151 parking spaces. The Project also provides 96 long-term and 12 short-term bicycle parking spaces. The project will be 125,775 square feet in floor area with a Floor Area Ratio (FAR) of 3.53:1. The site is currently developed with surface parking and three single-story commercial structures. There are no trees on the subject site nor along the public right-of-way. An existing Wireless Telecommunications Facility on the northwest corner of the site will be replaced with an equivalent facility, to be mounted on the roof of the proposed project.

1. **Determined**, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, a Categorical Exemption from CEQA Class 32 (In-Fill), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved**, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review, for a project totaling 108 dwelling units, including 11 dwelling units for Very Low Income household occupancy for a period of 55 years, with the following two Off-Menu Incentives:
   a. A 3.53:1 FAR in lieu of the otherwise permitted 1.5:1 FAR by the C2-2D-CPIO Zone and South Los Angeles CPIO Section III-3, Table III-2; and
   b. A building height of 67 feet and 5 stories, in lieu of the 45 feet otherwise permitted by C2-2D-CPIO zone and South Los Angeles CPIO Section III-3, Table III-2.3;
3. **Approved**, pursuant to LAMC Section 12.22 A.25(g)(3), a review of the following Waiver of Development Standards:
   a. To waive the building line of 30 feet pursuant to Ordinance No. 50467, located on portion of subject property consisting of Lot 3; Lot 4, Arb 1; Lot 5, Arbs 1 and 2; Lot 6, Arb 1, or Block 9, of the Brearley and Sinsabaugh Tract;
4. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review for the approval of a project that results in an increase of 50 or more dwelling units and/or guest rooms;
5. **Approved**, pursuant to LAMC 12.24 W.49, a Conditional Use Wireless for the construction and installation of a new unmanned telecommunication facility consisting of three sectors of four six foot (a total of twelve) panel antennas, one microwave interconnect antenna, and

associated radio cabinets in the C2-2D-CPIO zone where the project cannot meet the standards identified in LAMC Sections 12.21 A.20 and 12.21 A.21 and pursuant to LAMC Section 12.24 F, to allow a height of 71 feet in lieu of the 45 feet otherwise permitted on a proposed 67 foot mixed-use multi-family residential building for a wireless telecommunication facility in the C2-2D-CPIO Zone;

6. **Adopted** the attached Modified Conditions of Approval; and
7. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved:	Choe
Second:	Perlman
Ayes:	Ambroz, Khorsand, Leung, Mack, Millman, Mitchell
Absent:	Padilla-Campos

Vote: **8 – 0**

Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission related to the Density Bonus Off-Menu Incentives is not appealable. All remaining actions are appealable to the Los Angeles City Council within 15 days after the mailing date of this determination letter. Any appeal not filed within the 15-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: NOV 12 2020

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval, Findings, Interim Appeal Filing Procedure, Appeal Facts Sheet

c: Faisal Roble, Principal City Planner
Michelle Singh, Senior City Planner
Sergio Ibarra, City Planner
Rafael Fontes, Planning Assistant

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

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DIRECTOR'S DETERMINATION
SITE PLAN REVIEW, AND HCA

February 23, 2022

Applicant/Owner
PALMER/FLOWER SREET PROPERTIES II, LP.
270 North Cañon Drive
Beverly Hills, CA 90210

Representatives
Darrel Malamut
PALMER/FLOWER SREET PROPERTIES II, LP.
270 North Cañon Drive
Beverly Hills, CA 90210

Case No.	DIR-2020-996- SPR-HCA
CEQA:	ENV-2008-1780-EIR ENV-2020-997-EAF
Location:	2321, 2325 & 2327 South Flower Street
Council District:	CD 9 – Curren D. Price, Jr.
Neighborhood Council:	South Central
Community Plan Area:	Southeast Los Angeles
Land Use Designation:	Community Commercial
Zone:	C2-2D-O-CPIO
Legal Description:	Longstreet Tract, Lot: FR 21, 22, 23 & 24

Last Day to File an Appeal: March 10, 2022

Pursuant to the Los Angeles Municipal Code (LAMC) Section 16.05, and as the designee of the Director of Planning, I hereby:

FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Southeast Los Angeles Community Plan Program EIR No. ENV-2008-1780-EIR ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project;

APPROVE a **Site Plan Review** for a residential development resulting in a net increase of 50 units or more.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, West/South/Coastal Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.

2. **Residential Density**. The project shall have a maximum density limit of 280 units.

3. **Height.** The project shall be limited to 224-feet in height, and shall not exceed 15 stories.

4. **Floor Area Ratio (FAR)**. The project shall have a maximum floor area ratio of 6:1 per the CPIO Affordable Housing Project Bonus (CPIO Table III-2 Pg.55).. The project shall not exceed 125,412 square feet of Floor Area.

5. **Residential Automobile Parking.** The project shall provide 64 residential automobile parking spaces.

6. **Residential Bicycle Parking.** The project shall provide 121 residential bicycle parking spaces onsite in accordance with LAMC 12.21A.4, 12.21A.16(a)(1), and 12.21A.16(a)(2).

7. **Total Open Space.** The project shall provide 13,787 square-feet of total open space as shown on Page 7 of "Exhibit A", per the 20% reduction allowed by the Southeast Los Angeles CPIO Incentive D3(d), Pg.44.

8. **Landscape Plan.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The landscape plan shall indicate landscape points for the project equivalent to 10% more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines "O".

9. **Color and Materials.** The project shall utilize the colors and materials identified on "Exhibit A", Page 22.

10. **Affordable Units.** The project shall provide 10% On-Site Restricted Affordable units, that is 31 units reserved for Extremely Low Income Households, as defined in Section 50079.5 of the California Health and Safety Code.

11. **Commercial Unit.** The project shall provide a 700 square foot commercial space at the ground floor, consistent with the Use Regulation prohibiting 100 Residential Uses per Table III-1 of the Southeast Los Angeles CPIO.

12. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with the TOD applicability definitions of the Southeast Los Angeles CPIO, Section III-1 D.

13. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make two (2) dwelling units available to Extremely Low Income Households, for rental as determined to be affordable to such households by HCIDLA for a period of 55 years.

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EXPOSITION UNIVERSITY PARK REDEVELOPMENT PLAN
PROJECT COMPLIANCE REVIEW

May 09, 2022

Applicant/Owner
KTT Investments, LLC
5322 Lincoln Avenue,
Los Angeles, CA 90042

Representative
Eddie Navarrette
FE Design & Consulting
327 East 2nd Street, Suite 222
Los Angeles, CA 90012

Case No.	**DIR-2020-7585-RDP**
CEQA:	ENV-2020-7592-CE
Location:	**2813 South Flower Street**
Council District:	9 – Curren D. Price, Jr.
Neighborhood Council:	Empowerment Congress North Area
Community Plan Area:	South Los Angeles
Land Use Designation:	Community Commercial
Zone:	C2-1L
Legal Description:	Lot FR 16 of the Judson Tract
Last Day to File an Appeal:	May 24, 2022

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.14 D.5, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies.

Approve with Conditions Redevelopment Plan Project Compliance Review to permit a 47 guest room hotel, bar, and convenience store pursuant to the Exposition/University Park Redevelopment Plan, Section 1309, for the construction of a new five-story (71 feet 9 ½ inches high), 19,896 square foot hotel complex with 47 guest rooms. This includes restaurant and retail uses, a parking building, outdoor dining, and a rooftop seating area.

The project approval is subject to the attached Conditions of Approval, and is based upon the attached Findings:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, labeled Exhibit "A", stamp-dated November 27, 2020, and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Valley Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.

2. **Density.** The project shall be limited to a maximum density of 47 guest rooms.

Administrative Conditions

3. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

4. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

5. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

6. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

7. **Department of Building and Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

8. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning through the enforcement of the Department of Building and Safety.