Los Angeles County Metro Area Plan

Appendix B: Historic Context Statement

320 West Temple Street, 13th Floor,
Los Angeles, CA 90012

Los Angeles County Metro Area Plan Project

Historic Context Statement

SEPTEMBER 2022

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
ACLU	American Civil Liberties Union
AIA	American Institute of Architects
AME	African Methodist Episcopal
CAC	Community Advisory Committee
CPA	Community Plan Area
CDP	Census Designated Place
CEQA	California Environmental Quality Act
CFRD	Consolidated Fire Protection District
CRHR	California Register of Historical Resources
City	City of Los Angeles
County	County of Los Angeles
CYO	Catholic Youth Organization
EICC	Educational Issues Coordinating Committee
FHA	Federal Housing Administration
F&FW	Forester and Fire Warden
GLO	General Land Office
HOLC	Home Owners' Loan Corporation
HPO	Historic Preservation Ordinance
LA	Los Angeles
LACoFD	Los Angeles County Fire Department
LASD	Los Angeles County Sheriff's Department
Metro	Los Angeles County Metropolitan Transportation Authority
LAPD	Los Angeles Police Department
LAT	Los Angeles Times
LAUSD	Los Angeles Unified School District
LASC	Los Angeles Southwest College
MAP	Metro Area Plan
MTA	Los Angeles Metropolitan Transit Authority
NAACP	National Association for the Advancement of Colored People
NDT	National Defense Training
NRHP	National Register of Historic Places
SCRTD	Southern California Rapid Transit District SCRTD
TAC	Technical Advisory Committee for the Metro Area Plan project
UCRC	United Civil Rights Committee
UCLA	University of California, Los Angeles
USC	University of Southern California
VA	Veterans Affairs
WPA	Works Progress Administration

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Executive Summary

Purpose

The County of Los Angeles (County) Department of Regional Planning retained Dudek to prepare a Historic Context Statement for the Metro Area Plan (MAP) project. The Historic Context Statement project (Project) is one component of the larger MAP project that addresses the following seven unincorporated communities of the County: East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and Willowbrook. Collectively, these seven communities are referred to as the Metro Planning Area, which is one of the 11 Planning Areas identified in the County General Plan. The purpose of the Historic Context Statement document is to inform and enhance the larger MAP project as it relates to historical resources within the communities that comprise the Metro Planning Area.

What is a Historic Context Statement?

Historic Context Statements provide the foundation for identifying and evaluating historical resources, future preservation and protection of historical resources, and establishment of a framework for grouping information about resources that share common themes and patterns of historical development. Historic Context Statements are more than timelines of important dates and events. The organization of the document is based on the preferred format and content developed by the National Park Service (NPS) and California's State Office of Historic Preservation (OHP). The document organizes information about historic properties by theme, place, and time. Historic context is linked with tangible historic resources through the concept of property type. A property type is a group of individual properties that share physical or associative characteristics. A historic context statement provides a framework for determining the relative significance of properties and evaluating their eligibility for landmark designation.

MAP Historic Context Statement

Dudek acknowledges and understands that the history of the MAP truly begins with its native people, the Gabrielino or Tongva, who have occupied the region for thousands of years. Therefore, a detailed discussion and examination of the ethnohistory of the MAP is provided in the Tribal Cultural Resources section of the MAP Programmatic Environmental Impact Report. Although the land had been inhabited by Indigenous Peoples for centuries prior to the development of the Ranchos, for the purposes of the Historic Context Statement it covers the seven communities within the MAP from post-European contact period. The document identifies important themes, events, patterns of development, and describes the different property types, styles, builders, and architects associated with these periods and themes. This document also provides registration requirements for the evaluation of historical resources in consideration of both historical significance and integrity requirements specific to the eligibility requirements criteria established by the County for historical resources. Finally, this document concludes with a discussion of recommendations for future study and action by the County to facilitate its historic preservation program. The MAP Historic Context Statement is an evolving document based on the input of the community and local stakeholders.

The Historic Context Statement is organized with the presentation of each community's historical background information to orient the reader to the specific community and its unique history. The community historical overviews are followed by a discussion of significant themes that are present throughout the MAP. While the development of the MAP communities can be looked at independently, the purpose of this project was to look at them holistically to consider trends and patterns that were widespread throughout all of the communities.

Themes Identified for the MAP Communities

The bulk of the Historic Context Statement presents significant themes that shaped the development history of the MAP and impacted the built environment. The following themes were identified as significant throughout the MAP: Agricultural Development; Commercial Development; Industrial Development; Infrastructure and Public Transit; Residential Development; Religion and Spirituality; Parks and Recreation; Education; Civil Rights and Social Justice; Civic Development; Health and Medicine; and Public Art; Music and Cultural Celebrations. Overviews of these themes are provided on the following pages.

Public Outreach and Methodology

Research for the MAP Historic Context Statement was gathered from both primary and secondary sources held at a variety of local, regional, state, national, and online repositories. Primary sources consulted for this project included historical maps, historic aerial photographs, Sanborn Fire Insurance Company Maps, historical traveler's guides, census data, directories, contemporary historical accounts, and historical photographs. Secondary sources included books, newspaper articles, historical reports, surrounding area historic contexts, SurveyLA documentation about the adjacent neighborhoods, and online repositories.

A windshield survey of all the MAP communities was completed to identify to inform the development of the Historic Context Statement. During this survey, descriptive information about buildings and general development patterns and property types in the communities was collected. Photographs were taken of representative properties and specific locations identified through community outreach and research.

Historical accounts, information, important places, and photographs were provided by the public through the County's project page; an interactive online mapping tool developed by Dudek (Historic Resource Mapper); and community engagement meetings. During community engagement meetings, the public was invited to attend an online meeting to learn more about the project, provide comments, contribute information to be used to develop the Historic Context Statement, and identify important local resources for the MAP communities.

Recommendations

Dudek developed the following Countywide recommendations for the purposes of this project: streamline the nomination process, preserve legacy businesses, utilize technology for identification of historic resources, improve internal plan check procedures, and facilitate designations related to broad patterns of development and historically significant people.

In addition to Countywide recommendations, Dudek developed the following MAP-specific recommendations: preserve historic resources, survey all remaining MAP communities using the Florence-Firestone as a model, and encourage a sense of place and history within commercial areas located within the MAP communities.

How to Use this Document

The Metro Area Plan (MAP) Historic Context Statement project (Project) presents a detailed context that identifies important themes and patterns of development, property types, architectural styles, and registration requirements for the Project study area. This document was designed to function as a tool for use by the County of Los Angeles (County), its residents, and property owners to better understand, interpret, evaluate, and protect the County's historical resources located in the Project study area. This document is organized into the following major sections:

1. Introduction provides an overview of the Project's background including descriptions of the MAP, location, project team, and previously conducted studies.
2. Methodology provides an overview of the process for researching and developing the MAP Historic Context Statement. This section includes a breakdown of all methodologies used throughout the project.
3. Regulatory Setting provides an overview of the national, state, and local guidelines for evaluating properties in the County for historical significance and integrity.
4. Historical Background provides a framework for future property evaluations by providing an overview of significant themes and guidelines for the evaluation of historic significance and integrity. A project area timeline, as well as a summary table of historical events and resulting current issues, is included in this section. Additionally, this section serves as a detailed narrative of the Project study area's history divided into major chronological periods of development that are supported by important themes and patterns of development. The registration requirements of this section provide a discussion of the national, state, and local designation criteria and integrity requirements and identify eligibility standards and considerations for assessing historical significance in the MAP.
5. Architectural Styles provides an overview of all major architectural styles identified as a result of the windshield survey. This section includes a representative photograph of each style (organized by property type), the style's associated period of significance in the MAP, and a list of major character-defining features for each architectural style. This section provides a discussion of the national, state, and local designation criteria and integrity requirements and identifies architectural styles, and registration requirements for assessing historical significance in the MAP.
6. Recommendations provides recommendations for further study, program implementation, and future surveys.
7. Bibliography provides a complete list of references for all sources listed throughout the document.

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1 Introduction

1.1 Project Description

The County of Los Angeles (County) Department of Regional Planning retained Dudek to prepare a Historic Context Statement for the Metro Area Plan (MAP) project. The goal of the Historic Context Statement project (Project) is to inform, enhance, and streamline the larger MAP project as it pertains to historical resources. Historic Context Statements provide the foundation for identifying and evaluating historical resources and establish a framework for grouping information about resources that share common themes and patterns of historical development. This document presents the history of the following communities within the MAP: East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and Willowbrook. The built environment of the MAP communities from the rancho period to the present, identifies important themes, events, patterns of development, and describes the different property types, styles, builders, and architects associated with these important periods and themes. This document also develops registration requirements for resource evaluation that are specific to the County, in consideration of both historical significance and integrity requirements. Finally, this document concludes with a discussion of recommendations for future study/action by the County to facilitate and streamline the historic preservation program.

1.2 Study Area and Location

The study area for the Project includes portions of unincorporated Los Angeles County. The study area is comprised of the following seven unincorporated communities of the County: East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and Willowbrook. Collectively, these seven communities are referred to as the Metro Planning Area, which is one of the County's 11 Planning Areas identified in the County General Plan. The Metro Planning Area is located in the geographic center of the County and its associated communities are identified in Figures 1 through 8.

1.3 Project Team

The Dudek team responsible for this project includes Historic Built Environment Lead and Project Manager Sarah Corder, MFA; Senior Architectural Historian Allison Lyons, MSHP; Architectural Historians Nicole Frank, MSHP and Erin Jones, MA. Samantha Murray, MA, of South Environmental contributed to the Significant Themes section of the Historical Background. The entire Dudek team meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and/or History. Dudek team resumes are included in Appendix B.

All project work was coordinated with the County's MAP Project Manager, Patricia Lin Hachiya, AICP, and Historic Preservation Program Coordinator, Dean Edwards. Dudek also collaborated closely with local community groups and stakeholders throughout the project.

1.4 Previous Studies

1.4.1 Existing Community Based Plans and Specific Plans

Community-based plans and specific plans (including Transit Oriented District [TOD] specific plans) are used as General Plan implementation tools within communities or community subareas. Community and specific plans allow the County to assemble land uses and implementation programs tailored to the unique characteristics of a specific site. Brief summaries of the community and specific plans that contain goals and policies relevant to cultural and historical resources and, upon implementation of the Project, would be applicable to communities within the Project area, are provided below.

East Los Angeles 3rd Street Plan TOD Specific Plan

The East LA TOD Specific Plan includes various goals related to cultural and historical resources. In summary, these goals involve increasing public awareness of the history of East Los Angeles through the display of public art, protecting historic and cultural resources from demolition and inappropriate alterations, and promoting the preservation of historic and cultural resources.

Florence-Firestone Community Plan

The Florence-Firestone Community Plan includes various goals related to cultural and historical resources. In summary, these goals and policies include preserving of historic structures, integrating historic buildings, protecting neighborhood character, integrating culture and art spaces, and developing civic spaces for gathering,

Florence-Firestone Transit Oriented District Specific Plan (Proposed)

The Florence-Firestone Transit-Oriented District (TOD) Specific Plan includes a guiding principle related to cultural and historical resources. This Specific Plan incentivizes community-supportive uses, promotes public art and murals, and requires large developments to construct publicly accessible open spaces or other community amenities. Preservation of historically and/or culturally important properties in Florence-Firestone, including the potential identification of a historic district, is also encouraged.

Willowbrook TOD Specific Plan

The Willowbrook TOD Specific Plan includes goals and policies related to cultural and historical resources. In summary, for significant historical resources it would prioritize avoidance; reduce impacts through the utilization of the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines of Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings for any proposed alterations; conduct archival documentation of as-found condition if impacts occur to significant historical resources as a result of demolition or substantial alteration, For archaeological resources, the Willowbrook TOD Specific Plan would prioritize avoidance and preservation of archaeological resources that could be affected by ground disturbing activities and are found to be significant resources; this would be employed through project-specific study as necessary.

2 Methodology

2.1 Historic Context Statement Research and Development

2.1.1 SCCIC Records Search and BERD

Dudek architectural historians closely reviewed information on previously recorded properties provided by South Central Coastal Information Center (SCCIC), which houses cultural resources records for Los Angeles County. Dudek also reviewed the Built Environment Resources Directory (BERD) files, which provide information, organized by County, regarding non-archaeological resources in the Office of Historic Preservation's (OHP) inventory. The OHP administers federally and state-mandated historic preservation programs to further the identification, evaluation, registration, and protection of California's irreplaceable resources. All applicable portions of unincorporated Los Angeles County were reviewed.

2.1.2 Background Research

Historic built environment research was gathered from both primary and secondary sources held at a variety of local, regional, state, national, and online repositories. Archival materials were predominately assembled from the Los Angeles Public Library, Santa Monica Public Library, San Diego Public Library, and County of Los Angeles archives (including department-specific archives). Resources gathered from these repositories included community plans, planning documents, and relevant books.

Additional primary sources consulted for this project included historical maps, historic aerial photographs, Sanborn Fire Insurance Company Maps, measured architectural drawings, census data, contemporary historical accounts, and historical photographs. Secondary sources include reference books, newspaper articles, magazine articles, and historic context statements. Multiple databases were reviewed to generate a list of historical resource information including the California Historical Resource Inventory Database (CHRID), BERD, the SCCIC, and the County of Los Angeles Department of Regional Planning website.

2.1.3 Desktop and Field Surveys

For the purposes of the Historic Context Statement, Dudek architectural historians performed windshield surveys of each of the communities in the Project area between December 2021 and March 2022. Dudek architectural historians conducted a windshield-type overview survey of each Metro Area Plan community to inform important themes, property types, and architectural styles in an effort to develop a historic context statement and community plan area overview for all of the communities within the Project study area. In addition to the windshield-type surveys, Dudek also performed extensive desktop reconnaissance-level surveys of each of the communities in the Project area. Desktop surveys included current Google Street View imagery, County Assessor data, historic aerial photographs, historic redlining maps, and current subdivision maps.

2.2 Data Management

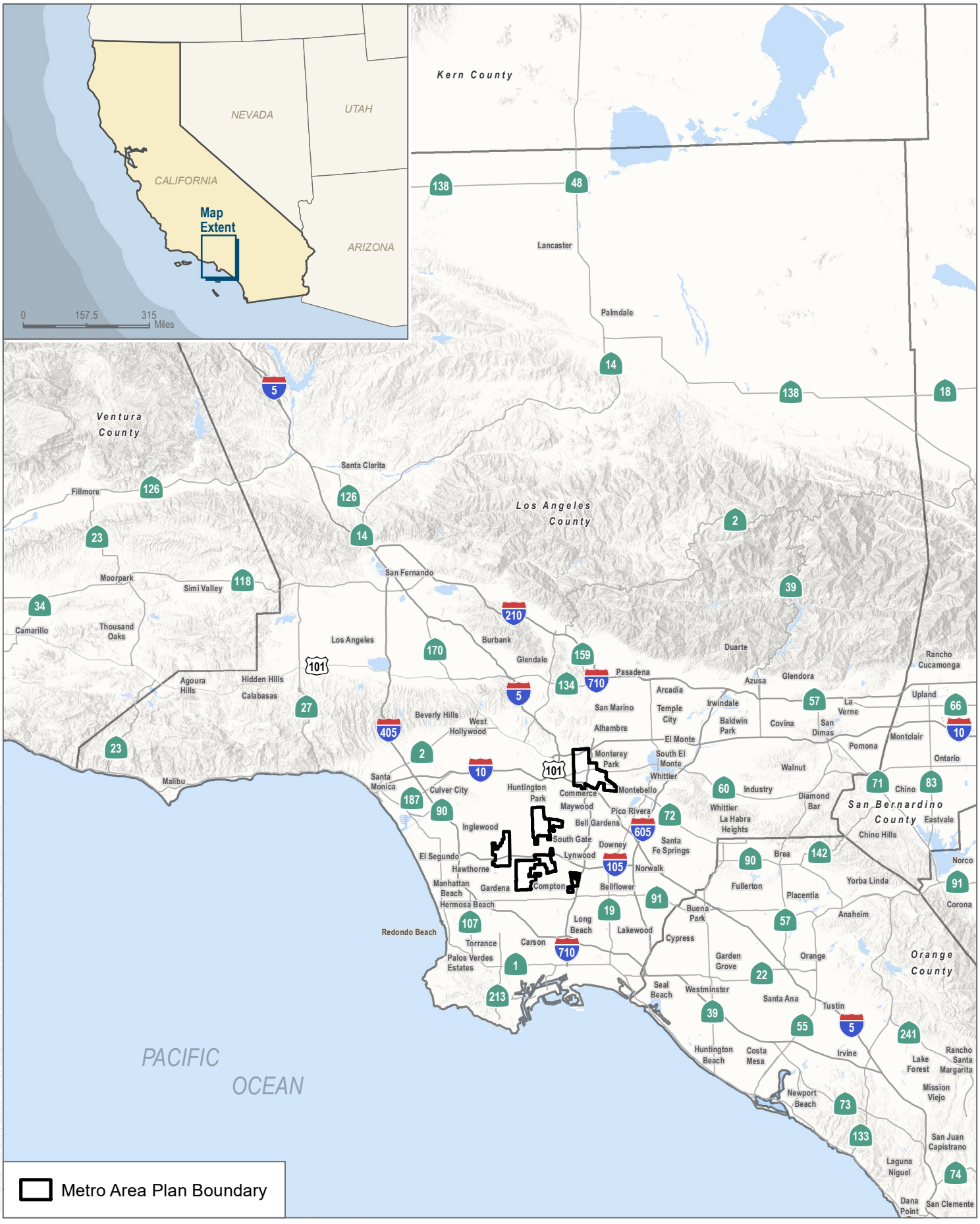
Following completion of the background research and the preparation of the Historic Context Statement for the County, Dudek completed a windshield-type survey area that would encompass the seven communities within the MAP reflecting their historic development. Dudek used multiple data sources to create accurate maps of the survey area and identify all properties that met the age threshold for the scope of this study.

To start, Dudek collected publicly available parcel data from the Los Angeles County Assessor, which served as a baseline for identifying properties constructed before 1980. This information was compiled into field maps that included details such as plan area boundaries, decade of construction, road names, zoning, and land use. Decade of construction was divided into the following time periods: pre-1900, 1900s, 1910s, 1920s, 1930s, 1940s, 1950s, 1960s, 1970s, and post 1980, and then color-coded by that decade. These field maps allowed Dudek to observe patterns of development throughout the MAP communities and survey areas with concentrations of historic age properties.

2.3 Community Outreach

Community outreach efforts were completed in two major phases. The first phase of community outreach was completed in the Fall of 2021. This phase included in-person and remote public meetings that introduced the Project team, identified the Project's scope, and outlined the purpose of a historic context statement. As part of this phase, two public data collecting methods were shared as part of the community outreach, which included the Historic Resource Mapper and the project-specific email metroareaplan@dudek.com. The Historic Resource Mapper allowed members of the seven MAP communities to provide their input on locations of historic interest by adding points, lines, and polygons to their community on the web-based map. The project-specific email allowed members of the seven MAP communities to reach out to Dudek directly and submit any historic photographs, legacy business locations, and events that might be helpful for the project.

Two committees were consulted to gather information and provide assistance in reviewing and providing feedback on technical documents, a Community Advisory Committee (CAC) and a Technical Advisory Committee (TAC). The CAC was comprised of engaged local leaders who live in and represent the seven MAP communities. The TAC was comprised of representatives from various L.A. County Departments, including Public Works, Public Health, Parks & Recreation, Economic Development/Chief Executive Office, Fire, and Civic Arts & Culture.



SOURCE: Dudek

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FIGURE 1

Regional Location Map

Los Angeles County Metro Area Plan Project Historic Context Statement

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3 Regulatory Setting

Federal, state, and local historic preservation programs provide specific criteria for evaluating the potential historic significance of a resource. Although the criteria used by the different programs (as relevant here, the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the County's Criteria for the Designation of Landmarks and Historic Districts) vary in their specifics, they focus on many of the same general themes. In general, a resource need only meet one criterion in order to be considered historically significant.

Another area of similarity is the concept of integrity — generally defined as the survival of physical characteristics that existed during the resource's period of significance. Federal, state, and local historic preservation programs require that resources maintain integrity in order to be identified as eligible for listing as historic. However, the NRHP maintains a higher, more rigid threshold for integrity than the CRHR, noting that properties either retain integrity or they do not.

Federal

National Register of Historic Places

While there is no federal nexus for this project, the subject properties were evaluated in consideration of NRHP designation criteria. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of persons significant in our past; or
C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. That have yielded, or may be likely to yield, information important in prehistory or history.

In addition to these basic evaluation criteria, the NRHP outlines further criteria considerations for significance. Moved properties; birthplaces; cemeteries; reconstructed buildings, structures, or objects; commemorative

properties; and properties that have achieved significance within the past 50 years are generally not eligible for the NRHP. The criteria considerations are exceptions to these rules, and they allow for the following types of resources to be NRHP eligible:[1]

A a religious property deriving primary significance from architectural or artistic distinction or historical importance;

B a building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;

C a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life;

D a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events;

E a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;

F a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

G a property achieving significance within the past 50 years if it is of exceptional importance.

Once the significance of a resource has been determined, the resource then must be assessed for integrity. Integrity is 1) the ability of a property to illustrate history and 2) possession of the physical features necessary to convey the aspect of history with which it is associated.[2] The evaluation of integrity is grounded in an understanding of a property's physical features and how they relate to the property's significance. Historic properties either retain integrity (that is, convey their significance) or they do not. To retain integrity, a property will always possess several, and usually most, of the seven aspects of integrity:[3]

1. Location is the place where the historic property was constructed or the place where the historic event occurred.
2. Design is the combination of elements that create the form, plan, space, structure, and style of a property.
3. Setting is the physical environment of a historic property.
4. Materials are the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property.
5. Workmanship is the physical evidence of crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling is the property's expression of the aesthetic or historic sense of a particular period.
7. Association is the direct link between an important historic event or person and a historic property.

1 National Parks Service, *How to Apply the National Register Criteria for Evaluation,* National Register Bulletin 15. January 31, 2022, pg. 25, https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf.
2 Ibid., 44.
3 Ibid., 44-45.

State

California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
B. Is associated with the lives of persons important in our past.
C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
D. Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

Historical Resources

Under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (California Public Resources Code, Section 21084.1; 14 CCR 15064.5[b]). If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code, Section 5024.1[q]), it is a "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code, Section 21084.1; 14 CCR 15064.5[a]). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code, Section 21084.1; 14 CCR 15064.5[a]).

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect under CEQA means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (14 CCR 15064.5[b][1]; California Public Resources Code, Section 5020.1[q]). In turn, CEQA Guidelines, Section 15064.5(b)(2), states that the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any historical resources, then evaluates whether the project would cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance would be materially impaired.

Secretary of the Interior's Standards for the Treatment of Historic Properties

Where a project has been determined to conform with the Standards, the project's impact on historical resources would be considered mitigated to below a level of significance and, thus, not significant (14 CCR 15126.4[b][1]). In most cases, a project that demonstrates conformance with the Secretary of the Interior's Standards is categorically exempt from CEQA (14 CCR 15331), as described in the CEQA Guidelines (14 CCR 15126.4[b][1]):

Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Weeks and Grimmer 1995), the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant.

The Secretary of the Interior's Standards are a series of concepts focused on maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. They function as common-sense historic preservation principles that promote historic preservation best practices. There are four distinct approaches that may be applied to the treatment of historical resources:

- Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
- Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

- Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.
- Reconstruction recreates vanished or non-surviving portions of a property for interpretive purposes.

The choice of treatment depends on a variety of factors, including the property's historical significance, physical condition, proposed use, and intended interpretation. The Guidelines provide general design and technical recommendations to assist in applying the Standards to a specific property. Together, the Standards and Guidelines provide a framework that guides important decisions concerning proposed changes to a historic property.

The following 10 Standards for Rehabilitation are used to determine if a project is in conformance with the Standards for a rehabilitation. To be in conformance, a project must be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Local

County of Los Angeles Historic Preservation Ordinance

The County adopted the Historic Preservation Ordinance (HPO) in September 2015. The HPO established criteria and procedures for the designation, preservation, and maintenance of landmarks and historic districts within unincorporated areas of Los Angeles County. Below, the applicable portions of the HPO are excerpted:

The purpose of the Historic Preservation Ordinance is to:

A. Enhance and preserve the County's distinctive historic, architectural, and landscape characteristics that are part of the County's cultural, social, economic, political, and architectural history;
B. Foster community pride in the beauty and noble accomplishments of the past as represented by the County's historic resources;
C. Stabilize and improve property values in and around the County's historic resources, and enhance the aesthetic and visual character and environmental amenities of these historic resources;
D. Recognize the County's historic resources as economic assets and encourage and promote the adaptive reuse of these historic resources;
E. Further establish the County as a destination for tourists and as a desirable location for businesses; and
F. Specify significance criteria and procedures for the designation of landmarks and historic districts, and provide for the ongoing preservation and maintenance of these landmarks and historic districts.

The County also has the following criteria for the designation of Landmarks and Historic Districts (22.124.070).

A A structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age or older and satisfies one or more of the following criteria:
   1 It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located;
   2 It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located;
   3 It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located;
   4 It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located;
   5 It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources;

6 If it is a tree, it is one of the largest or oldest trees of the species located in the County; or

7 If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.

B Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Subsection A, above, and exhibits exceptional importance.

C The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under Subsection A or B, above.

D Historic Districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as a historic district if all of the following requirements are met:

1 More than 50 percent of owners in the proposed district consent to the designation;

2 The proposed district satisfies one or more of the criteria set forth in Subsections A.1 through A.5, above; and

3 The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.

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4 Historical Background

4.1 Project Study Area Timeline

1834: Secularization of the California missions and start of rancho land grants [Agricultural]

1845: California becomes a U.S. territory [Agricultural]

1851: Congress passes the California Lands Act [Agricultural]

1856: Daughters of Charity of St. Vincent DePaul opens an eight-bed hospital [Public and Private Health and Medicine]

1862: Homestead Act passes [Agricultural]

1869: Southern Pacific Railroad arrives in Los Angeles [Industrial]

1872: Formation of the Los Angeles City School District [Education]

1872: First AME Church is established [Religion and Spirituality]

1883: Atchison, Topeka, and Santa Fe Railway (Santa Fe) arrives [Industrial]

1885: Second Baptist Church is established [Religion and Spirituality]

1888: The County opens the Los Angeles County Hospital and Poor Farm (later, Rancho Los Amigos) [Public and Private Health and Medicine]

1888: Los Angeles County Chamber of Commerce is founded [Agricultural]

1894: The first Los Angeles Sheriff is elected [Civic]

1896: Dedication of the Roman Catholic Calvary Cemetery and Mortuary [Religion and Spirituality]

1901: Pacific Electric Railway (PERy or Red Cars) forms [Industrial]

1905: Union Pacific Railroad opens [Industrial]

1911: The Great Merger of 1911 between Pacific Electric and the Southern Pacific Railroad [Industrial]

1912: The County Free Library Act passes [Civic]

April 1913: The first Los Angeles County Free Library opens in Willowbrook [Civic]

1913: City of Los Angeles completes the first Los Angeles Aqueduct [Education]

1915: Los Angeles Public Health Department appoints John Larabee Pomeroy as the County's first health officer [Public and Private Health and Medicine]

1920: Construction of the Goodyear Tire and Rubber Company factory [Industrial]

1921: Two major oil discoveries in Signal Hill and Torrance [Industrial]

1922: The Chinese Consolidated Benevolent Association opens the Chinese cemetery [Religion and Spirituality]

1922: Los Angeles Union Stockyards is formed [Agricultural]

1924: The first fire protection district for the unincorporated areas of Los Angeles is created under the responsibility of the County Department of Forester and Fire Warden [Civic]

1927: First Annual Our Lady of Guadalupe Processional is held in East Los Angeles [Religion and Spirituality]

1928: Opening of the Firestone Tire and Rubber Company [Industrial]

1932: County library system is renamed the Los Angeles County Public Library [Civic]

March 10, 1933: Long Beach Earthquake hits the greater Los Angeles area [Commercial]

1934: The Field Act is adopted by the State of California to update building codes tailored to upgrading seismic stability [Education]

1934: The National Housing Act creates the Federal Housing Administration (FHA) [Residential]

May 6, 1935: President Franklin D. Roosevelt creates the WPA [Parks and Recreation]

1935: The Sheriff's School of Instruction is created [Civic]

1936: General Motors constructs an automobile assembly plant in South Gate [Industrial]

1939: The Home Owners' Loan Corporation creates a redlining map of Los Angeles [Residential]

February 19, 1942: President Franklin D. Roosevelt issues Executive Order No. 9066 [Civil Rights and Social Justice]

July 1944: The Department of Recreation and the Department of Parks merges to form the County of Los Angeles Department of Parks and Recreation [Parks and Recreation]

1946: The first group of single-family homes in Carver Manor is put up for sale [Residential]

1948: In *Shelley v. Kraemer*, the Supreme Court rules that restrictive covenants could no longer be enforced [Residential]

March 1949: The Board of Supervisors establishes the Consolidated Fire Protection District (CFPD) [Civic]

1951: The Los Angeles Metropolitan Transit Authority (LAMTA) forms [Infrastructure and Transit]

1952: County Fire Department's new headquarters opens in East Los Angeles [Civic]

1954: *Brown v. Board of Education* passes, establishing racial segregation in public schools as unconstitutional [Education]

1955: The Western Avenue Golf Course (later renamed Chester Washington) is integrated and County-owned properties can no discriminate based on race [Parks and Recreation]

1959: The California Civil Rights Act is authored by Jesse Unruh [Residential]

1961: Three separate entities of the Los Angeles City School District, Elementary School District, High School District, and Junior College, are unified to become LAUSD [Education]

1961: Last run between Los Angeles and Long Beach by Pacific Electric [Industrial]

November 1962: President Kennedy issues an Executive Order prohibiting racial discrimination in all housing that received federal aid [Residential]

1963: Rumford Act, which specifically prohibits racial discrimination by banks, real estate brokers, and mortgage companies is passed [Residential]

1963: *Crawford v. Los Angeles City Board of Education* is filled by the ACLU [Education]

August 11-16, 1965: Watts Uprising [Civil Rights and Social Justice]

December 2, 1965: McCone Commission report is published [Civil Rights and Social Justice]

1967: Los Angeles Southwest College is established by Odessa and Raymond Cox [Education]

March 1968: East L.A. Blowouts protesting the inequality in the public education system [Education]

1968: Civil Rights Act is signed by President Lyndon Johnson [Residential]

1968: Construction begins on Martin Luther King Jr. General Hospital (originally named Los Angeles Southwest General Hospital) [Public and Private Health and Medicine]

May 30, 1969: East LA Free Clinic opens [Public and Private Health and Medicine]

January 1970: Charles R. Drew University of Medicine and Science opens [Education]

August 29, 1970: National Chicano Moratorium March [Civil Rights and Social Justice]

1977: The Goodyear Tire & Rubber Company's plant is shut down [Industrial]

1982: Imperial Highway is expanded and hundreds of residences between Imperial Avenue and East 117th Street were demolished for its construction [Infrastructure and Transit]

1986: The Universal, Wrightwood, and Dominguez districts are dissolved and annexed to the CFPD [Civic]

1990: "A line" commences operation by the Southern California Rapid Transit District (SCRTD) [Infrastructure and Transit]

1992: Southern California Regional Rail Authority (SCRRA) founded Metrolink [Infrastructure and Transit]

April 29-May 4, 1992: Los Angeles Uprising [Civil Rights and Social Justice]

1993: The Los Angeles County Metropolitan Transportation Authority (Metro) is founded [Infrastructure and Transit]

2017: Los Angeles County Health Agency launches the Center for Health Equity [Public and Private Health and Medicine]

2022: Los Angeles City Council declares oil extraction a nonconforming land use [Industrial]

4.2 Historical Events and Impacts

Throughout the course of this project, there were numerous historical events and patterns of development that influenced the current conditions within the Project study area. Table 1 presents a summary of the significant events and themes presented in the Project Study Area Timeline as well as those presented throughout the historical background section of this document. These events and themes were found to have lasting impacts on the MAP communities and their built environment. Detailed discussions of these events and themes are also presented throughout the document.

Table 1. Significant Events/Patterns of Development and Current Issues/Lasting Impacts/Lasting Effects

Significant Events and Themes	Current Issues/Lasting Impacts/Lasting Effects
March 10, 1933: Long Beach Earthquake ▪ Pre-1933 Oil Over Drilling ▪ 1933 CA Field Act ▪ 1934 Federal New Deal Loan Program	**Construction of Low-rise Schools Lacking Ornamentation** **New Construction Using Modern Materials and Architectural Styles** The MAP's building stock radically changed after the 1933 Long Beach Earthquake, which destroyed many of its unreinforced masonry or brick commercial buildings and schools. The earthquake, worsened by over-drilling the Los Angeles oil deposits, was the deadliest seismic event in Southern California history, killing 120 people. After the earthquake, the State of California adopted the Field Act, which mandated earthquake-resistant construction specifically for schools. After 1933, school designs reflected these standards and were constructed as one or two-story buildings that lacked ornament. An additional influence on the rebuilding that took place in the aftermath of the 1933 earthquake was the federal New Deal program of loan guarantees. This financing led to the construction of many commercial and residential properties using modern materials and architectural styles.
1930s-1940s: Discriminatory Housing Practices ▪ Redlining ▪ Blockbusting ▪ Restrictive Housing Covenants	**Segregation** Discriminatory housing practices, specifically the creation of redlining maps, "blockbusting," and restrictive housing covenants, resulted in long-term inequality in the MAP communities and are recognized as sources of the systemic racism that impacts the MAP communities to the present day. These practices have affected the MAP's demographics in almost every way possible. The MAP's population is heavily segregated as a result of historic racial housing covenants that were common in the 1930s and 1940s and dictated where people of certain racial identities could purchase homes.
February 19, 1942: Japanese Internment/ Executive Order No. 9066	**De-population of Japanese Americans** **An influx of African Americans residents** After the issuance of Executive Order No. 9066, the homes once occupied by Japanese Americans within East Los Angeles were forcibly vacated when their residents were sent to internment camps. African-Americans moved into the Japanese Americans' former homes and businesses. After World War II ended and Japanese Americans were permitted to return to their respective cities, many encountered vandalized businesses, violence, stolen assets, and harassment. Their residences and businesses were occupied and they could not return home. This resulted in a shift in demographics. The population of Japanese Americans in East Los Angeles continued to fall into the 2020s, with only approximately 1.1 % of the community's population now identifying as Asian American.

Table 1. Significant Events/Patterns of Development and Current Issues/Lasting Impacts/Lasting Effects

Significant Events and Themes	Current Issues/Lasting Impacts/Lasting Effects
1948 and 1965: White Flight ▪ 1948 Supreme Court Shelley v. Kraemer, Struck Down Racially Restrictive Housing Covenants ▪ 1965 Watts Uprising	**Closure of Corporate Business** **Commercial Buildings Converted to Non-Commercial Uses** **Disinvestment in Area** **Loss of Tax Revenue and Funding** **Demographics Shift from Caucasian to African American** White flight within the MAP occurred in reaction to two events. The first occurred in 1948 when "whites-only" housing covenants were lifted, and African-Americans were permitted to move into homes outside of segregated areas. The second event occurred in 1965 after the Watts Uprising, when Caucasian working and middle-class residents fled the areas immediately surrounding Watts. Following the white flight, many corporations closed their businesses in these areas. This left only small-scale and local businesses to provide the goods and services necessary for residents. The commercial buildings left vacant by white flight were occupied by noncommercial uses such as storefront churches. Like discriminatory housing practices, white flight caused disinvestment in the MAP communities with the loss of tax revenue and funding as well as shifts in demographics.
August 11-16, 1965: Watts Uprising	**Decreased Commercial Uses** **Deterioration of Schools, Infrastructure, and Residences** **Increased Gang Membership** During the Watts Uprising, multiple commercial properties were heavily damaged or damaged beyond repair and required demolition, changing the area's commercial building stock within the MAP. The Uprising was the result of community frustrations with the government and restrictive housing covenants. The mistrust between the community and government after the Uprising was not resolved, resulting in the later 1992 Los Angeles Uprising. Property values were unable to recover after the 1965 unrest and the area's underfunded community resources, schools, and infrastructure continued to deteriorate. Unlike the aftermath of the Long Beach Earthquake, federal aid did not assist in the rebuilding. African-American homeowners were unable to obtain loans to improve their older residences. Gangs also formed in the aftermath of the unrest. Gang membership escalated in response to entrenched institutional barriers, the mounting police presence in response to the Watts Uprising, rising unemployment, and deteriorated community resources.

Table 1. Significant Events/Patterns of Development and Current Issues/Lasting Impacts/Lasting Effects

Significant Events and Themes	Current Issues/Lasting Impacts/Lasting Effects
1960s-1970s: Social Justice Movements and Organizations (Chicano, Black Panthers, Brown Berets) ▪ 1965 Watts Uprising ▪ 1968 East Los Angeles Blowouts ▪ 1970 The Chicano Moratorium March ▪ 1992 Uprising	**Distrust of Government Institutions** **Installation of Public Art** Community-led events, including the 1965 Watts Uprising, the Chicano Moratorium March, the East Los Angeles Blowouts, and the 1992 Los Angeles Uprising, reflected the frustrations Asian-Americans, African-Americans, and Latinos had with the poor living conditions, racism, and neglect they felt daily. There continues to be distrust between members of minority communities who reside in the MAP and the government due to how these groups and events were managed. Despite the distrust and violence, these social justice movements and organizations provided members of the MAP community with outlets to voice their thoughts and create a more unified community. This would inspire later social justice movements and groups. The people, events, and groups involved in these movements have left a mark on the built environment through many public art pieces, including murals throughout the MAP.
1970s-1980s: Factory Closures	**Replacement of Higher Wage Stable Factory Jobs with Low-wage Unstable Labor Jobs** **Diminished Middle Class** **Demographics Shift from African Americans to Latino** The 1970s brought a shift in industry as multiple large-scale manufacturing plants located just outside the MAP closed. This resulted in a loss of jobs and an end of stable employment for many people living in and around the MAP. After the loss of these manufacturing jobs, there was a wave of violent crime that spawned an exodus of African-American residents to places like the Inland Empire and the Antelope Valley, with many even leaving the state. Demographics of the MAP shifted from being predominantly African-Americans to a majority Latino population. The types of jobs available shifted to a low-wage labor sector and the area's middle class was greatly diminished.
1982: Widening and Expansion of Los Angeles County's Highway System	**Splintering of Communities and Commercial Corridors** **Loss of Residences** In response to the 1965 Watts Uprising, the California State Legislature sought to widen and expand Los Angeles County's highway system so that law enforcement could more easily access congested urban communities. These planned routes ignored the natural or historic community boundaries and splintered existing communities and commercial corridors. Through eminent domain, the County seized residential neighborhoods and divided previously cohesive urban communities, changing the built environment landscape. This increase in oversight and the

Table 1. Significant Events/Patterns of Development and Current Issues/Lasting Impacts/Lasting Effects

Significant Events and Themes	Current Issues/Lasting Impacts/Lasting Effects
	demolition of hundreds of residences between Imperial Avenue and East 117th Street created tension in the relationship between members of the MAP community and the County.
April 29-May 4, 1992: Los Angeles Uprising	New Construction of Stucco-clad, Flat-roofed Commercial Buildings without Distinct Architectural Styles Increased Vacant Lots Both the 1965 Watts Uprising and the 1992 Los Angeles Uprising were triggered by community members' frustrations with economically depressed conditions. The 1992 Uprising resulted in the damage or destruction of multiple commercial buildings within the MAP. These were either never replaced, leaving a vacant lot, or replaced with simple, stucco-clad, flat-roofed commercial buildings along major commercial corridors. Regional chain businesses continued to leave the area, creating overwhelmingly vernacular and locally-owned commercial corridors. In residential neighborhoods throughout the MAP, walls or fences were added to whole blocks as a form of home protection. Tensions between Korean Americans and African-Americans increased in response to the Uprising in addition to continued distrust between law enforcement and members of the MAP communities.

4.3 Community Specific Historical Backgrounds

Seven communities form the Metro Planning Area established as part of the Los Angeles County General Plan in 2015. The boundaries for these areas do not follow the lines of distinct historic communities. Many adjacent communities were shaped by the same historic development patterns, events, and people.

4.3.1 East Los Angeles Community

The East Los Angeles Community is located in the Eastside region of Los Angeles County. Historically, the term East Los Angeles has been used to describe the general area east of the Los Angeles River, and the community has been known by various names throughout its history. The community also has sub-communities within it that have their own boundaries and development patterns. Some of the historic neighborhood names that are associated with East Los Angeles are Maravilla Park, Belvedere Gardens, Eastmont, Bella Vista, Whiteside, and City Terrace. In the present day, the term "Eastside" is the collection of neighborhoods located to the east of the Los Angeles River. The neighborhoods that make up the Eastside include East Los Angeles, Boyle Heights, El Sereno, and Lincoln Heights. According to census records from 2020, East Los Angeles has 118,786 residents, making it one of the largest and most urbanized communities in central Los Angeles County. Residents predominantly identify as Latino (96.2%), which makes East Los Angeles one of the largest concentrations of Latino residents in the United States.

The landscape of the community is dominated by multiple freeways. The major division of the community by freeways are by the I-710 freeway, which runs north to south, and the CA-60 freeway, which runs west to east. The I-5 freeway also cuts through the southwestern corner of the community and the I-10 freeway cuts through a portion of the northern boundary of the community. Major thoroughfares such as 3rd Street, Cesar E. Chavez Avenue, and Whittier Boulevard further delineate East Los Angeles. The diverse environment of the community is characterized by multiple cemeteries, parks, schools, religious, civic, and commercial buildings. Residential development of the community is dense and was historically single-family dominant and suburban in character. Portions of East Los Angeles can also be characterized as early streetcar suburbs.

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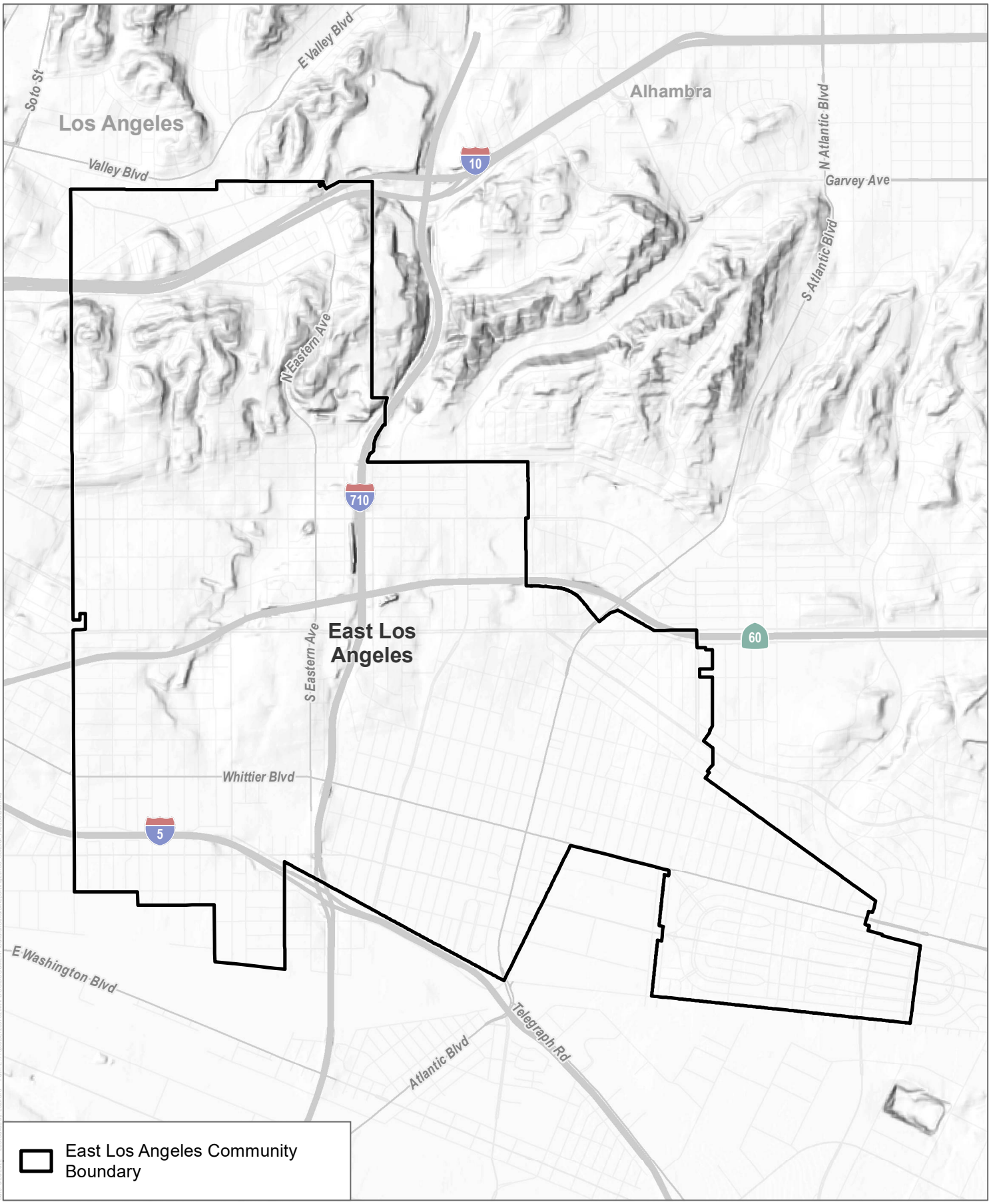

SOURCE: FEMA; Open Street Map 2019; LA County 2021

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FIGURE 2

East Los Angeles Community

Los Angeles County Metro Area Plan Project Historic Context Statement

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General History of the East Los Angeles Community

Before the development boom seen in East Los Angeles, the area that comprises the modern community was part of the Lugo family holdings known as Rancho San Antonio.[4] The Rancho San Antonio grant was confirmed in 1823 and 1827 and the land was regranted in 1838 by Governor Alvarado. In 1852, Antonio María petitioned the U.S. Board of Land Commissioners and eventually received a patent for 29,513.35 acres in 1866. In between (in 1855), he commissioned a survey of the rancho's boundary and designated tracts to be deeded to his children upon his death. Antonio María kept approximately 4,239 acres that he would pass to his widow, Maria Dolores (Ruiz) Lugo, upon his death in 1860. Following Maria Lugo's death in 1869, the land was divided via a partition suit among seven heirs.[5] Additional subdivisions of the land were undertaken to create individual communities, including present-day East Los Angeles.[6]

The rich land development history of East Los Angeles dates back to the years following the end of the Mexican American War in 1848. The years following the Mexican American War were fraught with anti-Mexican American sentiment. Repopulation of the City of Los Angeles by immigrants and other United States settlers, also displaced Mexican Americans who took refuge east of the Los Angeles River, thus forming what is currently known today as East Los Angeles. Displacement was the result of the discovery of gold and California's natural resources. The majority of Mexican-American's could not afford to live in the rapidly developing City of Los Angeles. While mostly undeveloped at this time, East Los Angeles quickly began to develop as a safe haven for Mexican Americans, as well as laborers, tradesmen, and railroad workers. Throughout the last half of the nineteenth century, East Los Angeles and the surrounding communities experienced significant growth with continued land subdivisions, the development of infrastructure, industry, and reliable forms of transportation.

East Los Angeles' Development History

The urban development of East Los Angeles was heavily influenced by the area's proximity to downtown Los Angeles. The residential tracts or early subdivisions of Occidental Heights and Belvedere developed in the last half of the nineteenth century but were not connected to the City's downtown by a streetcar line until 1905. The areas petitioned for annexation to the City of Los Angeles, primarily for access to water rights.[7]

Transportation also played a key role in the development of the East Los Angeles community. Given that East Los Angeles was outside of the City limits, the lack of public transportation presented a challenge for commuters. Reliable transportation options were critical to the success of the community and began very early in its history with the streetcar system. In 1903, residents petitioned to have a streetcar line extension and be annexed by the City of Los Angeles. While the streetcar extension was a success and the extension was completed in 1905, the annexation efforts reached an impasse due to water rights While with annexation East Los Angeles would secure continued access to the City's water supply, this access was denied based on the population's lack of funds to pay for the extension of the water system. East Los Angeles remained outside of the City limits and therefore unable to obtain City services.

4 In the 1840s, his son Vincent Lugo built a large house on the Plaza (not on the rancho) that became a centerpiece of social life in the Pueblo. The two-story house was demolished during freeway construction in the 1950s.

5 Mildred Brooke Hoover and Douglas E. Kyle, *Historic Spots in California* (Stanford, CA: Stanford University Press, 2002).

6 Arcadia Bandini de Baker, Plaintiff and Appellant vs. Benjamin Avise, Defendant and Respondent (California Legal Record, April 13, 1878).

7 Los Angeles County, *East Los Angeles* 3rd Street Corridor Specific Plan: Public Hearing Draft (July 6, 2010), A-3-A-5.

Following the initial development boom that peaked in the 1880s, East Los Angeles and the surrounding neighborhoods became a hub for diversity. Many ethnic groups called East Los Angeles home, including but not limited to the following: Mexican-Americans, Russian Molokans, Armenians, Chinese, Japanese, Germans, French, and African-Americans. Following the turn of the century, additional ethnic groups such as Jewish immigrants from Eastern Europe also moved into the neighborhoods of East Los Angeles and created another layer of cultural identity for the area.

Throughout the first half of the twentieth century, employment opportunities, affordable housing options, and lack of racial and ethnic covenants attracted many people to East Los Angeles. Instability in the Mexican government and the proximity of Los Angeles to Mexico also facilitated a steady stream of immigrants seeking refuge, economic opportunity, and a new life in East Los Angeles. The influx of Mexican immigrants in the early twentieth century, combined with the existing Mexican-American residents led to the development of an enclave of Mexican culture and spirit that was represented in all forms of development in East Los Angeles and continues to this day.

Residential development in East Los Angeles is much like other facets of development within the area. It is formed by sub-neighborhoods developing at different periods in history. As mentioned previously, there are multiple historic neighborhoods and naming conventions associated with sections of East Los Angeles. For instance, two of the early subdivisions that led to the creation of sub-neighborhoods were the Occidental Heights subdivision and the Belvedere subdivision. The Occidental Heights subdivision was laid out and sold in 1887 by a group of Presbyterian clergy to help raise funds to build Occidental University (later Occidental College) in East Los Angeles (the college later moved to the neighborhood of Eagle Rock). [8] Built in the late nineteenth century, these subdivisions shaped the residential development patterns of the community and the development of 3rd Street as a major thoroughfare for the area. Given the proximity to streetcar lines, these early neighborhoods are categorized as streetcar suburbs though they pre-date the arrival of the streetcars.[9]

Another example of planned development within the community is City Terrace. The City Terrace neighborhood is located in the northwest portion of East Los Angeles and is heavily defined by its hilly topography. The planned development began in the early 1920s under the direction of Walter Leimert. The project was intended to be 100 acres of a multi-use development that included residential, industrial, and commercial uses with planned recreation spaces. Early newspaper articles described City Terrace as a nine-minute ride from downtown Los Angeles with mountain and city views and was in the path of all forms of development.[10] Under the sales management of A.C. Green, City Terrace sales boomed by the late 1920s.[11] Features of the development were a park, swimming pool, and playground that were designed under the supervision of the County Recreation Department.[12] These residences were primarily designed as small in scale and one-story in height, using architectural features from the Craftsman, Pueblo Revival, and Mission Revival architectural styles.

By July 1923, the population of East Los Angeles had grown to 12,000 with 2,500 new homes. The Belvedere Gardens Chamber of Commerce was formed in 1923. The initial property owners had mainly Anglo surnames, but it would not be long before an influx of immigrants would change the composition of the area. East Los Angeles grew in the 1920s owing to massive immigration from Mexico, and by the late 1920s, it was the home to 30,000

8 Los Angeles County, *East Los Angeles 3rd Street Plan and Form-Based Code Specific Plan: Final Environmental Impact Report* (September 2014), A-2-A-6.
9 Ibid.
10 No Author, "City Terrace: The Close in Subsidization," *Los Angeles Times*, Oct. 6, 1923, I5.
11 No Author, "Sales Campaign Outlined: President of City Terrace Subdivision Names Green as Manager of East Side Tract," *Los Angeles Times,* Aug. 15, 1926, E7.
12 No Author, "Latest of City's Recreational Activities Shown: Playground Work Begins," *Los Angeles Times,* Oct. 25, 1931, D3.

Mexicans. Displacement due to racial discrimination and racist housing practices within the City of Los Angeles also forced the eastward movement of many Mexicans, in addition to Japanese and Chinese residents. In 1927, East Los Angeles was partially built up with single-family residences south and west of what would become East Beverly Road. The large residential Montebello Park tract in the southeastern corner of the community was in development with the construction of several homes. Important community features of James A. Garfield High School and Calvary Cemetery were constructed by 1927.[13] New subdivisions and neighborhoods were established in the area through the 1930s, including the Bella Vista neighborhood east of Atlantic Boulevard and south of 3rd Street.

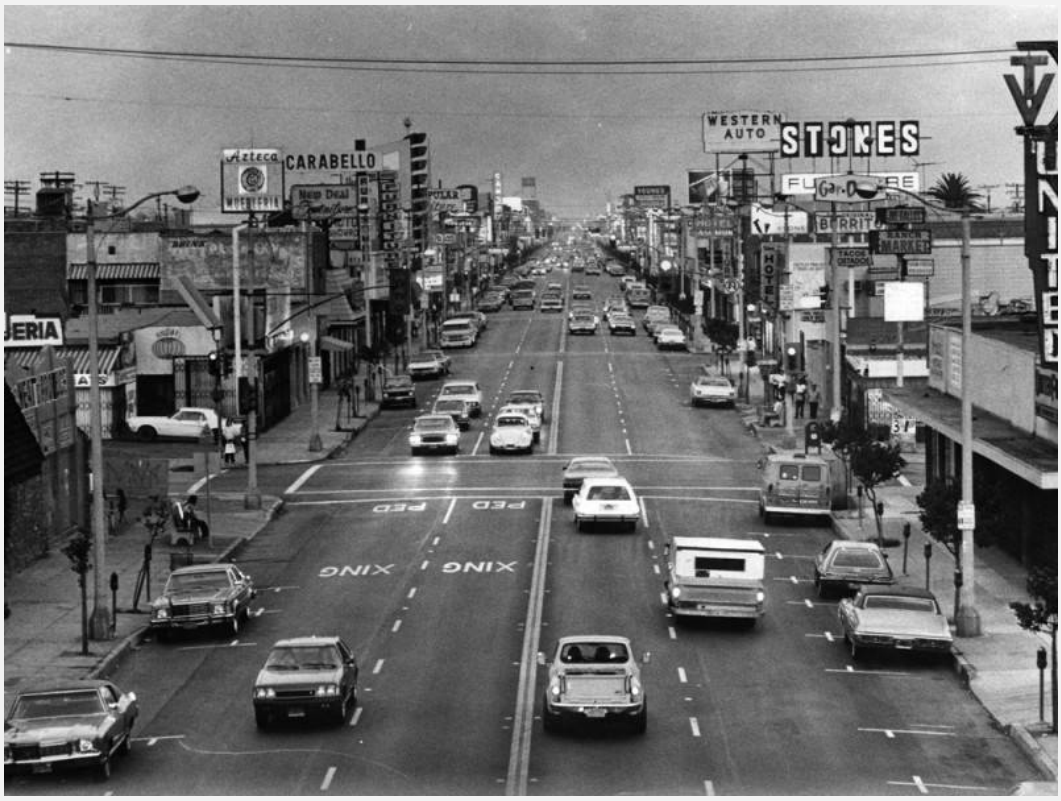
Given the early function of East Los Angeles as a streetcar suburb, commercial development patterns were running in tandem with the residential development patterns in the first half of the twentieth century. Major commercial corridors emerged starting in the 1920s. For instance, commercial and institutional development began on 3rd Street in the form of auto repair shops, churches, and schools in the 1920s. Additional east-west commercial thoroughfares developing in the first half of the twentieth century included Beverly Boulevard, 1st Street, and the current Cesar E. Chavez Avenue (then Brooklyn Avenue).

In addition to the early commercial thoroughfares, Whittier Boulevard also maintained a pivotal role in social, economic, and political history for the community of East Los Angeles (Exhibit 1). Since its early development, Whitter Boulevard has been a major transportation corridor that connected East Los Angeles. While important for its ability to serve as a commuter route into the City, Whittier Boulevard also served as an important commercial and cultural hub for East Los Angeles. Such commercial entities such as movie theaters, markets, gathering spaces, Laguna (now Salazar) Park, and specialty shops could be found on Whittier Boulevard. The wide boulevard also made it a good location as a parade route throughout the area's history. Additionally, Whittier Boulevard played a pivotal role in the Chicano Moratorium March of 1970. The Chicano Moratorium March occurred on August 29, 1970, when more than 20,000 Mexican-Americans marched through East Los Angeles in protest of the disproportionate number of Mexican-Americans in the Vietnam War. The peaceful march ended at Laguna (now Salazar) Park and turned violent after the Los Angeles Sheriff's Department entered the park resulting in three deaths including civil rights activist Ruben Salazar.

Cultural groups in East Los Angeles were plagued by the excessive racial tensions that grew during World War II and were largely focused against the Jewish and Japanese members of the community throughout Los Angeles. Mexican residents of East Los Angeles were also the target of racial tensions as evidenced by the Zoot Suit Riots in 1943, in which American military personnel clashed with Mexican-Americans over ten days, resulting in property destruction and loss of life throughout Los Angeles. The name Zoot Suit Riots came from the baggy suits worn by many minority youths during the era. Despite the dominating presence of Mexican culture in East Los Angeles, other cultural groups such as Jewish, Russian, Italian, and Japanese Americans continued to be represented in the community through the first half of the twentieth century.

[13] UC Santa Barbara Library, "East Los Angeles [aerial photo]," *FrameFinder Courtesy of UCSB Library Geospatial Collection*, 1927, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

Exhibit 1. Whittier Boulevard in East Los Angeles, 1979



Source: Anne Knudsen, Herald-Examiner Collection/Los Angeles Public Library.

During the second half of the twentieth century, East Los Angeles became a hub for political and social unrest and social policy reform. A significant shift in demographics also propelled East Los Angeles into its current demographic make-up. The most notable examples of the shifting demographics are that of the Japanese and Jewish community members. Following the World War II internment camps and forcible removal of Japanese residents from the community after the bombing of Pearl Harbor, many Japanese community members never returned to East Los Angeles. The people that did return were subjected to harassment and violence with their business assets stolen or vandalized and their storefronts were occupied by other tenants. Jewish community members began an exodus to the west side of Los Angeles by the 1950s into areas that were newly made available to them including Midtown, the San Fernando Valley, and the Westside. They moved in search of more affluent communities with better schools and other amenities. These dramatic shifts in demographics created a Mexican-American majority that remains in place in East Los Angeles today. By the mid-1950s, there continued to be an increase in development, including a replacement of the majority of the farmland north of East Beverly Boulevard with single-family tract developments. City Terrace was partially developed with single-family residences on a series of winding roads. The land that would eventually become the Belvedere Community Regional Park remains as one of the last large undeveloped pieces of land in East Los Angeles.[14]

[14] UC Santa Barbara Library, "East Los Angeles [aerial photo]," *FrameFinder Courtesy of UCSB Library Geospatial Collection*, 1953, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

The 1960s and 1970s were a time of cultural awakening in East Los Angeles, and these movements, more than new buildings, shaped the built environment of East Los Angeles. By the mid-1960s the construction of I-710 and CA-60 (Pomona Freeway) divided the community into four sections, with the freeways running through the middle of residential neighborhoods and demolishing whole blocks of buildings for their construction.[15] The construction of the freeways in East Los Angeles resulted in the fragmentation and displacement of Mexican-American communities within the neighborhood. East Los Angeles had one of the highest number of freeways within its community than any other, due to the area's lower property values, less political influence, and racially diverse population. The construction of the freeways was seen as another form of racism against Mexican-Americans within the community.

By the mid-1970s East Los Angeles predominantly appeared as it appears now. The majority of the land was developed as single- and multi-family residential neighborhoods. The commercial thoroughfares include Whittier Boulevard, 1st Street, East 3rd Street, and East Cesar E. Chavez Avenue.

Throughout the 1950s and 1960s, the Mexican-American community of East Los Angeles lacked the educational and economic opportunities afforded to predominately Caucasian neighborhoods in Los Angeles. This lack of representation and opportunity led the Mexican-American community to band together in the face of resistance in a new movement referred to as the Chicano Civil Rights Movement. The movement was heavily influenced and motivated by the struggles of farm workers, led by labor organizers including Cesar Chavez; anti-Vietnam War sentiment; and the Civil Rights movement. These movements intertwined, leading to momentous Latino civil rights demonstrations throughout the late 1960s and 1970s in East Los Angeles.

Upon its inception in the 1960s, the Chicano Movement was the largest empowerment movement taken on by Mexican-Americans in the history of the United States. Focusing on civil rights, social injustice, economic and educational reforms, the movement served as a pivotal moment in time that forever changed East Los Angeles. Significant events related to the Chicano Movement that are reflected in the built environment of the East Los Angeles CPA include school walkouts in 1968 and the Chicano Moratorium marches of 1969 and 1970.[16] The activist organization associated with the movement in East Los Angeles was the Brown Berets. In addition to protests, the group founded El Barrio Free Clinic to increase access to health care for the Latino community of East Los Angeles.[17]

15 UC Santa Barbara Library, "East Los Angeles [aerial photo]," *FrameFinder Courtesy of UCSB Library Geospatial Collection*, 1965, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

16 García Mario T. and Ellen McCracken, *Rewriting the Chicano Movement: New Histories of Mexican American Activism in the Civil Rights Era* (Tucson: The University of Arizona Press, 2021), 200-217.

17 "El Barrio Free Clinic," *Los Angeles Conservancy*, accessed April 2022, https://www.laconservancy.org/locations/el-barrio-freeclinic.

4.3.2 East Rancho Dominguez Community

East Rancho Dominguez is a 525-acre mostly residential unincorporated community located in south-central Los Angeles County. East Rancho Dominguez is currently home to 15,887 people that predominantly occupy single-family residences constructed in the 1930s and 1940s. These residences are of a similar scale and designed in Minimal Traditional, Ranch, Spanish Colonial Revival, and Mid-Century Modern architectural styles. Consistent land residential uses that line interior streets give the community a cohesive residential feel despite the community's disjointed boundaries. Apartment complexes and small commercial businesses are established on the section's north and west boundaries. East Rancho Dominguez is largely a Latino community whose residents are mainly employed in the manufacturing and healthcare industries.[18]

East Rancho Dominguez is surrounded and divided into four separate areas by the City of Compton. The largest, central portion of the community is comprised of approximately 360 acres. The northernmost extent of this area is roughly East McMillian Street, although an inlet extends south to approximately East Saunders Street. The westernmost extent of the area is North Thorson Avenue, its southern boundary is approximately East Alondra Boulevard, and the area's easternmost boundary runs along South Gibson Avenue. The central area's cohesiveness and walkability are negatively impacted by the major transportation routes, including east-to-west oriented Rosecrans Avenue and East Compton Avenue, and north-to-south running Atlantic Avenue, intersecting the area's interior.[19] East Rancho Dominguez Park, a five-acre park located directly east of Atlantic Avenue, is a gathering hub that offers community, educational, and recreational amenities. In the area's center, a section of Compton encompasses the intersection of Atlantic Avenue and east-to-west oriented East San Vincente Street.[20]

A narrow north-to-south-oriented stretch of Compton, generally less than a city block-wide, partitions the main body of East Rancho Dominguez from the community's two eastern sections. The narrow stretch of Compton bisects residential properties between South Williams Avenue and South Gibson Avenue before widening west of South Gibson Avenue to encompass the Whaley Middle School campus. The smaller, eastern sections of the community are separated by Rosecrans Avenue. The northeastern section, approximately 13 acres, is bounded to the east by the I-710 freeway, to the west by South Gibson Avenue, and the north by East McMillian Street. East Rancho Dominguez's southeast area is roughly 34 acres. This area is bounded by the neighborhood's main section to the west, the I-710 freeway to the east, and approximately East Rose Street to the south. Residential streets running east to west in these sections are abruptly terminated by the I-710 freeway, which was established in its current configuration adjacent to the neighborhood in the early 1960s.[21]

The final section, a 100-acre island surrounded by the City of Compton, is positioned one-tenth of a mile southwest of East Rancho Dominguez's central area. This area's north boundary reaches the south side of Alondra Boulevard but also stairsteps to Caldwell Street, East Pauline Street, and Marcelle Street. The west boundary bisects residential and commercial complexes between South Long Beach Boulevard and South Cusco Avenue. The area's southern boundary is directly north of East Greenleaf Boulevard and parallels twin 230kv transmission lines owned by Southern California Edison. The section's eastern boundary bisects residential properties between South Butler Avenue and South Harris Avenue before moving west to exclude Kelly Park and Kelly Elementary School.[22]

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18 "Overview of East Rancho Dominguez, California," *Statistical Atlas*, accessed April 2022, https://statisticalatlas.com/place/California/East-Rancho-Dominguez/Overview.

19 Ibid.

20 "East Rancho Dominguez Park," *Los Angeles County Department of Parks & Recreation*, accessed March 2022, https://parks.lacounty.gov/east-rancho-dominguez-park/.

21 "Overview of West Rancho Dominguez, California," *Statistical Atlas*, accessed April 2022, https://statisticalatlas.com/place/California/West-Rancho-Dominguez/Overview.

22 "State Profiles and Energy Estimates," *United States Energy Information Administration (EIA),* 2017,https://www.eia.gov/state/?sid=CA.

SOURCE: FEMA; Open Street Map 2019; LA County 2021

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FIGURE 3

East Rancho Dominguez Community

Los Angeles County Metro Area Plan Project Historic Context Statement

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General History of the East Rancho Dominguez Community

The original 1868 General Land Office (GLO) survey depicts the land developed today as East Rancho Dominguez located on the San Pedro (Dominguez) Rancho near the junction of the San Pedro, Tajauta, and San Antonio (Lugo) Ranchos.[23] In the early 1860s, the descendants of the original Dominguez Rancho owner sold the area developed today as East Rancho Dominguez to F.P.F. Temple and F.W. Gibson. In 1867, Temple and Gibson subdivided their land, selling 4,600 acres to pioneer Griffith Dickenson Compton.[24] The City of Compton, which was home to 500 people, was incorporated in 1888. In 1891, the Southern Pacific Railroad developed the San Pedro line, which skimmed Compton's east boundary. Five miles east of Compton, the Los Angeles Terminal Railroad (San Pedro Division, established in 1868) connected the major dairying towns of Clearwater and Hynes (later incorporated as the City of Paramount) to Los Angeles Harbor and inland markets.[25]

Compton benefited from its proximity to the rail lines. By 1896, the town had grown to approximately 100 acres, bound in the north by Riverside-Redondo Boulevard (now Compton Boulevard) and in the south by Olive Street (now Alondra Boulevard). Riverside-Redondo Boulevard and Olive Street continued east, connecting Compton to the dairy industry centered in Clearwater. The area between the towns of Compton and Clearwater, where East Rancho Dominguez is developed today, was mostly cattle pastures dotted with rural farmsteads.[26]

East Rancho Dominguez Community Area Development History

The community was historically a rural area dotted with farmsteads between the towns of Compton and Clearwater. In 1910, the population of the two towns and nearby rural farmsteads was recorded as fewer than 1,000 people. In 1892, struggling gold prospectors Edward L. Doheny and Charles A. Canfield dug an experimental oil well and discovered the Los Angeles oilfield. Though the original oilfield was outside the East Rancho Dominguez community, oil wells were drilled throughout southeastern Los Angeles County. The oil boom that followed furthered the development of towns built adjacent to railroads, the main transportation network that connected the oil commodity to markets. In the early years of the oil boom, the Southern Pacific's San Pedro line through Compton influenced the town's growth. In 1921, two local wells were established in towns approximately ten miles from Compton. Within two years, Signal Hill's Discovery Well Park in Long Beach operated as the most productive oil field in California and commerce flowed through Compton via the Southern Pacific.

By 1930, middle-income residential areas developed outside of Compton's central commercial area (Exhibit 2). These neighborhoods had deed restrictions limiting the residents primarily to Caucasian people. The residential area of unincorporated East Compton (renamed East Rancho Dominguez in 1990), was developed on the pasture lands that previously stretched between Compton and Clearwater. The neighborhood was laid out on a grid system bound by Rosecrans Avenue to the north, the Los Angeles River to the east, Alondra Boulevard to the south, and the Southern Pacific tracks to the west. Residents were primarily Caucasian, middle-class, largely employed as skilled tradesmen, oil refinery foremen, and experienced artisans.[27]

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23 "Original Survey of 003.0S-012.0W: 1868 and 1874," *U.S. Department of the Interior Bureau of Land Management*, accessed March 2022, https://glorecords.blm.gov/details/survey/default.aspx?dm_id=178995&sid=bpe1el0v.ir5&surveyDetailsTabIndex.

24 "About Us," *Carson Companies*, accessed March 2022, https://www.carsoncompanies.com/pages/about-the-firm.

25 "History of Dominguez Rancho Adobe Museum," *Dominguez Rancho Adobe Museum*, accessed March 2022, https://dominguezrancho.org/domingo-rancho-history/.

26 National Environmental Title Research, "East Rancho Dominguez [aerial photos and topography maps]," *Historic Aerials Courtesy of NETR Online*, 1896-1957, https://www.historicaerials.com/viewer.

27 B.A. Wells and K.L. Wells, "Discovering Los Angeles Oilfields," *American Oil & Gas Historical Society*, April 21, 2021, https://aoghs.org/petroleum-pioneers/los-angeles-oil-field/.

Exhibit 2 City of Compton, aerial view looking east toward East Rancho Dominguez, 1930

Source: Security Pacific National Bank Collection/Los Angeles Public Library.

In the evening hours of March 10, 1933, the 6.4-magnitude Long Beach Earthquake hit the greater Los Angeles area. East Compton's commercial buildings and schools, which were largely constructed using unreinforced concrete or brick, were largely destroyed. The earthquake, worsened by over-drilling the Los Angeles oil deposits, was the deadliest seismic event in Southern California history, killing 120 people.[28] East Compton's recovery from the earthquake was swift due to federal financial assistance.[29] The Federal Home Loan Bank Board and the Home Owners' Loan Corporation (HOLC), which were established in response to the Great Depression, analyzed the community of East Compton's collective ability to repay mortgages on moderately priced, well-constructed, single-family dwellings. Deemed satisfactory, HOLC financed the redevelopment and new development of residences in East Compton following the earthquake, which were constructed in the Minimal Traditional, Ranch, Spanish Colonial Revival, and Mid-Century Modern architectural styles.[30]

Part of the reason for East Compton's favorable rating with the HOLC was that restrictive residential deeds in East Compton enforced racial covenants until the Supreme Court's landmark decision in *Shelley v. Kraemer* outlawed

28 Susan E. Hough and R. W. Graves, "The 1933 Long Beach Earthquake (California, USA): Ground Motions and Rupture Scenario," *Scientific Reports* 10, no. 1 (2020), https://doi.org/10.1038/s41598-020-66299-w.

29 "Compton Junior High School Building Heavily Damaged by the Long Beach Earthquake, Compton, 1933," University of California, Los Angeles. Library. Department of Special Collections, accessed April 2022, https://digital.library.ucla.edu/catalog/ark:/21198/zz002dd43x.

30 "HUD Historical Timeline: the 1930s," *United States Department of Housing and Urban Development (HUD)*, accessed Feb. 2022, https://www.huduser.gov/hud_timeline/.

the practice in 1948. Compton's first African-American residents, who moved to the neighborhood in early 1952, were met with violence, vandalism, and intimidation from Caucasian hate groups including the Klu Klux Klan. Despite targeted hate crimes, Compton's African-American community grew quickly and, by 1960, African-American families comprised forty percent of the neighborhood's population.

Fifteen years after East Compton was desegregated, the neighborhood's population was sixty-five percent African-American. As demographics shifted, realtors engineered a period of prejudice-fueled market instability by approaching Caucasian homeowners with narratives of increased crime rates and impending property depreciation. The realtors convinced Caucasian homeowners to sell their properties below market value, then profited by selling the properties to African-American homebuyers at an inflated price. These so-called blockbusting tactics resulted in a depressed housing market and sent East Compton into a state of decline. As upper-middle-class Caucasian residents moved, Caucasian business owners relocated their stores, causing East Compton's tax base to rapidly decline.[31] Without adequate funding derived from a prosperous tax base, the neighborhood's municipal resources, parks, and schools deteriorated.[32]

The Watts Uprising, which began on August 11, 1965, further triggered a prejudice-driven mass exodus of Caucasian residents from East Compton (please see Section 4.3 for a discussion of the Watts Uprising). By 1970, the community's African-American population had grown to over seventy percent. Property values were unable to recover after the unrest and the neighborhood's underfunded community resources, schools, and infrastructure continued to deteriorate. Unlike the aftermath of the Long Beach Earthquake, federal aid did not assist in the rebuilding. African-American homeowners were unable to obtain loans to improve their older residences, many of which were constructed in the 1930s and 1940s.[33]

Gangs formed in the aftermath of the unrest. Gang membership escalated in response to entrenched institutional barriers, the mounting police presence in response to the Watts Uprising, rising unemployment, and deteriorated community resources. The gangs functioned as a source of income, protection, a personal identity, and a community with a shared purpose. Gang members were predominantly African-American youth between the ages of twelve and twenty-four, with an average membership age of seventeen. The notorious rival Crip (short for "Community Revolution in Progress") and Blood gangs were established in Compton after the Watts Uprising. Large numbers of young, male residents turned to gangs during the 1970s economic recession, a period of economic stagnation and hyperinflation.[34] Local unemployment rates mounted to over ten percent, or twice the national average. The gangs expanded their power and influence further during the 1980s, when crack cocaine, a cheap and easy to manufacture highly profitable alternative to cocaine, was introduced in East Compton. East Compton was an advantageous location for drug trafficking due to the neighborhood's proximity to the I-710 and I-110 freeways and its central location in Los Angeles, the country's second-largest metropolis.

While the mainstream news media portrayal of Compton drew national attention to inter-gang violence and drugs, community members engaged in the national discourse through popular music. Clashes between street gangs and the Los Angeles Police Department (LAPD), which Police Chief Daryl Gates had weaponized into a paramilitary force dedicated to ending gang violence, were put in the national consciousness by the rise of Gangster Rap. In 1988,

31 Zach Behrens, "Before the 1950s, Compton's Whiteness Was Vehemently Defended," KCET, January 11, 2011, https://www.kcet.org/socal-focus/before-the-1950s-the-whiteness-of-compton-was-defended-vehemently.

32 "History of the City," *City of Compton*, accessed February 2022, http://www.comptoncity.org/visitors/history.asp#:~:text=The%20settlement%20became%20known%20as,need%20for%20improved%20local%20government.

33 Carman Tse, "How Compton Became the Violent City of 'Straight Outta Compton," LAist, August 14, 2015, https://laist.com/news/entertainment/city-of-compton.

34 Ayala Feder-Haugabook, "Compton, California (1867-)," Black Past, August 20, 2017, https://www.blackpast.org/african-american-history/compton-california-1867/.

the rap group N.W.A, established by Compton-based musicians Dr. Dre, Ice Cube, Eazy-E, MC Ren, and DJ Yella (formerly Arabian Prince), released *Straight Outta Compton,* a chronicle of violent gang life, frustration over imposed institutional barriers, and a collective fury focused on Gates' paramilitary LAPD. The genre of rap music that originated in East Compton's periphery reflects a reality that many southeast County residents experienced during the 1980s and 1990s. Important sites to the genre or influential artists have not been identified within the boundaries of the community.[35]

Residents of East Compton maintained a community cohesiveness during the tumultuous 1970s and 1980s despite media attention, which portrayed all of Compton as a predominantly African-American community plagued by drugs, gang violence, and police raids. In the 1980s, East Compton residents developed a five-acre park directly east of Atlantic Avenue and south of Compton Avenue. The recreation area quickly became a staple in the community and offered programs, events, and resources. In 1985, East Compton residents, via a grassroots campaign, lobbied the County to change their community's name from East Compton to East Rancho Dominguez. In 1990, East Compton was officially redesignated and renamed East Rancho Dominguez. Though this area had never been part of the City of Compton, the community looked to disassociate from the Compton name through this effort. East Rancho Dominguez is not contiguous with the industrial community of Rancho Dominguez, which lies south of Compton, or West Rancho Dominguez, which is located west of Compton. The three communities derive their name from the former Rancho that encompassed the area.[36]

East Rancho Dominguez, whose history is tangled with the City of Compton's tumultuous racial legacy, was profoundly impacted by the arrest and assault of Rodney King that sparked another period of racially-charged unrest in Los Angeles communities. Directly after the 1992 Los Angeles Uprising, middle-class African-American families fled from East Rancho Dominguez, relocating to suburban areas. The media coverage of King's detainment and the subsequent unrest that opposed police brutality led to Los Angeles Police Chief Gates' resignation and major reforms within the LAPD. Latino families purchased residences in East Rancho Dominguez and impacted the neighborhood's effort to create an independent identity from Compton. By 2000, East Rancho Dominguez had transitioned to a predominantly Latino enclave, experiencing increased residential and commercial development.[37]

35 Ibid.
36 Ibid.
37 "East Rancho Dominguez Park," https://parks.lacounty.gov/east-rancho-dominguez-park/.

4.3.3 Florence-Firestone Community

Florence-Firestone is an unincorporated Census Designated Place (CDP) located in south-central Los Angeles County. The community is located approximately six miles south of downtown Los Angeles and totals approximately 3.6 square miles in size with 61,983 people.[38] The two largest land uses in Florence-Firestone are residential (59.3%) and industrial (13.1%) with smaller areas of commercial and mixed uses. Florence-Firestone's community profile is predominantly Latino (93%). Non-Latino Caucasian residents are 0.5% of the population. African-Americans are 6.5%.[39] The dominant employment sectors include production, sales, and administration. Residential property types in Florence-Firestone are single-family and multi-family residences, primarily designed in the Craftsman, Spanish Colonial Revival, Minimal Traditional, and Ranch architectural styles. Public parks, religious properties, libraries, and schools including Roosevelt Park, Washington Park, Presentation of Mary Catholic Church, Graham Library, Eddison Middle School, Miramonte Elementary School, and Diego Rivera Learning Complex serve as informal community gathering hubs.

Florence-Firestone's community boundaries are roughly East Slauson Avenue to the north, East 92nd and East 103rd Streets to the south, Wilmington Avenue, Santa Fe Avenue, and South Alameda Street to the east, and South-Central Avenue to the west. Surrounding Florence-Firestone to the north, south, and west is the City of Los Angeles with the City of Huntington Park, City of South Gate, and the unincorporated community of Walnut Park located along its eastern border. Major highways and thoroughfares, including California State Route 42 (Firestone Boulevard), East Florence Avenue, East Slauson Avenue, South Central Avenue, and South Alameda Street, either bind or bisect Florence-Firestone. The Metro A Line (Blue) runs the length of the CPA almost directly down the center, splitting the area into east and west. There are three Metro Stations within Florence-Firestone: Slauson, Firestone, and Florence.

General History of the Florence-Firestone Community

Portions of Florence-Firestone were part of Rancho Tajauta, but most of the community's land was public as part of the 1873 Rancho Sausal Redondo Decision (see below). The introduction of rail lines by 1870 provided reliable jobs, affordable transportation, and facilitated the growth of local industries. Starting in the 1920s, the community's development began to expand beyond the rail and streetcar lines both eastward and westward. Large manufacturing plants including the Goodyear Tire Company and Firestone Tire Manufacturers opened just outside the community due to their access to railroads. World War II brought an economic boom to the area, and by the 1940s, the community was almost completely built out. Within twenty years this boom ended, and Florence-Firestone underwent a period of civil unrest, described below, and deindustrialization. Jobs within the community shifted towards low-wage, service sectors with less stable local employment options. This downturn continued into the 1970s and 1980s with corporations being replaced by small, locally owned retail stores. Into the 2000s, the community makeup has been Latino, Caucasian, and African-American. Small businesses continue to operate throughout the community.

[38] U.S. Census Bureau, "Population: Florence-Graham CDP, California," *Quick Facts*, accessed December 2, 2021, https://www.census.gov/quickfacts/fact/table/florencegrahamcdpcalifornia/POP010220#POP010220.

[39] U.S. Census Bureau, "Race and Hispanic Origin: Florence-Graham CDP, California," *Quick Facts*, accessed December 2, 2021, https://www.census.gov/quickfacts/fact/table/florencegrahamcdpcalifornia/RHI725219#RHI725219.

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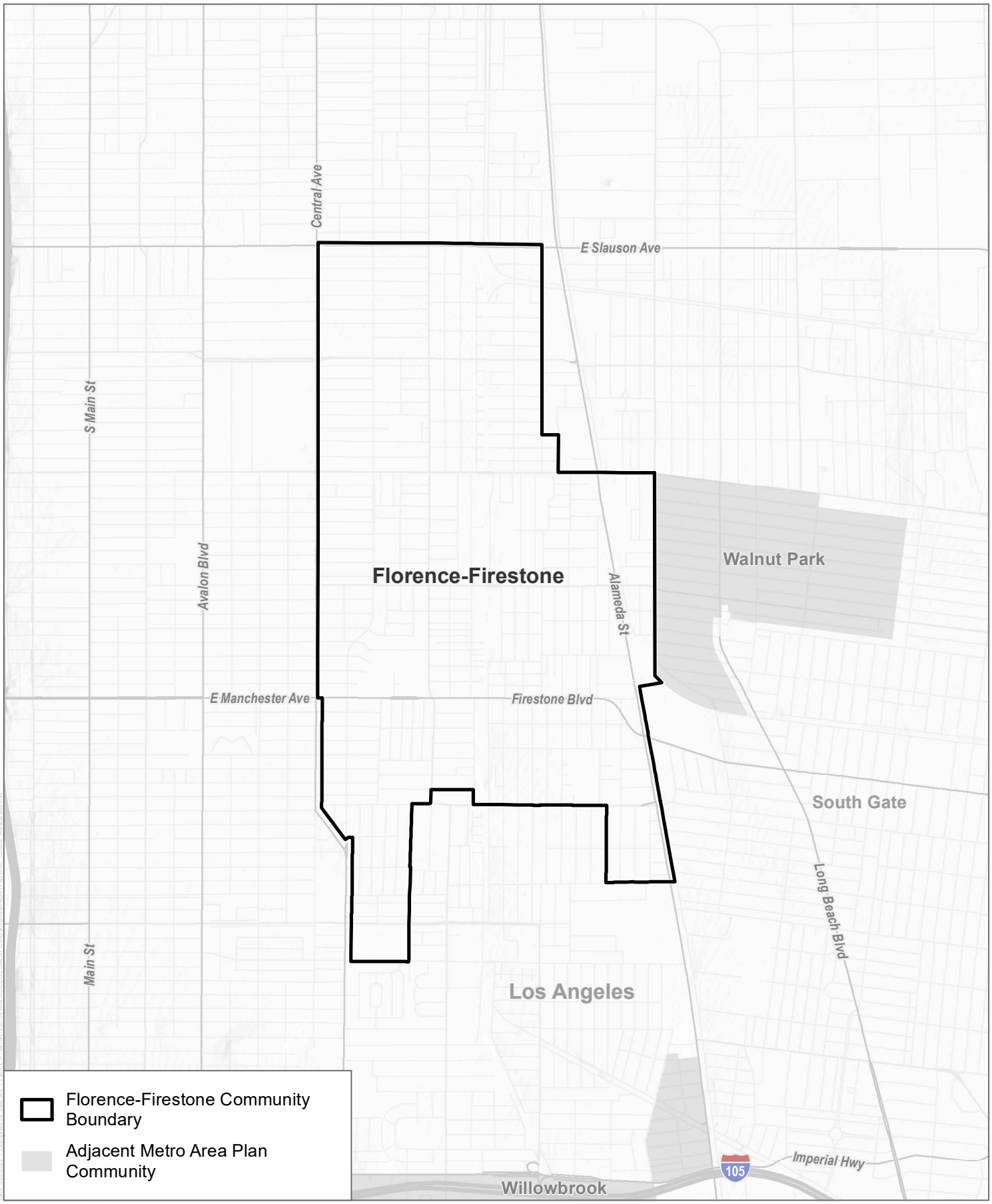

SOURCE: FEMA; Open Street Map 2019; LA County 2021

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FIGURE 4

Florence-Firestone Community

Los Angeles County Metro Area Plan Project Historic Context Statement

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Florence-Firestone Community Development History

The area that would become Florence-Firestone initially developed as ranch land, with the southernmost portion intersecting Rancho Tajauta, while most of the community fell within an area that became public land as part of the Rancho Sausal Redondo Decision. The Rancho Sausal Redondo Decision placed a disputed 25,000 acres of land in the hands of settlers who had claimed the land under U.S. homestead laws from 1858 to 1868. A final decision in 1873 officially gave them title to the land and cleared the way for the area to be subdivided and sold.[40] This land was agrarian, with farms ranging in size from 40 to several hundred acres and producing sweet potatoes, grain, barley, and corn. Grape vineyards and eucalyptus groves for firewood were also common.[41]

The introduction of rail lines put the area on the path of becoming a formalized town. By 1870, the Southern Pacific Railroad had established a railroad station at Florence Avenue and South Alameda Street, connecting the area to the nationwide rail system. The unincorporated districts of Florence and Graham were established during this period as stops along the national Southern Pacific and interurban Pacific Electric (PERy) railroads.[42] The first post office was established in 1877 and by 1890 the population had grown to 750 people, comprised primarily of European immigrants and people from the eastern United States. Rail lines came with multiple community benefits including providing reliable jobs, affordable transportation, and facilitating the growth of local industries. Starting in the 1900s, immigrants from Mexico were recruited by Pacific Electric to lay tracks and work on the rail lines. Development during this period was concentrated between Compton Avenue and South Alameda Street. [43]

Starting in the 1920s, the community's development began to expand beyond the rail and streetcar lines both eastward and westward. By 1927, the community was mostly developed with single-family and multi-family residences. The community's eastern boundary abutted the Southern Pacific Railroad tracks along South Alameda Street with undeveloped lots, industrial warehouses, and commercial buildings on either side of the tracks. Civic and community organizations such as the chamber of commerce and churches were formed to help the primarily European or Caucasian working-class suburban community. Florence-Firestone's geography and access to railroads made it a prime location for manufacturing facilities. Located just west of the community were the Goodyear Tire Company, which opened in 1920, and the Firestone Tire Manufacturers, which opened in 1927 at the intersection of Firestone Boulevard (formally Manchester Avenue) and South Alameda Street. The Firestone plant employed 2,500 people and was not unionized until the 1930s, which was initiated by a wave of worker activism. The majority of Firestone's workforce was Caucasian, though workers of color fought for access to these jobs.[44] Large schools still present in the community, including Thomas Edison Middle School and Miramonte Elementary School, were developed by the 1920s (Exhibit 3). The last remaining agricultural lots were located between Nadeau Street and Firestone Boulevard and Hooper Avenue and Compton Avenue.[45] Residential development continued in Florence-Firestone into the late 1930s with several areas remaining vacant, including the agricultural land present in the late 1920s.[46]

40 No Author, "The Sausal Redondo Decision," *Los Angeles Herald*, Nov. 1, 1873, 2.
41 County of Los Angeles Department of Parks and Recreation, *Florence-Firestone Community Parks and Recreation Plan*, October 2010, 6.
42 County of Los Angeles Department of Regional Planning, *Florence-Firestone Community Plan*, September 2019, 16.
43 County of Los Angeles Department of Parks and Recreation, *Florence-Firestone Community Parks and Recreation Plan*, 6.
44 Laura Pulido, Laura Barraclough, and Wendy Cheng, *A Peoples Guide to Los Angeles,* (Berkley, CA: University of California Press, 2012), 142.
45 UC Santa Barbara Library, "Florence-Firestone [aerial photo]," *FrameFinder Courtesy of UCSB Library Geospatial Collection*, 1927, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.
46 UC Santa Barbara Library, "Florence-Firestone [aerial photo]," *FrameFinder Courtesy of UCSB Library Geospatial Collection*, 1938, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

Exhibit 3. Aerial of Florence-Firestone's Edison Junior High School, 1928

Source: Security Pacific National Bank Collection/Los Angeles Public Library.

In 1933, as part of the New Deal, the HOLC sought to assess the creditworthiness of neighborhoods through the discriminatory practice of redlining. Redlining was the result of the HOLC creating color-coded maps with boundaries around neighborhoods based on the composition of the community's race and/or ethnicity, income level, and housing and land use types.[47] In September 1939, the Division of Research and Statistics along with the HOLC had a map of Los Angeles created which included Florence-Firestone.[48] The majority of the community was assigned the investment risk grade of Red, which was the worst. Areas that were graded as Red were largely non-Caucasian, working-class neighborhoods. These areas were labeled as hazardous to invest in and often those that lived in these areas were denied credit, insurance, and healthcare assistance. The Florence Industrial District (D-60), was described as a slowly increasing community of factory workers, laborers, and WPA (Work Progress Administration) workers with incomes ranging from $700 to $1,500. Areas south of East 92nd Street were included in the Watts District (D-61), which was described as containing the largest concentration of African-Americans in Los Angeles County. The residents worked as service workers, factory hands, laborers, and WPA workers. Both districts were

47 Alexis Madrigal, "The Racist Housing Policy That Made Your Neighborhood," *The Atlantic*, May 22, 2014. https://www.theatlantic.com/business/archive/2014/05/the-racist-housing-policy-that-made-your-neighborhood/371439/.

48 Robert K. Nelson, LaDale Winling, Richard Marciano, Nathan Connolly, et al., "Mapping Inequality," *American Panorama*, ed. Robert K. Nelson and Edward L. Ayers, accessed March 2, 2022, https://dsl.richmond.edu/panorama/redlining/#loc=15/32.694/117.183&city=san-diego-ca&area=A8.

deemed "blighted" and received Red grades, limiting the residents' ability to secure federally-insured mortgages and loans.[49]

On May 6, 1935, President Franklin D. Roosevelt created the WPA to provide jobs and income to the unemployed during the Great Depression. This resulted in communities across the United States receiving funding to build public buildings, regional airports, roads, and parks.[50] In 1938, the Federal government and President Roosevelt issued their approval for the development of the WPA project, the Franklin Delano Roosevelt Recreational Center, at the corner of Graham Avenue and Nadeau Street in Florence-Firestone. The County provided $15,000 as the sponsor contribution. The improvements included grading, landscaping, construction of a children's clubhouse, restrooms, wading pool, picnic area, basketball courts, volleyball courts, and bleachers.[51] Franklin Delano Roosevelt Recreational Center was later known as Roosevelt Park and is one of the oldest parks in the County system.[52]

World War II brought an economic boom to the area and by the 1940s the community was almost completely built out. The land between Nadeau Street and Firestone Boulevard and Hooper Avenue and Compton Avenue was developed with small single-family residences. The southern side of the intersection of Nadeau Street and Graham Avenue and the western side of Graham Avenue was developed with commercial properties and had become one of the community's core commercial areas. Franklin Delano Roosevelt Park had been developed at the northeastern corner of Graham Avenue.[53] The defense industry was shrinking while the automotive industry was on the rise. In 1948, "whites-only" housing covenants were lifted, permitting African-Americans to move into homes outside of segregated areas. As African-Americans moved in, Caucasian residents slowly moved out resulting in a period of "white flight." Discriminatory practices such as "blockbusting" were also used where real estate firms would sell properties at inflated prices to African-American families.[54]

By 1952, the community was predominantly as it appears presently. The majority of the land was developed as single- and multi-family residential neighborhoods. The commercial thoroughfares include South Central Avenue, Compton Avenue, Graham Avenue, East Slauson Avenue, Florence Avenue, and Firestone Boulevard. Industrial warehouses, automotive-related businesses, and large-scale commercial properties are located on either side of the train tracks along South Alameda Street.[55]

The 1960s brought civil unrest and deindustrialization to Florence-Firestone. The 1965 Watts Uprising triggered a prejudice-driven mass exodus of Caucasian people from south-central Los Angeles, including Florence-Firestone. Factories began moving to outlying areas for cheaper and wider tracts of land. Jobs within the community shifted towards low-wage, service sectors with less stable local employment options. This downturn continued into the 1970s and 1980s.[56] In 1983, the Firestone plant closed, resulting in a massive loss of jobs in the area. Demographics shifted in Florence-Firestone in the 1980s, with low-income African-Americans and recent immigrants from Mexico and Central America taking jobs in the low-wage unskilled labor sector.

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49 Ibid.
50 History.com Editors, "Works Progress Administration (WPA)," History.com (A&E Television Networks, July 13, 2017), https://www.history.com/topics/great-depression/works-progress-administration.
51 No Author, "Play Center Approved by Board," *Southwest Wave*, Apr. 15, 1938, 17.
52 County of Los Angeles Department of Parks and Recreation, *Florence-Firestone Community Parks and Recreation Plan*, 6.
53 UC Santa Barbara Library, "Florence-Firestone [aerial photo]," *FrameFinder Courtesy of UCSB Library Geospatial Collection*, 1947, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.
54 Richard Rothstein, *The Color of Law* (New York: Liveright Publishing Corporation, 2017), 96.
55 UC Santa Barbara Library, "Florence-Firestone [aerial photo]," *FrameFinder Courtesy of UCSB Library Geospatial Collection*, 1952, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.
56 County of Los Angeles Department of Regional Planning, *Florence-Firestone Community Plan*, 17.

In 1990, the Los Angeles County Metropolitan Transit Authority (Metro) invested $877 million in the construction of the 22-mile Metro Blue Line, which ran down the center of Florence-Firestone. The community had three stops: Slauson, Florence, and Firestone. The area was again the center of racially charged unrest during the 1992 Los Angeles Uprising. The unrest highlighted the high unemployment, economic disparity, institutional racism, and poverty within the south-central Los Angeles MAP communities. Businesses along Florence-Firestone's commercial corridors were burned down or looted during the Uprising. Despite being directly affected, the community was not targeted for the "Rebuild LA" investments and received no economic incentives to fund rebuilding. Rebuild LA was a City of Los Angeles program intended to repair, replace, and improve property affected by the 1992 Los Angeles Uprising.

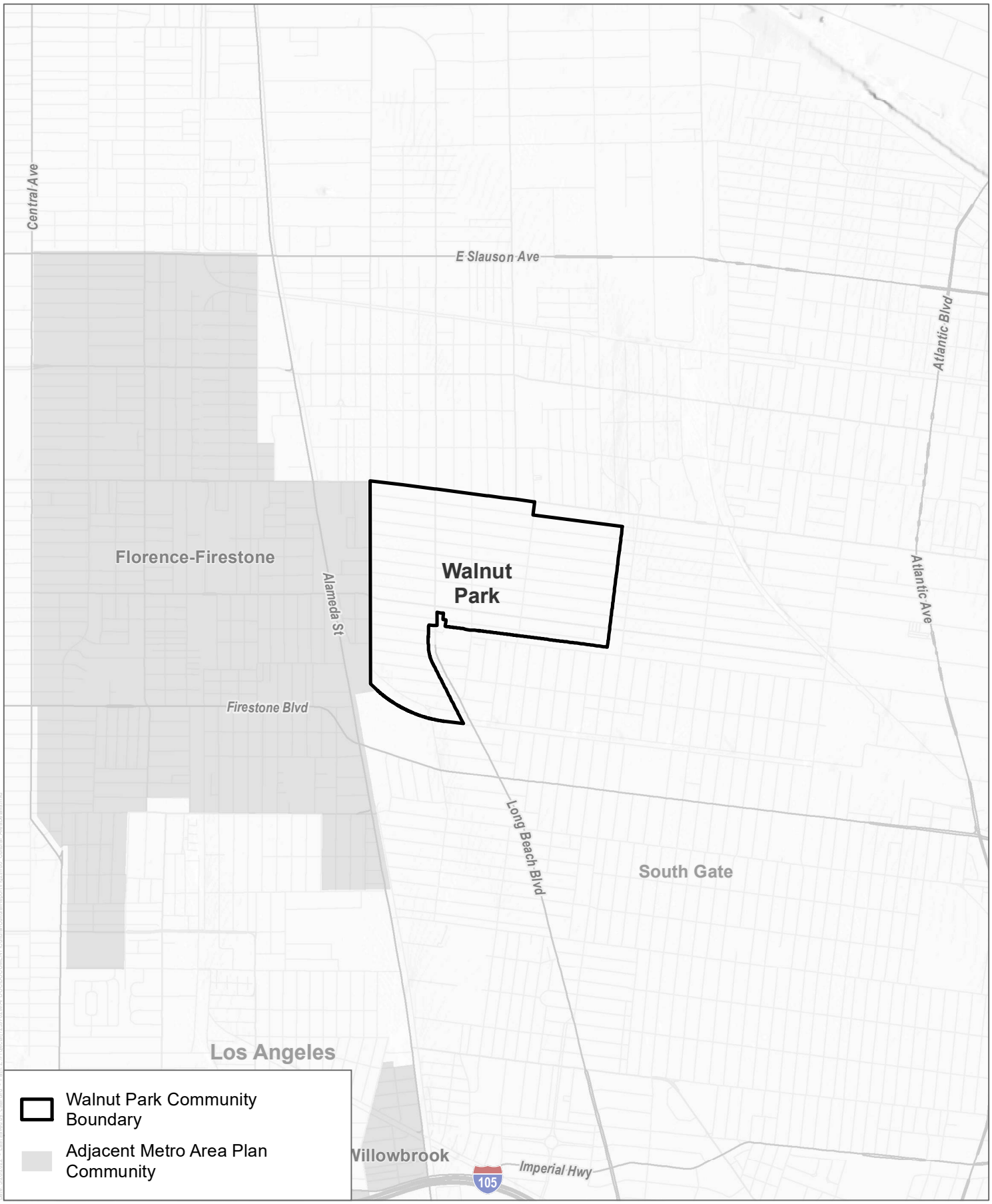
4.3.4 Walnut Park Community

Walnut Park is an unincorporated Census Designated Place located in south-central Los Angeles County. Walnut Park is a relatively small community, encompassing about three-quarters of a square mile. The community has one of the highest residential densities in the County with approximately 16,000 residents and is predominantly Latino (98%) as of 2019.[57]

Walnut Park is bordered by the City of Huntington Park to the north and east, the City of South Gate to the south, and the unincorporated community of Florence-Firestone to the west. Walnut Park has an irregular boundary that is roughly triangular except for a southwestern portion following the railroad track pattern along Santa Fe Avenue. The boundaries of the CPA do not consistently align with the streets. To the north, Florence Avenue and Walnut Street form the boundary. To the east, the boundary does not align with a street but follows a mid-block line west of State Street at the north and roughly aligns with Madison Avenue at the south. To the south, on the eastern side, the boundary includes parcels on the south side of Cudahy Street, roughly to Pacific Boulevard, then drops south though to follow the curve of Santa Fe Avenue on the western side. The western boundary is Santa Fe Avenue. The main thoroughfares are Florence Avenue, Pacific Boulevard, and Santa Fe Avenue. No major highways cross through Walnut Park.

The built environment of Walnut Park is characterized by wide north-south commercial corridors and long blocks of consistent, one to two-story residential development. Walnut Park is generally developed with low-scale residential and commercial property types. Residences are predominantly single-family, one-story houses constructed in long, wide, and consistent blocks during the 1920s. Some multi-family property types, such as bungalow courts, are concentrated closer to commercial corridors. Though industrial property types, such as water towers and railroads, are visible throughout Walnut Park, there is little industrial development in the community. Automotive-related commercial businesses are located along Santa Fe Avenue. A dense, commercial core along Florence Avenue forms the northern boundary of the community. Other corridors of low-scale commercial development can be found along Pacific Boulevard, a wide street, and Seville Avenue, a more narrow, residential neighborhood-scale street. Institutional property types, such as churches and schools, are notably sparse. Public and private institutions serving the community are often just outside the boundaries. There are few recreational areas and public green spaces, which has been targeted by the County of Los Angeles Department of Parks and Recreation as an area for improvement to address park equity issues within the community.

57 "Overview of Walnut Park, California," *Statistical Atlas*, accessed April 2022,https://statisticalatlas.com/place/California/WalnutPark/Overview.



SOURCE: FEMA; Open Street Map 2019; LA County 2021

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FIGURE 5

Walnut Park Community

Los Angeles County Metro Area Plan Project Historic Context Statement

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General History of the Walnut Park Community

Walnut Park was part of Rancho San Antonio (Lugo) in the nineteenth century. From 1895 to 1910 it was considered part of San Antonio Township (most of which now falls within the City of Huntington Park). From the 1910s through the 1930s, the area developed rapidly as a residential area bounded to the north, east, and west by major commercial or transit corridors. To the west was the railroad along Alameda Street. The area was connected to downtown Los Angeles and Long Beach via Pacific Boulevard/Long Beach Boulevard, a major roadway that bisects the community. In the decades before World War II, Walnut Park became a dense suburb of single-family houses. New construction in the years following World War II was sparse as much of the area was already densely developed. Major changes in the area during the second half of the twentieth century are primarily rehabilitations of older commercial and residential buildings to accommodate changing community needs.

Walnut Park Community Development History

Walnut Park was advertised as a residential community by the early 1920s. Victor Girard, a developer of residential and commercial properties across Los Angeles, was constructing homes in Walnut Park by 1920.[58] Sanborn maps from 1926 show almost every residential lot developed with one story, single-family house with a detached garage. Houses were mostly designed in Spanish Colonial Revival or related styles.[59]

Distinct pockets of commercial development were located on Seville Avenue and Florence Avenue. Florence Avenue was widened to 100 feet in the mid-1920s. Signa Realty Company of Los Angeles was the developer of two business blocks on Florence and Seville in 1925. Both were two-story brick buildings.[60] Businesses along Florence Avenue included movie theaters, markets, drug stores, banks, and offices (Exhibit 4). Businesses on Seville Avenue, at the southern end of Walnut Park, were generally the same make-up. A Dance Hall (now demolished) was located at the southwest corner of Seville Avenue and Cudahy Street.

In 1939, the HOLC divided Walnut Park into two areas. The eastern side, roughly east of State Street, was given a B rating. The HOLC report noted, “This is the most popular and best residential district in this whole section and easily qualifies for a ‘medial blue’ grade.” The eastern section had recently and rapidly developed due to substantial FHA Title II financing. Roughly 75 percent of the area was developed. Homes in the area were well-maintained, “showing high pride of occupancy” according to the report. Residential properties reflected popular architectural designs of the time. These architectural styles included Craftsman, Spanish Colonial Revival, Storybook Tudor Revival, and Mission Revival. Deed restrictions were in place for the residences. These restrictions limited modifications to single-family dwellings, ensuring uniform “setbacks” within residential blocks. The deed restrictions also prohibited minority residents. Residents of the area were Caucasian families with heads of the household employed as business professionals, minor executives, and skilled artisans.[61]

58 No Author, “Spanish Type of Adobe Home,” *Los Angeles Times*, Feb. 21, 1920, II8
59 Sanborn Map Company, “Sanborn Fire Insurance Maps: Walnut Park,” Walnut Park, CA, Sheet 2, 1926.
60 No Author, “Business Blocks to be Erected in Walnut Park,” *Los Angeles Times*, May 10, 1925, 88.
61 Nelson, Winling, Marciano, Nathan Connolly, et al. “Mapping Inequality.”

Exhibit 4. Walnut Park's business area, corner of Florence Avenue and Pacific Avenue

Source: Security Pacific National Bank Collection/Los Angeles Public Library.

The HOLC gave the western and southern sides of Walnut Park a "C" grade. This section of Walnut Park was almost fully developed. The reasons for this grade lay partly in the building stock. The area contained residential development dating to the late 1910s and early 1920s, older for Los Angeles at that time. The HOLC described it as "entering the declining period of its existence and will probably remain more or less static for the next 10 or 15 years." While construction was of good standard quality and maintenance indicated pride of ownership, the age and variety of housing were not viewed favorably through the HOLC's lens. Many original owners were still residents. Residents were professionals and businessmen, minor factory officials and foremen, and white-collar workers. Deed restrictions limited the racial makeup of the residents and the type of development. Development was mostly limited to single-family houses, but scattered locations permitted multi-family dwellings.[62]

Walnut Park remained mostly a residential community through the twentieth century and very little change to the built environment occurred even as surrounding communities were impacted by the shifts of the post-World War II decades: altering transportation patterns, closure of factories, civil unrest, and population shifts. In connection with adjacent communities during this time, Walnut Park considered forming a separate school system. Though many studies were done, a separate school system was not created.[63]

62 Ibid.

63 Dick Turpin, "Fifth District Joins Others in School Withdrawal Move: Unification Goal of Backers School," *Los Angeles Times, Jan.* 7, 1960, B1.

Three failed attempts – in 1959, 1964, and 1979 – were made to annex Walnut Park into the adjacent City of Huntington Park to the northwest. In 1960, a Walnut Park resident explained, "Residents here feel a close association with Huntington Park, sharing that city's schools, recreation facilities, and other common interests."[64] A second attempt to drive annexation into Huntington Park in 1964 also failed.[65] Though not an annexation attempt, population shifts were becoming apparent in Walnut Park by 1966. The area was proposed for inclusion in "Freedom City" at a meeting of the NAACP and Student Non-Violent Coordinating Committee, two African-American organizations. "Freedom City" would be a separate city centered around Watts and would include the surrounding communities that were described as "being home to 250,000 African-Americans and a handful of whites."[66] Freedom City never came to fruition. The annexation was again raised in 1979. In earlier attempts, the area was predominantly Caucasian. By 1979, the area was described as "50% Mexican-American." Again, arguments were made that Walnut Park would benefit from the use of recreation facilities in Huntington Park. However, all annexation attempts have been rejected and Walnut Park remains an unincorporated area in the present day.

4.3.5 West Athens-Westmont Community

West Athens-Westmont includes the unincorporated communities of West Athens and Westmont, located in the southwestern portion of central Los Angeles County, which, combined, comprise 2,041 acres. Both communities are Census Designated Places. West Athens is home to 9,706 people. Westmont, directly to the north, has a population of 35,266. Residents predominantly identify as African-American (50.2%) or Latino (45.6%). The majority of land in West Athens-Westmont is developed residentially (64%) but there are commercial corridors developed along major thoroughfares. Most homes in the West Athens-Westmont area are single-family (60%) and multi-family (38%) residences primarily reflecting styles popular from the late 1920s through the 1950s. These styles include Spanish Colonial Revival, Minimal Traditional, and Minimal Ranch, often developed in tracts of similar houses. Institutional resources in West Athens-Westmont include an abundance of churches and schools. As there are no formal community centers established in West Athens-Westmont, churches and schools served as informal community gathering hubs.[67]

The community is divided by Imperial Highway (SR-90), which runs west to east. West Athens-Westmont is bounded to the north and east by the City of Los Angeles, to the south by the City of Gardena, and to the west by the cities of Hawthorne and Inglewood. Street boundaries from the area include Manchester Avenue to the north, although the boundary incrementally moves south, wrapping around the City of Los Angeles's southern border. The street boundaries also include Van Ness Avenue to the west, El Segundo Boulevard to the south, and Vermont Avenue to the south. Six major highways and thoroughfares including the I-105 freeway, Manchester Avenue, Century Boulevard, Imperial Highway, El Segundo Boulevard, Western Avenue, and Vermont Avenue either bind or bisect West Athens-Westmont.[68] West Athens-Westmont's environment is characterized by man-made features including wide transportation corridors, large areas of tract housing, and parks including the Helen Keller Public Park and the Chester Washington Golf Course. The primary industries in West Athens-Westmont are healthcare and retail.[69]

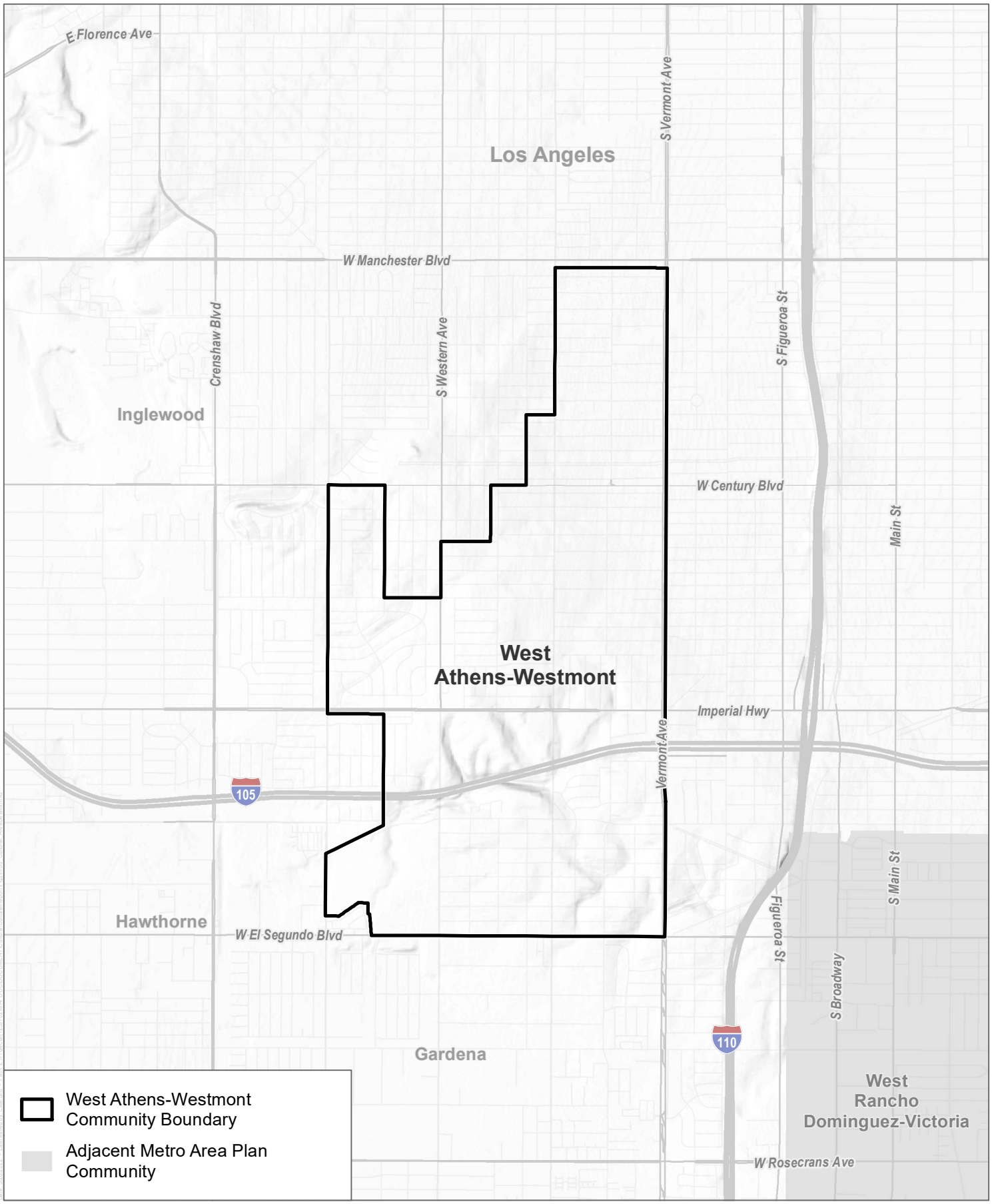
64 No Author, "Huntington to Weigh Walnut Park Annex," *Los Angeles Times,* Feb. 14, 1960, SC2.
65 No Author, "Walnut Park Area, Rejects Annexation," *Los Angeles Times,* Mar. 4, 1964, 29.
66 No Author, "Watts Secession Urged to Create 'Freedom City:' Watts," *Los Angeles Times,* June 17, 1966, 3.
67 "History of Los Angeles Southwest College," *Los Angeles Southwest College*, accessed February 2022, lasc/history#:~:text=Los%20Angeles%20Southwest%20College%20is,college%20to%20South%20Los%20Angeles.
68 Los Angeles County, *Step by Step Los Angeles County: Westmont/West Athens Community Pedestrian Plan*, February 2019, 5.
69 Los Angeles County, *West Athens/Westmont Community Plan*, March 15, 1990, 2 and 26.

General History of the West Athens-Westmont Community

In the mid-nineteenth century, West Athens and Westmont were part of the 22,459-acre land grant Rancho Sausal Redondo, awarded to Antonio Ygnacio Avila in 1837. Portions of other ranchos were also within the present-day community boundaries. After Avila died in 1858, Rancho Sausal Redondo was subdivided and sold by his children. By 1885, the land had been sold to Daniel Freeman, who further subdivided and sold portions of the property. By 1896, O.T. Johnson Corporation and Howard Summit used the area for smaller ranches.[70] In the late nineteenth and early twentieth century, development on the flat, expansive pasture included the north-south oriented Redondo Railroad and several buildings. The ranches remained primarily agricultural until the 1920s when they were sold and subdivided for residential and recreational development.[71]

[70] Daniel Wexler, "History in the Making," *Los Angeles Times,* April 9, 2007.

[71] National Environmental Title Research, "West Athens-Westmont [aerial photos and topography maps]," *Historic Aerials Courtesy of NETR Online*, 1894-1926, https://www.historicaerials.com/viewer.



SOURCE: FEMA; Open Street Map 2019; LA County 2021

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FIGURE 6

West Athens-Westmont Community

Los Angeles County Metro Area Plan Project Historic Context Statement

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Community Development History

West Athens, named because it is directly west of an area known as Athens, and Westmont, which derives its name because it is west of Vermont Avenue, was developed on land used for agriculture. In the mid-1920s, West Athens-Westmont was rezoned for mixed residential-industrial use. The Pacific Electric established an interurban railroad that, along with the Redondo Railroad, carried freight from the Port of Los Angeles east to distant markets. Factories were established near the railroads and factory workers, largely Italian, settled in the area. By 1926, Westmont was rapidly developing with vernacular, wood-framed single and multi-family homes. Development in West Athens was slower, with only a few buildings along Vermont Avenue.[72] The first non-residential development that occurred in West Athens was in 1926 when 120 acres on the western edge of the community were developed as the La Avenida Golf Course.[73] From the beginning of residential development, the West Athens-Westmont communities enforced residential deed restrictions barring minorities from owning property, which did not change until the late 1940s with the passing of *Shelley vs. Kraemer* in 1948. When the La Avenida Golf Course opened it was a Caucasians-only facility (it was renamed the Western Avenue Golf Course in 1931).[74]

During the Great Depression, diminished wages and widespread unemployment in West Athens-Westmont made it difficult for homeowners to make monthly mortgage payments. In 1939, the HOLC rated West Athens-Westmont, still largely comprised of Italian factory workers and their families, as "in decline," putting the communities at risk of being denied access to capital investment which could improve the stability of housing and economic opportunity of residents. By 1939, a large percent of single-family residences in West Athens-Westmont were seized by their original lending institutions. While new construction was limited during the economic depression, new development did occur. Blocks of single-family houses were constructed in Spanish Colonial Revival and Minimal Traditional styles in West Athens-Westmont during the 1930s and 1940s.[75]

West Athens-Westmont's character as a manufacturing area was declining during the 1940s. This was due in part to World War II when manufacturing needed to be geared toward the defense-related industry. In 1942, the Redondo Railroad was replaced with automobile-oriented Vermont Avenue. Factories along the former railroad route were demolished and replaced with residences, often occupied by African-American and Latino families. As the population of the neighborhoods grew, commercial corridors with retail establishments, primarily comprised of one-story retail stores and gas stations, replaced the remaining manufacturing facilities. The employment opportunities within the immediate neighborhood were extremely limited as manufacturing left the area.[76]

In 1954, the Western Avenue Golf Course was slated to be redeveloped with industrial facilities due to the course's convenient location directly south of the Pacific Electric Railroad line. Los Angeles County Supervisor Kenneth Hahn acquired the golf course for the County of Los Angeles to preserve one of the few green spaces in West Athens-Westmont. The County's obtainment of the Western Avenue Golf Course solidified the area's transition away from an industrial area.[77]

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72 Hector Tobar, "Hope Endures in Hard Times," *Los Angeles Times*, Sep. 15, 2009.

73 Rob Liggins, "Why This Los Angeles Muni's Regulars Have Such Deep Pride in Their Course," *Caddy Link*, accessed March 2022, https://caddy.link/2021/03/01/why-this-los-angeles-munis-regulars-have-such-deep-pride-in-their-course/.

74 Joe T. Darden, "Black Residential Segregation since the 1948 Shelley v. Kraemer Decision," *Journal of Black Studies* 25, no. 6 (1995): pp. 680-691, https://doi.org/10.1177/002193479502500603.

75 "HUD Historical Timeline: the 1930s," https://www.huduser.gov/hud_timeline/.

76 U.S. Census Bureau, "Population: West Athens-Westmont CDP, California," *Quick Facts*, accessed March 2022, https://www.census.gov/quickfacts/fact/table/galtcitycalifornia,westmontcdpcalifornia,westathenscdpcalifornia,palmdesertcitycalifornia/HCN010212.

77 County of Los Angeles Department of Parks and Recreation. "Annual Report: Fiscal Year," June 30, 1954.

The golf course was also the site of an important milestone in civil rights as the first County public golf course to desegregate. In 1955, the Western Avenue Women's Golf Club denied Maggie Hathaway, a noted civil rights activist, membership on the basis of race. Hathaway contacted Hahn and successfully argued that the golf course, located on County-owned land, could not deny membership based on race as they operated on a property that was maintained partially through taxes collected from minority populations.[78] Hahn enacted the policy and extended the rule throughout the County, forcing all County-owned facilities to end discriminatory policies based on color, race, religion, ancestry, or national origin.[79] The desegregation of the Chester Washington Golf Course kickstarted the desegregation of golf courses throughout Los Angeles County, which set in motion a County-wide overhaul of segregationist policies.

The Watts Uprising, which began on August 11, 1965, triggered two major changes in the West Athens-Westmont community. In 1967, community activists Odessa and Raymond Cox succeeded in establishing Los Angeles Southwest College (LASC), a public community college located on the border of West Athens and Westmont, to address the lack of employment and educational resources in the communities. LASC was developed on industrial land located at the corner of Western Avenue and Imperial Highway formerly owned by the Union Oil Company. Prior to LASC opening its doors, community members were limited from seeking higher education as the only institution, Los Angeles City College, was over two hours away by city bus, the most common form of transportation for residents of West Athens-Westmont.[80]

Transportation systems bisecting West Athens and Westmont have counteracted some of the positive changes and access to resources that were emphasized in the wake of the Watts Uprising. LASC was centrally located within walking distance for those living in West Athens-Westmont until 1990 when the abandoned route of the Pacific Electric was replaced by a major expressway. The I-105 (Century Freeway) was in part constructed so that the police could be easily deployed to dense urban communities.[81]

The area's residential population continued to grow in the late twentieth century. The majority of local employment opportunities for residents are in the healthcare and retail industries. In 1982, the Western Avenue Golf Course was renamed to honor Chester Washington, the renowned publisher of *The Los Angeles Sentinel*, Los Angeles's largest African-American-owned weekly newspaper (Exhibit 5).[82] By 1970, over 42,500 people lived in the West Athens-Westmont area. Although the total population of West Athens-Westmont fell to under 36,700 people in 1980, the area's population has regenerated, reaching 44,972 residents in 2021.[83]

78 Libby Clark, "A 'Taste' of History- A Remembrance," *Los Angeles Sentinel,* April 10, 2003.
79 John Dailey, "Divot Diggins: Maggie's Struggle Not a Piece of Cake," *Los Angeles Sentinel,* Oct. 27, 1994.
80 Los Angeles County, March 15, 1990, 26.
81 Tobar, "Hope Endures in Hard Times."
82 Marita Hernandez, "Head of Black-Owned Newspaper Chain Dies," *Los Angeles Times,* September 1, 1983.
83 Tobar, "Hope Endures in Hard Times."

Exhibit 5. View of Chester Washington Golf Course Clubhouse, circa 1958

Source: County of Los Angeles Department of Parks and Recreation Photo Collection, LA County Library.

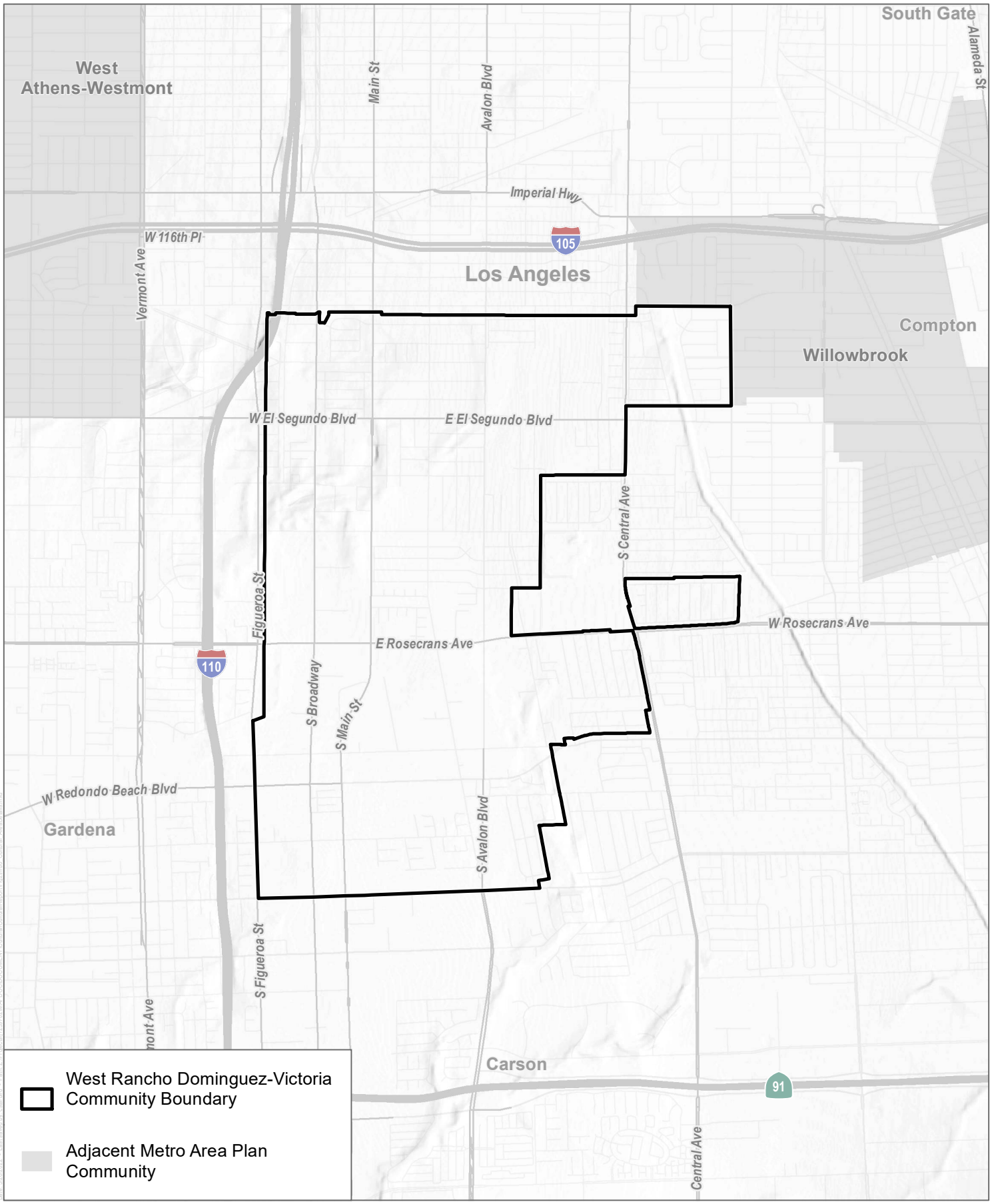
4.3.6 West Rancho Dominguez-Victoria

West Rancho Dominguez-Victoria, formerly known as West Compton, is a 1,024-acre unincorporated industrial and residential community located in south-central Los Angeles County. Although the neighborhood is officially known as West Rancho Dominguez-Victoria, the name has yet to become commonplace and the neighborhood is still commonly referred to as West Compton. The community is currently home to 22,724 people, predominantly African-American and Latino communities whose residents are employed in the healthcare industries, transportation and warehouse, and manufacturing industries. Residential development, largely comprised of modest single-family residences, constructed between the 1940s and 1960s, is concentrated in the northern section of the community. The southwest quadrant of the CPA, which is bound by the I-110 freeway and SR 91, is primarily industrial. The community's built environment is characterized by man-made features, including wide transportation corridors, Athens Park, and the Ervin "Magic" Johnson Park, an outdoor community space that offers community, educational, and recreational amenities (Exhibit 6).[84]

[84] Ibid.

West Rancho Dominguez-Victoria is bounded to the north and west by the City of Los Angeles, to the south by the City of Carson, and to the east by the unincorporated community of Willowbrook and the City of Compton. The community, which was officially separated from the City of Compton in 2000, is surrounded and divided into two separate areas by the City of Compton, creating disjointed boundaries. The jagged eastern boundary is primarily designed to separate the community from city-governed schools and public services. The largest western portion of the neighborhood is bound by West 120th Street to the north; South Central Avenue to the east, although the boundary extends as far east as Compton Creek; East Alondra Boulevard to the south; and South Figueroa Street to the west. The small, eastern area is bound by South Central Avenue to the west; West 138th Street to the north; Gonzales Park and Compton Creek to the east; and Rosecrans Avenue to the south. Eight freeways and thoroughfares, including Interstates 110 and 105, East Alondra Boulevard, South Central Avenue, West El Segundo Boulevard, West Rosecrans Avenue, West Compton Boulevard, and East 120th Street either bind or bisect West Rancho Dominguez-Victoria. Highway 91 is less than a mile directly south of the industrial quadrant of the CPA.[85]

[85] Ibid.



SOURCE: FEMA; Open Street Map 2019; LA County 2021

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FIGURE 7

West Rancho Dominguez-Victoria Community

Los Angeles County Metro Area Plan Project Historic Context Statement

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General History of the West Rancho Dominguez-Victoria Community

The original 1868 General Land Office (GLO) survey depicts the land developed today as West Rancho Dominguez-Victoria located on the 75,000-acre San Pedro (Dominguez) Rancho, a grant bestowed to Juan Jose Dominguez, in 1784 by the King of Spain, Carlos III. Dominguez's San Pedro Rancho included the entirety of Los Angeles Harbor. When Dominguez died in 1809, he passed the entire Rancho to his only living nephew, Cristobal Dominguez, who later bequeathed it to his son, Manuel. Following the 1848 Treaty of Guadalupe Hidalgo, Dominguez petitioned the United States government for the entirety of his uncle's original 75,000-acre claim. The Treaty of Guadalupe Hidalgo added 525,000 square miles to the United States territory, including the land that would make up California. In 1858, after a decade of litigation and government surveys, Dominguez was awarded a portion of his original claim. In the early 1860s, Dominguez sold portions of the area to F.P.F. Temple and F.W. Gibson. In 1867, Temple and Gibson subdivided their land, selling 4,600 acres to pioneer Griffith Dickenson Compton. West Rancho Dominguez-Victoria is not contiguous with the industrial community of Rancho Dominguez, which lies south of Compton, or East Rancho Dominguez, which is located east of Compton. The three communities derive their name from the former Rancho that encompassed the area.

West Rancho Dominguez-Victoria Community Development History

West Rancho Dominguez-Victoria shares much of its history with the neighboring City of Compton and the East Rancho Dominguez community. The City of Compton, home to 500 people, was incorporated in 1888. At the end of the nineteenth century and in the early twentieth century, the area was a rural area dotted with farmsteads near the towns of Compton, Gardena, and Strawberry Hill. West Compton began to experience steady growth in the 1920s due to its proximity to large freight railroads, the Port of Los Angeles, and the growing urban centers nearby.[86] By 1930, middle-income residential areas developed outside of Compton's central commercial area. West Compton (renamed West Rancho Dominguez by 2000), was developed on the pasture lands that previously stretched between the major streets of Rosecrans and Compton. The growing neighborhood, developed on a grid system, was home to primarily middle-class, Caucasian residents largely employed as skilled tradesmen, oil refinery foremen, and experienced artisans.[87]

The City of Compton enforced racial covenants until the Supreme Court's landmark decision in *Shelley v. Kraemer* outlawed the practice in 1948. West Compton's first African-American residents, who moved to the neighborhood in the early 1950s, were met with violence, vandalism, and intimidation from white hate groups.[88] Despite targeted hate crimes, West Compton's African-American community grew quickly and, by 1960, a large African-American enclave had developed in the formerly restricted community. As demographics shifted, realtors engineered a period of prejudice-fueled market instability by approaching Caucasian homeowners with narratives of increased crime rates and impending property depreciation. Blockbusting tactics, which were practiced in the larger Compton and south-central Los Angeles County area during this period, resulted in a depressed housing market and contributed to a state of decline worsened by the 1965 Watts Uprising.[89]

The Watts Uprising, which began on August 11, 1965, triggered a prejudice-driven mass exodus of Caucasian residents from West Compton. Property values were unable to recover after the unrest and the neighborhood's underfunded community resources, schools, and infrastructure deteriorated.

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86 B.A. Wells and K.L. Wells, "Discovering Los Angeles Oilfields," *American Oil & Gas Historical Society*, April 21, 2021, https://aoghs.org/petroleum-pioneers/los-angeles-oil-field/.

87 Elijah Chiland, "Mapping LA's Long, Strange History as an Oil Town," *Curbed LA*, November 4, 2019, https://la.curbed.com/maps/oil-los-angeles-drill-sites-offshore.

88 "General Population by City, 1910 - 1950: Los Angeles County," *Los Angeles Almanac*, 2001, http://www.laalmanac.com/population/po02.php.

89 "History of the City," City of Compton.

In response to the uprising, the California State Legislature sought to widen and expand Los Angeles County's highway system so that law enforcement could more easily access congested urban communities. The planned routes of the I-710 freeway expansion and new construction projects, including the I- 110 freeway and the I-105 (Century) freeway, did not follow the natural or historic community boundaries and splintered existing communities and commercial corridors. During the late 1960s and early 1970s, the County seized residential neighborhoods through eminent domain and divided previously cohesive urban communities. Construction of Imperial Highway and the I-105 freeway was delayed due to civil litigation brought by community members.[90] In 1975, the communities of West Rancho Dominguez and Willowbrook brought litigation against the County of Los Angeles to save the hundreds of residences seized through eminent domain for the construction of the expanded highways. In 1982, a settlement was reached and hundreds of residences between Imperial Avenue and East 117th Street were demolished and replaced with the expanded Interstate, partially using funds previously earmarked for community development. In 1990, an abandoned route of the Pacific Electric Railroad was replaced by the I-105 freeway. [91]

In response to the depressed conditions worsened by entrenched institutional barriers, including prejudicial law enforcement and rising unemployment, gang membership increased, and violence escalated. Gangs, most noticeably the notorious Crip (short for "Community Revolution in Progress") and Blood gangs developed in the late 1960s and early 1970s and recruited members during the 1970s economic recession, a period of economic stagnation, hyperinflation, and mounting unemployment.[92] Gangs expanded their power and influence in the late 1980s, when crack cocaine, a cheap and easy-to-manufacture, highly-profitable alternative to cocaine, was introduced in southeastern Los Angeles County. West Compton was an advantageous location for drug trafficking due to the neighborhood's proximity to expanding Interstates 105 and 110 and Highway 91, as well as its central location in Los Angeles, the country's second-largest metropolis.[93]

Residents of West Compton maintained a community cohesiveness during the tumultuous 1970s and 1980s despite media attention, which portrayed all of Compton as a predominantly African-American community plagued by drugs, gang violence, and police raids.[94] West Compton, whose history is tangled with the City of Compton's tumultuous racial legacy, was profoundly impacted by the arrest and assault of Rodney King on March 3, 1991, which sparked another period of unrest in Los Angeles between April 29 and May 4, 1992.

West Rancho Dominguez's extant landscape was shaped by the combination of municipal and grassroots programs. Among these is Earvin "Magic" Johnson Park, which the communities of West Rancho Dominguez and Willowbrook have adopted as a point of pride for the neighborhood. The recreation area quickly became a center of the community and offered programs, events, and resources. In the late 1990s, West Compton residents, via a grassroots campaign, lobbied the County to change their community's name from West Compton to West Rancho Dominguez-Victoria. The area had never been part of the City of Compton and residents wanted to disassociate its identity from Compton. By 2000, West Compton was officially redesignated and renamed West Rancho Dominguez. West Rancho Dominguez's disjointed boundaries were drawn around Compton-run facilities, including schools and major infrastructure.[95]

90 Ayala Feder-Haugabook, "Compton, California."
91 Roston Woo, "Willowbrook is…es…," *Los Angeles Arts Commission*, 2013.
92 "History of the City," *City of Compton*.
93 History.com Editors, "Watts Rebellion," History.com (A&E Television Networks, September 28, 2017), https://www.history.com/topics/1960s/watts-riots.
94 Ayala Feder-Haugabook, "Compton, California."
95 Ibid.

Exhibit 6. Los Angeles County Department of Parks and Recreation, Athens Park sign

Source: Dudek 2022 (IMG_0089).

4.3.7 Willowbrook

Willowbrook is an unincorporated CDP located in south-central Los Angeles County. Willowbrook encompasses 2,432 acres (3.77 square miles) and is home to 22,035 people. Willowbrook is primarily developed as a residential area, although there is also a prominent hospital, a commercial plaza, and several primary and secondary schools. Willowbrook's community profile is largely comprised of Latino (74.3%) and African-American (22.8%) residents, many of whom are employed in the automotive, industrial, and construction industries.[96] Residential property types in the Willowbrook area are single-family and multi-family residences, primarily designed in the Minimal Traditional, Craftsman, and Ranch architectural styles. Willowbrook's built environment is characterized by man-made features, including wide transportation corridors, large areas of compact tract housing, the Martin Luther King Jr. Community Hospital, and a railroad right-of-way. Churches, schools, and public parks including Mona, George Washington Carver, and Faith and Hope parks serve as informal community gathering hubs.[97]

96 "Overview of Willowbrook, California," *Statistical Atlas*, accessed April 2022, https://statisticalatlas.com/place/California/Willowbrook/Overview.

97 National Environmental Title Research, "Willowbrook [aerial photos and topography maps]," Historic Aerials Courtesy of NETR Online, 1948-2018, https://www.historicaerials.com/viewer.

The Willowbrook community is bounded to the north and east by the City of Los Angeles; to the south by the unincorporated community of West Rancho Dominguez-Victoria and the City of Compton; and to the west by the cities of Compton and Lynwood. Street boundaries for the area include Imperial Avenue to the north; South Mona Boulevard and North Alameda Street Avenue to the east; East Oris Street to the south; and Central Avenue, Compton Avenue, and North Paulson Avenue to the west. Major highways and thoroughfares, including Imperial Highway, the I-105 freeway, El Segundo Boulevard, Wilmington Avenue, South Willowbrook Avenue, and North Alameda Street, either bind or bisect Willowbrook.[98] While many transportation routes bisect the community, the light rail line with the Willowbrook/Rosa Parks links Willowbrook to employment centers, schools, downtown Los Angeles, hospitals, and community centers. The station was redesigned in 2021 to incorporate artwork created by local artists, a pedestrian promenade and crossings, and a new public plaza.[99]

General History of the Willowbrook Community

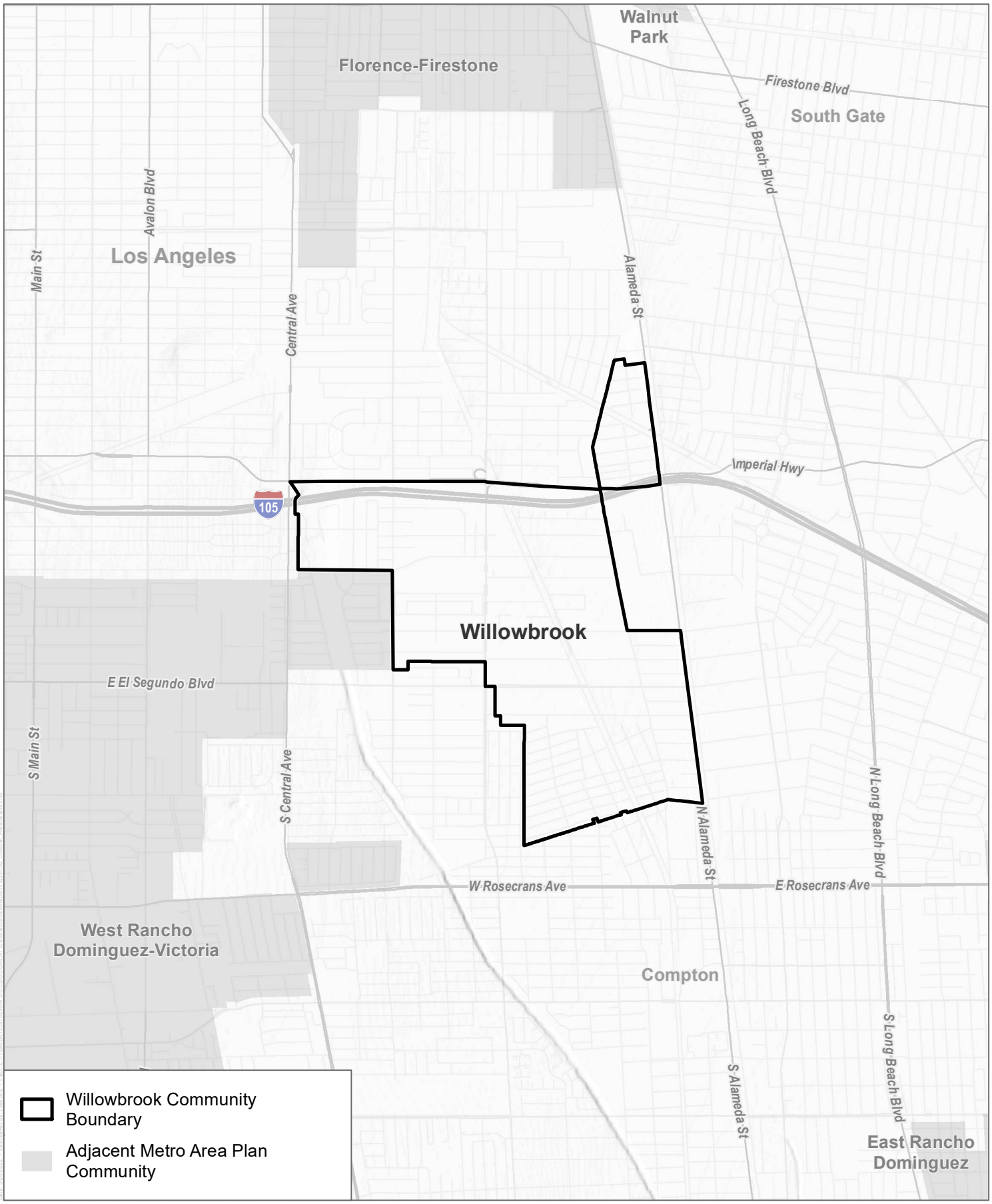
Willowbrook was named for the natural tree and water landmarks that delineated Rancho La Tajauta boundaries in the 1840s. The Rancho was part of a 4,500-acre land grant conferred to Anastacio Abila in 1843. Abila had served as mayor of Los Angeles from 1819-1821. In 1860, following the Mexican-American War and Abila's death, the U.S. Survey General confirmed that 3,559.86 acres of the original grant belonged to Enrique Avila, Abila's son (though his name was spelled differently).[100] Willowbrook's present-day south and east boundaries align with the 1860 configuration of Rancho La Tajauta's south and east boundaries. For fourteen years, sales of the Rancho were frozen while Abila's other heirs contested his will. In 1874, Avila successfully claimed ownership of the entire 3,559.86 acres of the original grant and immediately began to parcel out hundreds of acres to family members for small sums of money. During the late 1870s, Avila and his family raised livestock on the Rancho.[101]

98 "Overview of Willowbrook, California," *Statistical Atlas*.

99 Jose Ubaldo, "L.A. Metro Celebrated Completion of Construction for the State-of-the-Art Willowbrook/Rosa Parks Station," *LA Metro*, November 19, 2021, https://www.metro.net/about/l-a-metro-celebrates-completion-of-construction-for-the-state-of-the-art-willowbrook-rosa-parks-station/.

100 "Avila Family Papers," *Seaver Center for Western History Research*, Los Angeles County Museum of Natural History, March 30, 2015, 3.

101 Staff of the State Lands Commission, *Grants in California Made by Spanish or Mexican Authorities*, State of California, 2020, 51.



SOURCE: FEMA; Open Street Map 2019; LA County 2021

DUDEK

0 0.275 0.55 Miles

FIGURE 8

Willowbrook Community

Los Angeles County Metro Area Plan Project Historic Context Statement

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Community Development History

The modern development of Willowbrook began in 1885, when the Santa Fe Railroad laid tracks in Southern California, triggering a rate war with the only other railroad in the region, the Southern Pacific, which ran through Willowbrook. The price for a one-way ticket from the midwestern United States cities to Los Angeles dropped as low as one dollar. The low rates generated a mass influx of Los Angeles-bound migrants and the city's first real estate development boom. Avila profited from selling parts of Rancho Tajauta to new arrivals. In 1891, the Southern Pacific Railroad laid the San Pedro line along the border of Rancho Tajauta's easternmost boundary.

Shortly after the rail lines developed, Avila sold the land directly west of the line to William Pinkney Ranseur and Charles H. Watts. By 1894, the developers established Riverside Boulevard (now East Oris Street) along the southern boundary of their community and adjacent to the San Pedro line. By 1896, several residences on large plots had been established alongside the transportation networks.[102] These large residential lots, purchased from Ranseur and Watts, were spacious enough for owners to cultivate orchards, crops, and keep small livestock or chickens. Development stagnated for Ranseur and Watts' real estate venture by 1903, shortly after their subdivision officially was designated as the "Willowbrook Tract" by the Los Angeles County Recorder.[103] Willowbrook's first residents, largely African-American, Latino, and Japanese families, invested in their neighborhood by organizing community programs.[104]

Willowbrook remained a small community between the cities of Watts (north) and Compton (south) until 1929 when Pacific Electric Company established an intercity rail line between Watts and Compton (Exhibit 7). Most of Willowbrook's residences were located between the two stations. By 1930, Watts and Compton were thriving as a result of the regional oil industry. Development associated with these communities along the new interurban Pacific Electric rail line crossed Willowbrook's boundaries.

102 "Avila Family Papers," *Seaver Center for Western History Research*, 3.
103 "Willowbrook Library, Los Angeles, California," *County of Los Angeles Public Library History*, LA County Library, 1913, https://calisphere.org/item/8eeee99c608dcd654fe324abf4e9b066/.
104 "Early Statehood: 1850 – 1880s: The Rise of Los Angeles," *Picture This: Oakland Museum of California*, accessed April 2022, http://picturethis.museumca.org/timeline/early-statehood-1850-1880s/rise-los-angeles/info.

Exhibit 7. Willowbrook Mercantile Store, 1909

Source: Security Pacific National Bank Collection/Los Angeles Public Library.

In 1912, Willowbrook residents petitioned the County for the first Los Angeles County Free Library, now called the Willowbrook Library. In April 1913, Mrs. Belle Jenks opened the first library in Los Angeles County, comprised of 50 books housed in the parlor of her home. In 1919, the library was relocated to a room in the Willowbrook Post Office. In 1950, the library was moved again to a dedicated building located on El Segundo Boulevard, which was damaged during the 1965 Watts Uprising. After being rebuilt, Willowbrook Library served the community at the El Segundo Blvd. location until the library was relocated to the Kenneth Hahn Plaza in 1987. In 2018, the Willowbrook Library was relocated to its current location on Wilmington Avenue as part of a large mixed-use affordable housing development.[105]

Manufacturing companies utilized Willowbrook's relaxed zoning regulations to establish industrial facilities along the Pacific Electric and Southern Pacific lines. During the 1930s, Willowbrook's industrial and residential sectors developed simultaneously along the two railroads. In the 1940s, African-American and Latino populations increased as people moved to the region for the employment opportunities created by World War II. Willowbrook, once a suburb between Watts and Compton, transformed into a denser urban neighborhood populated by blue-collar workers employed at local factories and manufacturing facilities.

105 "Willowbrook Library, Los Angeles, California," *County of Los Angeles Public Library History*.

In 1920, the oil industry transformed southeastern Los Angeles County. Former small County railroad towns became dense neighborhoods and small cities. By 1929, Willowbrook, which had not imposed the race-based deed restrictions that became ubiquitous in many areas of Los Angeles, was a growing, unsegregated community. Residents were employed as service workers, factory hands, laborers, or by the Works Progress Administration (WPA). Willowbrook's mixed zoning supported small agricultural plots, industry, and residential development. Although high voltage powerlines and railroads crisscrossed the area, local infrastructure such as public sewers, transportation, and paved streets remained largely undeveloped until 1940.[106]

During the Great Depression, diminished wages and widespread unemployment in Willowbrook made it difficult for homeowners to make monthly mortgage payments. The HOLC assigned Willowbrook a hazardous or Red rating due to its predominantly minority demographic makeup, which limited most capital investment in the area.[107] Because of HOLC's rating, the impacts of the Depression disproportionately impacted the Willowbrook community, and by 1939, a large percentage of the single-family residences owned by minority residents were seized by their original lending institutions.[108]

During the 1940s, massive numbers of people moved to Southern California for the employment opportunities created by World War II. To house incoming workers before and after the war, large subdivisions of single and multi-family tract housing were developed throughout the region. Many African-Americans were thriving members of the middle class but restricted from purchasing houses in the new tracts due to racially restricted deed covenants outside of Willowbrook. One subdivision, called Carver Manor, was comprised of 250 homes, constructed specifically for African-American military veterans and designed by famed Los Angeles architect Paul Revere Williams. Williams was the first African-American architect licensed by the American Institute of Architects (AIA).[109] Although residential growth boomed, limited commercial development took place during the 1940s. One-story retail stores and gas stations were constructed along major thoroughfares and the development of commercial corridors was not architecturally noteworthy.[110]

This mixture of development continued through the postwar era until the Watts Uprising began in August 1965. Within Willowbrook, violent demonstrations protested racial discrimination, institutional barriers, and prejudicial policing. After four days of rioting, government commissions were formed, and community groups gathered. Both groups grappled with how to rebuild Willowbrook and reduce future outbreaks of violence. Citizens of Willowbrook organized programs and events that fostered community while administrative institutions stimulated employment, increased access to education and healthcare, and attempted to shape the community's behavior through urban design.[111]

In the aftermath of the uprising, gang membership escalated in response to entrenched institutional barriers, prejudicial law enforcement, rising unemployment, and deteriorated community resources. Gangs presented young community members with a source of income, protection, a personal identity, and a community with a shared purpose. The notorious Crip (short for "Community Revolution in Progress") factions "Carver Park Crips" and "Mona Park Compton Crips" were established in Willowbrook during the 1970s. Large numbers of young, male youths

106 Mike Sonksen, "The Comeback Kid: Willowbrook's History and Transformation," *KCET*, October 6, 2017, https://www.kcet.org/history-society/the-comeback-kid-willowbrooks-history-and-transformation.
107 Nelson, Winling, Marciano, Nathan Connolly, et al. "Mapping Inequality."
108 "HUD Historical Timeline: the 1930s," https://www.huduser.gov/hud_timeline/.
109 "Carver Manor: Paul Revere Williams," WIN (Willowbrook Inclusion Network), April 24, 2021, https://thewinzone.net/f/carver-manor-paul-revere-williams.
110 California Department of Transportation (Caltrans), "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," *Caltrans*, 2011, 45.
111 Woo, "Willowbrook is…es…," 8.

turned to gangs during the 1970s economic recession, a period of economic stagnation, hyperinflation, and mounting unemployment. Gangs expanded their power and influence in the 1980s, when crack cocaine, a cheap and easy to manufacture highly profitable alternative to cocaine, was introduced in southeast Los Angeles County. The continued presence of gangs in Willowbrook reflects the tumultuous legacy of the Watts Uprising.[112]

In the wake of the uprising, the California State Legislature sought to widen and expand the Imperial Highway, originally established in the late 1930s, so that law enforcement could easily access congested urban communities. In 1975, the community of Willowbrook, along with the neighboring West Rancho Dominguez-Victoria, brought litigation against the County of Los Angeles to save the hundreds of residences between Imperial Avenue and East 117th Street seized through eminent domain for the construction of the highway. After seven years of litigation, residents resigned their homes to eminent domain, but received guarantees that residents would be given fair market value for their houses, receive compensation for their property, collect a substantial relocation fee, and that no further eminent domain would be exercised within the community of Willowbrook. In 1982, the contested land was seized by the County, and construction of the I-105 freeway began. Funding earmarked for community development was reallocated towards the cost of the freeway, causing irreparable harm for the community of Willowbrook. Five hundred units of planned replacement housing on lots acquired for the freeway were never constructed, the Martin Luther King Jr. Community Hospital was downsized, and developers, established businesses, planned commercial enterprises, and residents fled the neighborhood. Many pre-1940 single-family residences were replaced with new multi-family units and industrial facilities that took advantage of the mixed zoning regulations developing industrial plants in predominantly commercial and residential areas.[113]

A catalyst for the civil unrest was the noted lack of access to health care in south-central Los Angeles. Civil rights and antipoverty activists in Willowbrook successfully advocated for the development of a community hospital designed to bring a high-quality medical facility to the primarily African-American residents in south-central Los Angeles, leading to the 1971 opening of the Martin Luther King Jr. Medical Center/Charles R. Drew University of Medicine and Science. The facilities were named for King, a slain civil rights icon, and Drew, an African-American physician and pioneering medical researcher in the field of blood transfusions. The Martin Luther King Jr., Medical Center/Charles R. Drew University of Medicine and Science has consistently maintained a local hiring policy, employing young African-American and Latino youth.[114] In 2007, the main hospital closed, but an urgent care center and outpatient clinic located on the 1971 medical campus continued to operate. Los Angeles County and the University of California system opened a smaller version of the hospital in 2015, naming it the Martin Luther King Jr. Community Hospital, which included the Augustus F. Hawkins Mental Health Center and substance rehabilitation facility. The Charles R. Drew University of Medicine and Science has continued to operate as a separate entity since the hospital closed in 2007.[115]

112 Nelson, Winling, Marciano, Nathan Connolly, et al. “Mapping Inequality.”
113 Woo, “Willowbrook is…es…,” 3-9.
114 Ibid.
115 Robert Bauman, “Martin Luther King Jr. Medical Center/Charles R. Drew University of Medicine and Science (1971-),” *Black Past*, August 31, 2021, https://www.blackpast.org/african-american-history/martin-luther-king-jr-medical-center-charles-r-drew-university-medicine-and-science-1971/.

While the state and County affected institutional changes, community grassroots programs shaped the neighborhood's landscape and culture. Edna Aliewine organized the Watts-Willowbrook Christmas Parade in the late 1960s and the community quickly adopted the event as a point of pride for the neighborhood.[116] The annual event created reasons for the community to gather, supported local businesses, citizens, and families, and attracted stars including Bill Cosby, Bruce Lee, the Beverly Hillbillies, Sammy Davis Jr., and the Jackson Five.[117]

While varying methods of community development were often at odds between 1965 and today, Willowbrook's extant landscape was shaped by the combination of municipal and grassroots programs. The citizens of Willowbrook have petitioned to become a city within Los Angeles County, but due to the absence of large businesses or industries that would create a sufficient tax base, has remained an unincorporated community within the County.

116 Woo, "Willowbrook is…es…," 3-9.

117 No Author, "52nd Annual Watts Christmas Parade Ushers in the Holiday Season, Saturday December 2nd," *Los Angeles Sentinel*, November 20, 2017.

4.4 Significant Themes

4.4.1 Agricultural Development

Overview

Agricultural development in the Metro Planning Area begins with the division of the ranchos under Spanish rule. The legacy of the ranchos in Los Angeles is evidenced today in land use and development patterns established throughout the County, with much of the last two centuries of agriculture and modern development continuing to follow the original rancho boundaries, and cities and communities frequently used or incorporated the original rancho name. After the secularization of the California missions in 1834, land that was once under the church's control was redistributed in the form of land grants (ranchos) to loyal citizens. The rancho boundaries represent the foundation of California's modern land survey system, which developed around these large swaths of land. The rancho period also witnessed the rise and fall of the hide and tallow cattle industry in Southern California, which dominated the economy for decades until the 1851 California Lands Act, and a series of natural disasters in the 1860s collapsed the cattle industry and resulted in the division of the ranchos. Following the fall of the ranchos and the construction of the railroads, agriculture in Los Angeles began to expand, beginning with vineyards, citrus orchards, walnuts, while introducing a diversity of fruits and vegetables. This cultivation took place on small family farms through the early part of the twentieth century, when large-scale professional agriculture started to take hold. Almost an invisible industry in Los Angeles today, between 1909 and 1949, Los Angeles County was the top agricultural County in the United States.[118]

The Rancho Era (1834-1848)

The California Rancho Era started under Spanish rule in the late eighteenth century when a small number of land grants (approximately 30) were made to individuals as a reward for their military service and loyalty to the Spanish Crown. After Mexico (including present-day California) became independent from Spain in 1821, the practice of granting land to private citizens was continued by the Mexican government, with approximately 750 land grants issued during the Mexican period.[119] Ranchos were a mechanism to populate Alta California, with many coastal areas claimed during the Spanish period for the missions. The vast majority of ranchos were distributed after the secularization of the California missions in 1834 when the Mexican government reduced the missions to the status of parish churches and redistributed the land that was once under the church's control. Many Rancho workers were Native Americans who had previously been forced to live under the mission system and who now worked the most difficult jobs on the ranchos.[120] [121]

During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern California export, providing a commodity to trade for goods, and were known as "California banknotes."[122] Rancheros often traded cowhides for clothing, furniture, sugar, whiskey, and other goods with American ships anchored off the coast in San Pedro. Hides from Los Angeles

118 Rachel Surls and Judith Gerber, *From Cows to Concrete: The Rise and Fall of Farming in Los Angeles* (Santa Monica: Angel City Press, 2016), 10.
119 Karen Clay and Werner Troesken, "Ranchos and the Politics of Land Claims," in *Land of Sunshine: An Environmental History of Metropolitan Los Angeles*, ed. by William Deverell and Greg Hise, 52-66 (Pittsburgh: University of Pittsburgh Press, 2005), 52-66.
120 California Mission Foundation, "The Mission Story – California Ranchos," accessed February 2022, https://californiamissionsfoundation.org/the-mission-story/.
121 M.M. Livingston, *The Earliest Spanish Land Grants in California*, Annual Publication of the Historical Society of Southern California, Vol. 9, No. 3 (1914): 195-199.
122 Surls and Gerber, *From Cows to Concrete,* 31.

were sent to factories in Boston where they were made into leather shoes, boots, and saddles. Tallow (rendered fat) was used to make candles and soap, and rawhide served as a binding material for making quick repairs.[123] "Secularization and the continued strength of the foreign market, in turn, drove an economy centered on ranchos and gave increased prominence to rancheros."[124] Beef did not become economically significant until after the Gold Rush in 1849 when the demand for meat from settlers and miners skyrocketed.

California became a U.S. territory in 1848 with the signing of the Treaty of Guadalupe Hidalgo, which ended the Mexican-American War, and became a state in 1850. Following statehood, political pressure mounted to open new lands to settlers from the eastern U.S. As a result, Congress passed the California Lands Act in 1851, which required that all land titles granted during the Spanish and Mexican periods be reviewed to determine their validity. This proved challenging given that rancho boundaries were not precisely defined, often marked by non-permanent or changing markers such as streams, boulders, and trees.[125] The Act gave landowners two years to file a claim with the State Lands Commission. As a result of this law, many rancheros lost their land or had to sell it to pay their legal fees. "Claims were rejected either because the original grant was made in violation of Mexican land law or because there was no evidence that a grant had been made."[126] Landowners who persevered were often left to deal with squatters who had encroached on their land. Approximately 80 percent of all claims in California were approved or patented, with the Los Angeles area slightly above average at 83 percent.[127]

While the Act greatly contributed to the break-up of rancho lands in the Los Angeles area, it was not the sole cause.[128] Horticulture and livestock, based primarily on cattle, were the currency and staple of the Rancho system and continued to dominate the Southern California economy through the 1850s. However, a series of natural disasters beginning in 1862 ultimately brought an end to the rancho system. Floods followed by prolonged drought decimated the cattle industry and resulted in the deaths of thousands of animals, bringing financial ruin to rancheros.[129] [130] With no ability to pay their outstanding debts and property taxes, lenders foreclosed on the mortgages, and 10,000-20,000-acre ranches were sold for only $30-60 each. "The inability of the ranchers to pay such trifling sums revealed that California's rancho civilization was indeed incompatible with America's competitive economy."[131] While the drought brought an end to the rancho and cattle era, it also set the stage for the urban sprawl that was to follow. "The era of the open range was ending, and a new age of population and economic growth, driven by modern agricultural development, would take its place. Cattle ranching slowly became a relic."

The Metro Planning Area overlaps three ranchos (see Table below), including *Rancho San Pedro (*sometimes referred to as Dominguez after the owners*)* (portions of West Rancho Dominguez-Victoria and East Rancho Dominguez); *Rancho San Antonio (*sometimes referred to as Lugo after the owners*)* (portions of Walnut Park, West Rancho Dominguez-Victoria, and East Los Angeles); and *Rancho Tajauta* (Willowbrook and portions of West Rancho Dominguez-Victoria). While the southernmost portion of the Florence-Firestone community intersects Rancho Tajauta, most of that community falls within an area that became public land as part of the Rancho Sausal Redondo Decision, which placed a disputed 25,000 acres of land in the hands of settlers who had claimed the land under U.S. homestead laws from 1858 to 1868. The 1862 Homestead Act accelerated the settlement of the western

123 Ibid.
124 Clay and Troesken, "Ranchos and the Politics of Land Claims," 54.
125 Surls and Gerber, *From Cows to Concrete,* 40.
126 Ibid., 57.
127 Ibid.
128 Jeremy Rosenberg, "How Rancho Owners Lost Their Land and Why That Matters Today," *KCET*, accessed February 12, 2022, https://www.kcet.org/history-society/how-rancho-owners-lost-their-land-and-why-that-matters-today.
129 R.M. Fogelson, *The Fragmented Metropolis: Los Angeles, 1850-1930* (Los Angeles: University of California Press, 1967).
130 J.M. Guinn, "The Passing of the Rancho," *Annual Publication of the Historical Society of Southern California*, vol. 10, no. 1/2 (1915-1916): 46-53.
131 Fogelson, *The Fragmented Metropolis: Los Angeles, 1850-1930*.

United States by granting adult heads of families 160 acres of surveyed public land. A final decision in 1873 officially gave them title to the land and cleared the way for the area to be subdivided and sold. [132] The entirety of the West Athens-Westmont community also falls within this area (Figure 8).

Table 2. Ranchos and Community Areas

Rancho	Community Areas
Rancho San Pedro (Domínguez)	▪ East Rancho Dominguez ▪ West Rancho Dominguez-Victoria
Rancho San Antonio (Lugo)	▪ East Los Angeles ▪ Walnut Park, ▪ West Rancho Dominguez-Victoria
Rancho Tajauta	▪ Florence-Firestone ▪ West Rancho Dominguez-Victoria ▪ Willowbrook
Rancho Sausal Redondo Decision	▪ Florence-Firestone ▪ West Athens-Westmont

Rancho San Pedro (Domínguez)

Rancho San Pedro's northern boundary passes (from east to west) through east Compton, Compton, West Rancho Dominguez, Gardena, and northwest Torrance. The Pacific Ocean in Redondo Beach serves as its western boundary. Its southern boundary runs from the Ocean to the I-110 where it then follows Sepulveda Boulevard before turning south down Figueroa Street in Carson and running to the Port of Long Beach. Its eastern boundary loosely follows I-710 south until reaching the I-405 where it cuts through Arlington and portions of the large Wilmington oil refinery before reaching the Port of Long Beach. Rancho San Pedro is bordered to the east by Rancho Los Cerritos, to the south by Rancho Los Palos Verdes, and to the north by (from east-to-west) Rancho San Antonio (Lugo), Rancho Tajauta, public land, and Rancho Sausal Redondo.

Rancho San Pedro represents the first Spanish land grant in California. In 1784, Governor Fages (by order of King Carlos III) initially granted ten square leagues to Juan José Domínguez of what would become known as *Rancho San Pedro* or *Domínguez Rancho*. Domínguez was a former Spanish soldier who came to California with the Portola expedition and later with Father Junipero Serra. The massive rancho grew to 75,000 acres and included all of what was then Los Angeles' harbor. When Domínguez died in 1809, he passed the entire rancho to his only living nephew, Cristóbal Domínguez. To eliminate any confusion over rancho ownership, Cristóbal requested that the Spanish government re-grant the entire rancho in his name. In 1822, Governor de Solá made a second grant to Cristóbal, who would then pass the land to his son, Manuel Domínguez. In 1828, Manuel was elected to the Los Angeles City Council. Four years later, he was elected Mayor of Los Angeles, and from 1833 to 1834 he served as a representative from Los Angeles to the Mexican Provincial legislature in Monterey. Manuel was also appointed as the Third Prefect of the Southern District of California, giving him authority over all of Los Angeles and Orange Counties.[133]

During the Mexican-American War in 1846, Rancho San Pedro played host to what became known as *The Battle of Domínguez Rancho* or *The Battle of Domínguez Hill* in which Californios, Californian settlers of the Spanish

[132] No Author, "The Sausal Redondo Decision," *Los Angeles Herald*, Nov. 1, 1873, 13.
[133] "History of Dominguez Rancho Adobe Museum," Dominguez Rancho Adobe Museum.

and Mexican eras, defeated an American attempt to seize Rancho San Pedro.[134] In 1847, American soldiers re-entered the San Pedro Rancho before capturing Los Angeles, which ended California's role in the Mexican-American War. Following the 1848 Treaty of Guadalupe Hidalgo, Domínguez petitioned the U.S. government for the entirety of his uncle's original 75,000-acre claim. A patent for 43,119.13 acres was issued to Manuel Domínguez et al. in 1859.[135] By the time it was resolved, the Domínguez family had spent over 20 thousand dollars to obtain a patent for Rancho San Pedro.[136] Domínguez's descendants continue to own large tracts of the original land grant, which are managed through the Watson Land and the Carson Estate companies.[137] In the early 1860s, Domínguez sold the area developed today as East Rancho Dominguez to F.P.F. Temple and F.W. Gibson. In 1867, Temple and Gibson subdivided their land, selling 4,600 acres to pioneer Griffith Dickenson Compton.[138]

Rancho San Antonio (Lugo)

Rancho San Antonio's northern boundary passes through (from east to west) Monterey Park, East Los Angeles, and the City of Los Angeles. Its western boundary follows (from north to south) portions of South-Central Avenue from roughly East 27th Street to East 47th Street, Santa Fe Avenue from East 47th Street to Firestone Boulevard, and then parallels Alameda Street until reaching East Ortis Street. The southern boundary passes (from west to east) Compton, East Rancho Dominguez, Lynwood, and Paramount until reaching the Los Angeles River. Its eastern boundary (from south to north) passes through Lynwood, South Gate, Bell Gardens, and Montebello. Rancho San Antonio is bordered on the north by the Pueblo de Los Angeles grant and formerly public land, on the east by Rancho Paso de Bartolo and San Gertrudes, on the south by Rancho San Pedro (Dominguez), and on the west by Rancho Tajauta and public lands.

During the Spanish Period in 1810, Governor Argüello granted what would become Rancho San Antonio (Lugo) to Antonio María Lugo (1775-1860). The rancho's northwest corner was adjacent to the original Pueblo de Los Angeles grant. In 1819, Lugo built an adobe house on what is now the east side of San Pedro Street between First and Second Streets. His sons were born in this adobe.[139] The Rancho San Antonio grant was confirmed in 1823 and 1827 and the land was regranted in 1838 by Governor Alvarado. In 1852, Antonio María petitioned the U.S. Board of Land Commissioners and eventually received a patent for 29,513.35 acres in 1866.[140] In between (in 1855), he commissioned a survey of the rancho's boundary and designated tracts to be deeded to his children upon his death. Antonio María kept approximately 4,239 acres that he would pass to his widow, Maria Dolores (Ruiz) Lugo, upon his death in 1860. Following his widow's death in 1869, the land was divided via a partition suit among seven heirs.[141]

Rancho Tajauta

Rancho Tajauta is roughly bound by Manchester Avenue to the north; Rosecrans Avenue and West Cressy Street to the south; South Mona Boulevard and paralleling Alameda Street to the east; and Hooper Avenue and South-Central

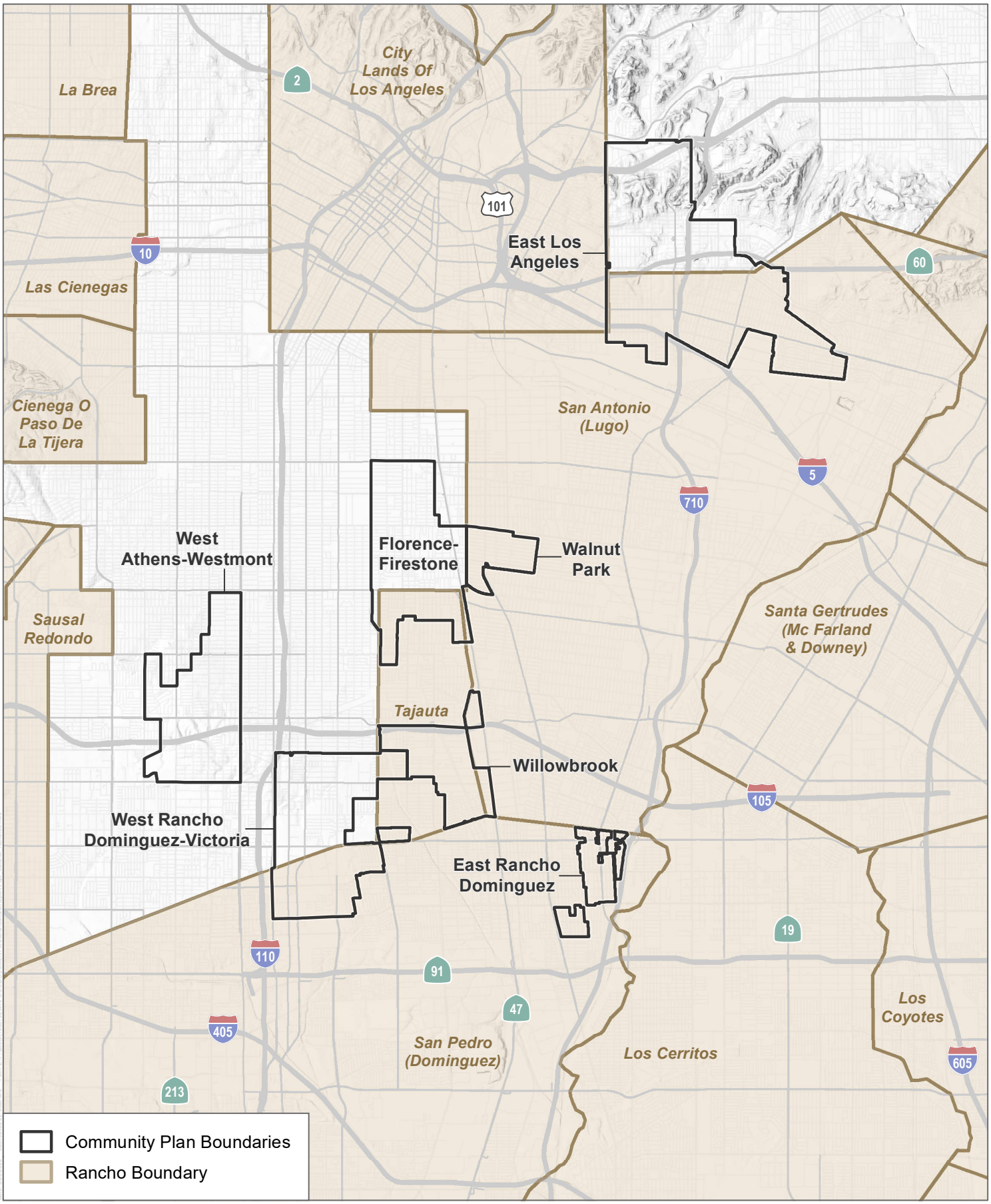
134 "Battle of Dominguez Hill Re-Enactment October 2-3, 2021," Dominguez Rancho Adobe Museum, accessed February 12, 2022, https://dominguezrancho.org/2021/07/06/dominguez-rancho-adobe-museum-commemorates-74rd-anniversary-of-battle-of-dominguez-hill/.
135 Ibid.
136 Clay and Troesken, "Ranchos and the Politics of Land Claims," 52-66.
137 "History of Dominguez Rancho Adobe Museum," Dominguez Rancho Adobe Museum.
138 Robert Lee Johnson, *Images of America: Compton* (Charleston: Arcadia Publishing, 2012).
139 In the 1840s, his son Vincent Lugo built a large house on the Plaza (not on the rancho) that became a centerpiece of social life in the Pueblo. The two-story house was demolished during freeway construction in the 1950s.
140 Douglas E. Kyle, *Historic Spots in California,* 5th ed (Stanford: Stanford University Press, 2002).
141 Arcadia Bandini de Baker, Plaintiff and Appellant vs. Benjamin Avise, Defendant and Respondent (California Legal Record, April 13,1878).

Avenue to the west. It overlaps portions of the present-day communities of Willowbrook (to the south), Watts (to the north), and a small portion of West Rancho Dominguez-Victoria (to the west). Rancho Tajauta is bordered on the west and north by a large area that was deemed public land. Its eastern border is adjacent to Rancho San Antonio (Lugo) and its southern border is adjacent to Rancho San Pedro (Dominguez).

In the 1820s, the Ávila family was one of the first to settle in Los Angeles under Mexican rule. Anastasio Ávila (or Ábila) was a prominent and powerful figure who owned thousands of acres of land due to his ties to the Mexican government. During the Mexican Period in 1843, Governor Micheltorena granted one square league (about 4,500 acres) to Anastasio of what would become known as *Rancho Tajauta* or *Los Cuervos*. From the Gold Rush into the 1870s, the Ávila family prospered from the cattle industry, with tallow and hides driving the Southern California economy. In 1860, following the Mexican-American War and Anastasio's death, the U.S. Survey General confirmed that 3,559.86 acres of the original grant belonged to his son Enrique Ávila.[142] Prior to patenting and partition, individuals could purchase and sell undivided shares of an entire land claim. Oftentimes, a partition suit was filed in a local state district court to permit division of the land amongst multiple parties. Partition-suit records from the 1860s indicate that as many as 29 individuals, including both family and non-family members, owned shares in Rancho Tajauta.[143] "The evidence suggests that in the mid-to-late 1860s grantees and their heirs may still have controlled a significant portion of the land then in private ownership in Los Angeles County and perhaps in California as a whole."[144] This is true for Rancho Tajauta, which would not be patented to Ávila until 1873.

In the 1860s, Enrique Ávila raised flocks of sheep in the area that is now Watts at a time when the wool industry was booming. His prominence during the Mexican Period continued into the American Period, and he was elected County Supervisor for two terms, from 1868 to 1872. Following his time in public office, Ávila returned to work on the family ranch where he continued to raise sheep and cattle and parceled out hundreds of acres that were eventually subdivided to support smaller farms and residences. [145] [146]

142 Burgess McK. Shumway, *California Ranchos: Patented Private Land Grants Listed by County*, 2nd ed. (San Bernardino: Borgo Press, 2006).
143 Ibid.
144 Clay and Troesken, "Ranchos and the Politics of Land Claims," 59.
145 County of Los Angeles Board of Supervisors, "Supervisor Enrique Avila," accessed February 12, 2022, http://file.lacounty.gov/SDSInter/lac/112200_eavila.pdf.
146 Oshea Luja, *A Brief History of Watts, California*, accessed February 18, 2022, https://wattsnc.org/wp-content/uploads/2019/08/Re-Imaginig-the-Watts-pdf.pdf.



SOURCE: Open Street Map 2019; State of California and UC San Diego

DUDEK

0 1 2 Miles

FIGURE 9

Ranchos within the Metro Planning Area

Los Angeles County Metro Area Plan Project Historic Context Statement

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Farming (1850-1959)

In the 1850s, prior to the collapse of the cattle industry, Los Angeles was California's first wine country long before Napa and Sonoma would become world-famous for their vineyards. Native American laborers were exploited for profit in the Los Angeles wine industry, with Pueblo officials using alcohol to "round up" laborers while they were intoxicated. Farmers often paid workers with alcohol instead of money, perpetuating the destructive cycle. Cultivation of wine grapes and the success of the wine industry helped Los Angeles emerge from a village into a small city in the mid-nineteenth century.

Los Angeles grape growers laid the foundation for a crop that would have the most profound impact on Los Angeles: citrus. "What started as a casual experiment by one Los Angeles grape grower, who planted orange trees out of curiosity, grew into a farming empire that left an indelible mark on Los Angeles."[147] By 1870, fifty miles of *zanjas*, open ditches that supplied water to Pueblo residents, spread out across Los Angeles allowing the citrus and wine industries to expand. An influential factor in the decline of the grape industry was the impact of Pierce's Disease, which spreads by insects and causes vines to die. Citrus was more lucrative than wine. Over time, many farmers switched out their vineyards for the more lucrative citrus groves and the primary crop in Los Angeles slowly transitioned from grapes to oranges.[148]

Other post-cattle era agriculture included sheep ranching. After the Civil War disrupted the production of Southern cotton, the demand for wool greatly increased.[149] However, like cattle, sheep ranching became problematic due to a lack of reliable water. In 1872, approximately 10,000 of Rancho San Pedro's sheep were sent up the San Gabriel Mountains to seek better pasture. Fewer than 2,000 returned.[150] Between 1868 and 1874, wheat production in Los Angeles County increased. Much of the harvested crop was shipped to Liverpool, England, which was then considered a major grain market in Europe.[151]

The arrival of the railroad in 1876 "radically changed the prospects of Los Angeles area farmers."[152] With the railroad came new options for shipping fruit and other perishable crops long distances. The railroad also brought a surging demand for farm products and land as new settlers arrived every day. Landowners who had struggled with farming realized that they could make more money subdividing their enormous wheat fields into small family farms and housing tracts, resulting in a "land boom" that reached its peak in 1887. Water was a key ingredient in the land boom, with communities beyond the reach of the *zanjas* relying on new water sources from irrigation companies that had established themselves throughout the County.[153] Chinese immigrants, who had largely arrived in Los Angeles to work on the construction of the railroads, greatly contributed to the success of farming in Los Angeles with Asian farming techniques unfamiliar to American settlers. Chinese laborers were often hired by Americans who wanted to start vegetable farms but lacked the necessary experience.

By 1888, the land boom went bust, leaving behind many inexperienced farmers who often abandoned their small farms. After the amateurs left, the age of professional agriculture in Los Angeles began. Walnut farming became a huge industry in Los Angeles, pioneered by the farmer, feminist, and inventor Harriet Williams Russell Strong who

147 Surls and Gerber, *From Cows to Concrete,* 44.
148 Ibid.
149 Ibid.
150 C. McGarry, "Cattle and Oil: The Dominguez Struggle for Status," *The Toro Historical Review*, vol. 1, no. 1, July (2016), accessed February 14, 2022, https://journals.calstate.edu/tthr/article/view/2608.
151 Surls and Gerber, *From Cows to Concrete,* 63.
152 Ibid., 63.
153 Ibid., 66.

was also known as the "Walnut Queen."[154] Also in 1888, the Los Angeles County Chamber of Commerce was founded by business and community leaders and became critical in the transition of agriculture to a professional industry. Under the leadership of Frank Wiggins, the Chamber undertook a massive and relentless advertising campaign and "sold Los Angeles to the nation."[155] County leaders and developers described Los Angeles as having rich, fertile soil and a perfect year-round climate that could grow an endless diversity of crops. [156] [157]

On Rancho Tajauta, the first of these new subdivisions influenced by the Chamber's farming campaign were filed in 1894 and 1895 along present-day Rosecrans Boulevard. The area was officially known as "Willowbrook" by 1903 when the Willowbrook Tract was officially recorded by the County. Deep lots allowed room for residents to farm fruits and vegetables and raise pigs and chickens at the rear of their homes. [158] Newspaper advertisements from 1904 boasted that "the soil is very fertile, and all kinds of flowers, fruits, berries, and vegetable thrive; eight crops of alfalfa have been raised this year," and offered one-acre to half-acre lots from $175.[159] At the same time, the new Walnut Park Tract was being advertised as beautiful and picturesque with "English walnut trees on every lot."[160]

As production of citrus, walnuts, and other major crops intensified, so too did the demand for farmworkers.[161] Farm labor was originally primarily conducted by Native Americans, then by Chinese immigrants after the completion of the railroads. Between 1890 and 1910, the predominant farm labor force were Japanese immigrants, who also helped fuel the expansion of farming throughout Los Angeles County using farming practices brought from their home countries.[162] All non-Caucasian farm laborers – Native Americans, Chinese immigrants, Japanese farmers, and Mexican laborers – were targeted with exclusionary legislation and subject to a racist backlash from white farmers.[163]

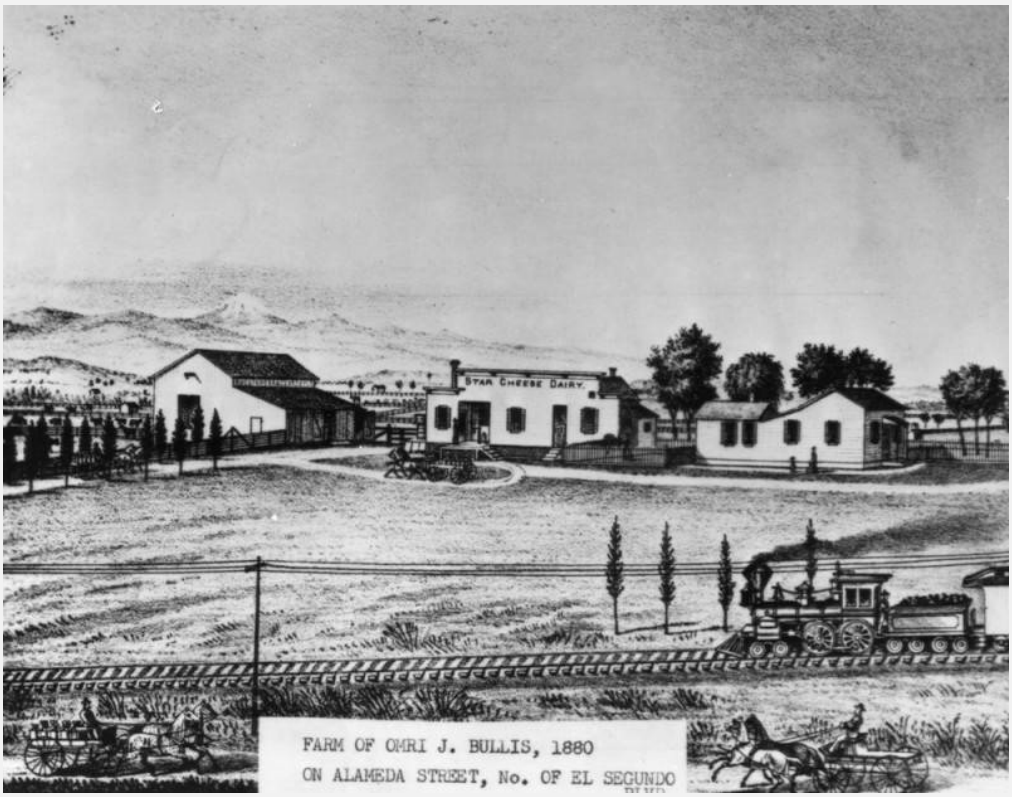
The rise of the oil industry in Los Angeles also greatly influenced the commercialization of farming by making irrigation possible for more farmers. Gas-powered engines allowed water to be pumped from deep underground and led to the expansion of irrigated crops, creating even greater agricultural diversity. By 1910, the County had nearly 8,000 farms.[164]

From 1910 to 1930, the concept of "Small farm homes" or "little farms" took off with heavy promotion from the Los Angeles Chamber of Commerce and intensified with the completion of the Los Angeles Aqueduct in 1913. The Chamber encouraged families to purchase 2–5-acre plots and cultivate the plots with vegetables, fruit orchards, and egg-laying chickens. Racism was embedded in this promotional campaign, "… there was a dark side to this vision of suburban farming bliss: it was intended for white, middle-class people only. People of color, recent immigrants, and poor or uneducated people were not welcome."[165]

154 Surls and Gerber, *From Cows to Concrete,* 75.
155 Ibid., 80.
156 Nancy Redfeather, "Is Early Los Angeles A Model for Food and Agriculture in Hawaii?" *Honolulu Civil Beat*, accessed February 18, 2022, https://www.civilbeat.org/2020/10/is-early-los-angeles-a-model-for-food-and-agriculture-in-hawaii/.
157 Jill Thrasher, "Los Angeles County and the Small Farm Movement," *Sherman Library and Gardens*, accessed February 18, 2022, https://thesherman.org/2020/04/23/los-angeles-county-and-the-small-farm-movement/.
158 L.A. County Library, "Willowbrook Community History," accessed February 14, 2022, https://lacountylibrary.org/willowbrook-local-history/.
159 No Author, "Why Don't You Buy A Lot in Willowbrook?" *Los Angeles Times*, Nov. 19, 1904, 22.
160 No Author, "Walnut Park," *Los Angeles Times*, May 28, 1905, 12.
161 Surls and Gerber, *From Cows to Concrete,* 82-83.
162 Ibid., 86.
163 Ibid., 117.
164 Surls and Gerber, *From Cows to Concrete*, 91.
165 Ibid., 116.

By 1925, Los Angeles became the largest milk-producing County in the U.S. as dairies rapidly expanded to meet the increasing demand for milk, butter, and cream. A booming livestock center was formed in 1922. Called the Los Angeles Union Stockyards, it is credited with revitalizing cattle ranching in Southern California. Southeast Los Angeles, including the cities of Downey, Paramount, Bellflower, Artesia, and Cerritos (originally known as Dairy Valley), was considered to be "the heart" of Los Angeles County's dairy industry until after World War II when rapid urbanization pushed dairies out of city centers and suburbs.[166] Dairies that once existed within the Metro Planning Area included Star Cheese Dairy on the farm of Omri J. Bullis, located on Alameda Street, north of El Segundo Boulevard near present-day Willowbrook, and Mountain View Dairy, formerly located at 4109 Folsom Street in East Los Angeles (Exhibit 8).

Exhibit 8. Drawing of Star Cheese Dairy on Alameda Street North of El Segundo Boulevard, 1880



Source: Security Pacific National Bank Collection/ Los Angeles Public Library.

The small farm home movement became even more popular during the Great Depression, despite its challenges. A 1936 map of agriculture and industry in Los Angeles shows Compton and its surrounding areas as dominated by strawberry crops and East Los Angeles dominated by alfalfa fields, while areas further north around Huntington Park and South Gate were primarily dominated by vegetable farms. To the west, the Westmont and West-Athens areas grew celery along with a variety of vegetables and berries.[167] The pattern of historic farming in the MAP areas

166 Rick Holguin, "Mooove 'Em Out: Southeast L.A. County Once Had Hundreds of Dairies, But Today Only 3 Survive," *Los Angeles Times*, March 5, 1992.

167 Federal Writers Project, "Agricultural Income Map for Los Angeles County" and "Agricultural and Industrial Map, Los Angeles County," *Works Progress Administration Photo Collection* 1936, accessed February 18, 2022, https://tessa.lapl.org/cdm/singleitem/collection/photos/id/2557/rec/1.

reveals troubling truth about the food deserts many of these communities are in the present day. "It's a paradox that exists in much of Los Angeles County: communities where people have limited access to healthful food sit right on top of what was once rich farmland that grew an abundance of fresh produce."[168]

Ethnic discrimination and mistreatment of farm labor were exacerbated as the economy declined during the Great Depression. In particular, Mexican farmworkers were blamed for a shortage of jobs and thousands of laborers were "repatriated" to Mexico. Mexican laborers were permitted to return with labor shortages during World War II and the post-war era. The Bracero Program allowed Mexican nationals to work in the U.S. from 1942 to 1964. During the program, thousands of Braceros labored on farms across Los Angeles County.[169]

Small farms would continue to play an important role in Los Angeles County into the 1940s. "In 1946, the small farms of LA provided over 50% of the food for the growing city. There were 300 small dairies, 16,000 acres in vegetable production, thousands of acres of fruit and nut orchards, hundreds of egg and poultry farms, and 3,500 larger farms and cattle ranches."[170] After the war ended, the intensive focus on local food production was replaced with unprecedented population growth throughout Los Angeles and the U.S.

By the mid-twentieth century, new residential subdivisions and freeway developments began to overtake farmland, with the land devoted to agriculture falling by more than 40 percent in Los Angeles County between 1950 and 1959. It became increasingly challenging for farmers to stay in business, as farm property was often taxed at the higher rate used for residential development, and neighbors complained of foul smells emanating into their new suburban homes. It was at this time that dairies were relegated to Southeast Los Angeles or northeastern areas outside County lines. By the late 1980s, only four commercial dairies survived in Los Angeles County.[171] Flower and vegetable farming also declined, with most Los Angeles County flower growers moving to less expensive land in Ventura County. As land prices rose, most farmers in Los Angeles had no choice but to sell their land to eager developers. By the 1990s, agriculture in Los Angeles County was nearly invisible, "pushed out beyond the urban core to the wide-open spaces of the desert or hidden under power lines and in utility rights-of-way." Visible evidence of the existence of agricultural practices in the MAP or other Los Angeles communities is extremely limited in the present day, with sparse nurseries occupying land below power lines and scattered walnut and citrus trees, but no evidence of the widespread citrus cultivation, small farms, dairies, or cattle.[172] Traces of Willowbrook's agricultural past can be found today hidden behind houses with deep 300-foot lots that were originally developed for small-scale farming.[173]

168 Surls and Gerber, *From Cows to Concrete*, 91.
169 Ibid., 147.
170 Redfeather, "Is Early Los Angeles A Model for Food and Agriculture in Hawaii?"
171 Surls and Gerber, *From Cows to Concrete,* 157-165.
172 Ibid., 177.
173 Sonksen, *"The Comeback Kid": Willowbrook's History and Transformation."*

4.4.1.1 Registration Requirements

Associated Property Types

Initial research indicates there are no extant, previously undesignated properties with the potential to represent agricultural development in the MAP. Significant property types discussed in the theme for agricultural development in the MAP include ranchos and associated buildings; sheep and cattle ranches; citrus or walnut ranches; small farm homes; chicken coops; and dairies. None of these property types are extant and undesignated in the MAP today; therefore, registration requirements were not developed for this theme.

The legacy of agricultural development is evidenced today in land use and development patterns established throughout the County, with much of the last two centuries of agriculture and modern development continuing to follow the original rancho boundaries. While few resources in the built environment have an association with agricultural development, cities and communities frequently use or incorporate the original rancho name in their names and neighborhoods.

4.4.2 Commercial Development

Overview

Commercial development in the MAP communities typically paralleled other types of development including transportation, residential, and recreation buildings and infrastructure. Starting at the turn of the century along the newly formed railroad and streetcar lines, businesses were densely developed in commercial corridors of buildings with shared party walls. The popularization of the automobile brought with it a decentralization of commercial properties. Properties developed after the advent of the automobile featured setbacks and parking lots with attention-grabbing signage to encourage motorists to stop or give them enough information as they sped along. Civil unrest in the 1960s and 1990s had a large effect on the MAP community's commercial building stock. Businesses suffered considerable damage, resulting in the departure of many major corporations. Storefronts were then occupied by locally-owned small businesses, which continue to dominate the MAP community's commercial landscape.

Early Commercial Development, 1860-1932

The development of early commercial corridors in the MAP communities paralleled the expansion of railroad and streetcar lines. The Southern Pacific Railroad developed commercial lines to transport goods from Los Angeles to Long Beach throughout the 1860s and 1870s. Neighborhoods with rail lines running through them became the backbone for commercial and residential development, transporting people to the areas along the railroad corridors. In 1888, the Los Angeles Area Chamber of Commerce was formed for the City and County after Los Angeles experienced a period of population decline affecting the local economy. This was due in part to the lack of reliable infrastructure including water, transportation, and city services. The Chamber was established with two objectives, to stimulate migration and market Los Angeles' products to other parts of the country.[174] The turn of the century brought advancements to public transportation, including the electrification of streetcar lines and the formation of the Pacific Electric Railway Company.

Development boomed in the 1920s when real estate investors began constructing large single-family residential tracts of small and affordable homes. These residential tracts were strategically located adjacent to rail lines, factories, and assembly plants, which offered new homeowners access to jobs and public transportation.[175] Commercial properties from this period were pedestrian-oriented with no setback or room for automobile parking and arranged in linear rows on main thoroughfares. Solid commercial blocks were developed, either one- or two stories in height with retail on the ground floor and residences or offices on the second floor. Architectural styles included Brick Commercial or False Front Commercial constructed out of unreinforced masonry. Areas such as East Los Angeles's East Cesar E. Chavez Avenue (formerly Brooklyn Avenue) and Whittier Boulevard, Florence-Firestone's Florence Avenue, and portions of Walnut Park's Seville Avenue were constructed in the 1920s and display these features.

174 "Our History," *Los Angeles Area Chamber of Commerce*, accessed February 2022, https://lachamber.com/pages/our-history/#:~:text=The%20organization%20converted%20from%20a,Angeles%20Area%20Chamber%20of%20Commerce.

175 Los Angeles County, *East Los Angeles 3rd Street Plan and Form-Based Code Specific Plan: Final Environmental Impact Report*, September 2014, A2-A6.

Architectural elements from Period Revival styles, including Spanish Colonial Revival and Renaissance Revival, were also used in more monumental and corner commercial buildings. By the 1920s, sign advertising had advanced from painted signs to neon with incandescent bulbs spelling out letters or creating patterns and shapes.[176] Neighborhood theaters frequently utilized neon on their marquees to add visual interest. A popular method of theater construction was integrating them into a standard business block with a recessed entry with only the sign and marquee providing differentiation. Residential tract developments frequently included the construction of commercial properties including theaters such as Walnut Park's Walnut Park Theater (demolished). The two-story theater was built as part of the Victor Girard organization's 1922 $250,000 development.[177]

Programmatic architecture also has a presence in the MAP communities during this period of development. Programmatic architecture can be seen throughout the Greater Los Angeles area throughout the twentieth century.[178] The goal of Programmatic architecture was to capitalize on the growing automobile culture and clearly show the goods and services available with the use of oversized objects and design motifs. Designs seen throughout Los Angeles include a barrel, a camera, and multiple donuts.[179] An example of early Programmatic in the MAP from this development period is the Tamale building located on Whittier Boulevard. This iconic building was constructed in 1928 as a way to advertise tamales to those walking or driving past (Exhibit 9).[180]

176 SurveyLA Citywide Historic Context Statement, *Commercial Development/Commercial Signs*, City of Los Angeles Department of City Planning, July 2016, 10.
177 No Author, "Sixteen Homes Are Under Way in Walnut Park," *Los Angeles Times*, Apr. 2, 1922, V2.
178 "Early Los Angeles Programmatic-Style Buildings," *Water and Power Associates*, accessed March 2022, https://waterandpower.org/museum/Programmatic_Style_Architecture.html.
179 Janelle Zara, "Take a Road Trip Through America's Most Eccentric Architecture," *Architectural Digest*, August 15, 2018.
180 "The Tamale," *Los Angeles Conservancy*, accessed April 2022, https://www.laconservancy.org/issues/tamale.

Exhibit 9. The Tamale Restaurant located at 6421 Whittier Boulevard in East Los Angeles

Source: Security Pacific National Bank Collection/ Los Angeles Public Library.

Post-Long Beach Earthquake Commercial Development, 1933-1964

The County's commercial building stock radically changed in the evening hours of March 10, 1933, when the 6.4-magnitude Long Beach Earthquake hit the greater Los Angeles area. Commercial buildings and schools, which were typically constructed using unreinforced concrete or brick, were largely destroyed. The earthquake, worsened by over-drilling the Los Angeles oil deposits, was the deadliest seismic event in Southern California history, killing 120 people. In the rebuilding that took place in the aftermath of the 1933 earthquake, the federal New Deal program of loan guarantees led to the modernization of many commercial properties both in materials and architectural style upon their reconstruction. New materials included glass blocks, structural glass, neon, and aluminum. Commercial architectural styles grew to include Art Deco and Streamline Moderne with ornament including zigzags, chevrons, repeating forms, stylized florals, and stepped arches.[181]

By 1938, traffic congestion had become a major problem in Los Angeles. A plan was devised by the chairman of the Road and Highway Committee and members of the Automobile Club that included eliminating street railways and subsidizing them with bus services on surface streets and elevated motorways.[182] In 1941, the County Regional Planning Commission and the City Planning Department adopted the Los Angeles Transportation Engineering

[181] City and County of San Francisco, *Neighborhood Commercial Buildings Historic Context Statement, 1865-1965*, San Francisco Planning Department, February 17, 2016, 79-80.

[182] Ed Ainsworth, "Motorways Plan Detailed," *Los Angeles Times*, June 15, 1938, 1.

Board's plan calling for Express Highways throughout Los Angeles. The increasing popularity of automobile travel and movement towards highways resulted in a large-scale change in commercial architecture.

The commercial architecture needed to accommodate automobiles through the development of surface parking lots, setbacks, and separation from other buildings. New building types emerged, including drive-in restaurants, drive-in theaters, car washes, gas stations, and motels. Commercial property types were increasingly decentralized from the city center due to the increase in mobilization. Architecture and signage by the 1950s had to be visually interesting and quickly read to capture the attention of passing cars.[183] This was completed using bold neon letters, vibrant colors, futuristic and geometric shapes, and unexpected building forms.

Compared to earlier pedestrian-oriented and streetcar commercial buildings, post-World War II development was developed independently of each other as stand-alone structures to accommodate parking for personal vehicles. Architectural styles for the commercial architecture of this time included Googie, Mid-Century Modern, and Programmatic architecture. As previously mentioned, Programmatic architecture was designed to draw people in as well as advertise a business's product, such as West Athens-Westmont's Kindle's Donuts, constructed in 1953. The drive-through donut business was located at a busy intersection of West Century Boulevard and Normandie Avenue. To grab the attention of motorists, an enormous donut was installed on the roof as a point of visual interest.[184]

Commercial Development After the Uprisings, 1965-1993

The 1965 Watts Uprising took place over six days. Between 31,000 and 35,000 adult participants caused over $40 million in property damage. According to the McCone Commission report, a commission under then-Governor Pat Brown that studied the aftermath of the uprising, the totals for businesses and private buildings impacted as a result of the uprising included 275 damaged and/or burned; 192 looted; 288 looted, damaged and/or burned; and 207 destroyed.[185] The immediate result was a period of "white flight" when Caucasian working and middle-class residents fled the areas immediately surrounding Watts, including Compton, Huntington Park, and South Gate.[186] Following the "white flight," many corporations followed suit and closed their businesses in these areas, leaving only small-scale and local businesses to provide the goods and services necessary for residents. Despite the McCone Commission report articulating multiple community-improvement suggestions, there was a limited follow-up from the government to implement these suggestions. Residents were charged with reconstructing their communities, including financing the repair and rebuilding of businesses.[187]

MAP communities in the 1960s and 1970s became deindustrialized. Factories that opened in the 1920s and had provided a steady job market closed or moved to outlying areas with more space, cheaper land, and less of the perceived social ills of the urban core.[188] Commercial corridors with retail establishments, primarily comprised of one-story retail stores and gas stations, replaced the manufacturing facilities. The employment opportunities within the immediate neighborhoods were extremely limited as manufacturing left the area. Warehouses and automotive businesses such as car repair, glass repair, and tire retailers were constructed in areas such as Willowbrook and along Alameda Boulevard. Compared to the number of employees the 1920s manufacturing plants were able to employ, these businesses were small in scale and paid less due to the lack of union oversight. In architectural form, the

183 Alan Hess, *Googie Redux: Ultramodern Roadside Architecture*, (San Francisco: Chronicle Books, 2004), 44-55.
184 "Early Los Angeles Programmatic-Style Buildings," Water and Power Associates.
185 Governor's Commission on the Los Angeles Riots, "Violence in the City; An End or a Beginning?" (Los Angeles, 1965), 58.
186 Aron Ramirez, "On Race, Housing, and Confronting History," *Downey Patriot*, thedowneypatriot.com/articles/on-race-housing-and-confronting-history, July 10, 2019.
187 History.com Editors, "Watts Rebellion."
188 Los Angeles County, *Florence-Firestone Community Plan*, 17-18.

buildings were unremarkable with little ornament and a high number of alterations due to frequent tenant changes. The 1980s were considered the end of neon and other hand-designed signage, replaced by computer-generated and mass-produced vinyl, plastic, and metal cutouts. Post-1980 signage can be seen throughout the MAP communities, replacing the broken and no-longer-illuminated signs from earlier decades.[189]

By 1990, commercial strips in West Athens-Westmont and surrounding areas were "aging" with many vacant buildings interspersed with operating businesses. Vermont Avenue specifically was identified as having a high rate of vacant and deteriorating buildings.[190] West Athens-Westmont was primarily residential, with only 3.4 percent of the total land area being commercial in use. Apart from the K-Mart community shopping center on Western Avenue, commercial uses in the community were confined to commercial strips, which lined the major vehicular arterials. Commercial strips refer to low-slung commercial buildings with front parking lots and tall auto-oriented signs that line wide thoroughfares extending from downtowns into suburbs.[191] Compared to commercial development from the 1920s, these buildings were set back with parking taking priority over the building and the pedestrian's experience of the building. Commercial uses in strip configurations were identified as negatively impacting some residential neighborhoods due to traffic, lack of parking, fumes, and noise. As a result, most residents conducted their retail shopping outside of the area. This was also identified as a problem in that the community failed to capture the economic benefits of retail sales because residents were shopping in the surrounding areas and not within their own community.[192]

The MAP communities experienced another series of civil unrest between April 29 and May 4, 1992, referred to as the 1992 Los Angeles Uprising. Businesses were looted and set on fire, resulting in an approximated $1 billion in damage and the loss of 20,000 jobs.[193] The community worked to reconstruct demolished buildings, replacing them with simple, stucco-clad, flat-roofed commercial buildings along major commercial corridors. Depending on their lot, they would either be standalone buildings or in a row with other buildings. While some businesses were rebuilt, others remained vacant such as Florence-Firestone's former Newberry's Shoe Store (1552 Florence Avenue), which has been left vacant since 1992.

The lack of big box stores, losses of buildings due to natural disasters (notable earthquakes in 1933, 1971, and 1994) and civil unrest (notably in 1965 and 1992), and shifting demographics have caused the MAP communities' commercial landscape to be overwhelmingly vernacular, with a large concentration of small, locally-owned establishments such as corner markets, liquor stores, pet shops, taquerias, check-cashing stores, pawnshops, nail salons, beauty parlors, and fried chicken or fish stands.[194] These businesses frequently occupied buildings that were not originally constructed for commercial use such as residences. Residences were modified with the installation of storefront windows and doors, ramps, and commercial signage. A number of these locally-owned establishments can be classified as "legacy businesses," which are businesses that have been in operation for over twenty years and serve as anchors in their communities.[195]

189 SurveyLA Citywide Historic Context Statement, *Commercial Development/Commercial Signs*, 20.
190 Los Angeles County, *West Athens/Westmont Community Plan*, 10-11.
191 ICF International and Freedman Tung & Sasaki, "Restructuring the Commercial Strip," accessed March 3, 2022, https://nacto.org/wp-content/uploads/2015/04/Reconstructing-the-commercial-strip_ICFinternational.pdf.
192 County of Los Angeles, "West Athens/Westmont Community Plan," 10-11.
193 The Staff of the Los Angeles Times, *Understanding the Riots*, (Los Angeles, CA: Los Angeles Times, 1992), 110.
194 Pulido, Barraclough, and Cheng, *A Peoples Guide to Los Angeles,* 122.
195 "Celebrating Legacy Businesses," *Los Angeles Conservancy*, accessed March 1, 2022, https://www.laconservancy.org/issues/celebrating-legacy-businesses.

4.4.2.1 Registration Requirements

Associated Property Types

The property types with the potential to represent the significant trends in commercial development include stand-alone retail and restaurant buildings; theaters and other commercial entertainment venues; office buildings; banks; car washes; drive-up/roadside restaurants; and signs. Groupings of commercial buildings, such as those found concentrated in a commercial corridor, may be eligible collectively and constitute a historic district. Commercial buildings may also be eligible individually. Within the MAP communities, eligible buildings, signs, and districts may include: those developed along historic streetcar routes in the decades before World War II; those developed specifically to attract and accommodate customers traveling by automobile; those that represent specific events in the development of the County; and those that were the primary place of business for an important business or a person significant within the commercial development theme. Only properties with demonstrated significance and integrity are eligible for designation.

Eligibility Standards

- Has a direct and significant relationship to a significant period of commercial development in the MAP communities; and/or was the primary location of an important business; and/or was the primary place of work of an individual important within the theme of commercial
- Reflects commercial development during one of the significant periods in the commercial development of the MAP communities and embodies the distinctive characteristics of commercial development from that period. The periods are:
  - Early Commercial Development, 1860-1932
  - Post-Long Beach Earthquake Commercial Development, 1933-1964
  - Commercial Development After the Uprisings, 1965-1993
- Simply being a commercial resource is not enough to justify eligibility. An eligible resource must have been important in the overall business and commercial development of the County. Examples might include resources related to very early businesses, pioneering businesses, and businesses particularly important to the local economy and culture, such as restaurants. Early commercial corridors near transit centers may be eligible for its association with the area's overall growth and development, but this association must be proven to be important.

Character-Defining Features

- Constructed in one of the popular architectural styles for commercial buildings of the period or may have a utilitarian design without many architectural details, but features distinctive signage
- Signage may be attached to a building or freestanding in a parking lot
- Features typical of commercial design, such as large display windows and signage
- Buildings and corridors reflecting Early Commercial Development and Post-Long Beach Earthquake Commercial Development
- Buildings that formed the original community or town centers
- Buildings abutting the sidewalk with no setback

- Multi-story buildings with residential or non-commercial uses above the ground floor or to the rear
- Commercial Development After the Uprisings may reflect more automobile-oriented development with large parking lots

Considerations

- Eligible resources should retain integrity of Location, Design, Materials, Workmanship, Feeling, and Association from their period of significance as defined in Section 3
- Setting may be compromised by nearby construction that post-dates the period of significance
- The majority of the resource's original materials and design features must remain intact and visible, including wall cladding, windows, fenestration pattern and size of openings, roof features, and details related to its architectural style or commercial function
- Limited door and window replacements may be acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- If a resource is a rare surviving example of its type and/or period, a greater degree of alterations that have already occurred may be acceptable
- Special consideration should be given to alterations to commercial resources constructed prior to 1965 that reflect property damage from the uprisings
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder.
- In some cases, if a resource is eligible under this theme, it may also be eligible under the Public Art, Music, and Cultural Celebrations theme for murals or as a location of a significant cultural celebration.

4.4.3 Industrial Development

Overview

The growth and development of communities within the MAP have been significantly influenced by the development of industry in Los Angeles County over the last 150 years, with the primary drivers being the establishment of rail lines, oil and gas development, and the manufacturing boom centered around the rise of the automobile and auto parts industry. These important industries have left a permanent mark on the MAP, creating jobs and new growth opportunities, while also solidifying a legacy of environmental injustice and health issues that have affected communities of color in south-central Los Angeles for well over a century. See 4.3.1 for a discussion of agricultural-industrial development. Additional information about the role of the Pacific Electric in the MAP's residential and commercial development can be found in relevant themes.

Rail (1869-present)

The 1860s and 1870s brought the expansion of transcontinental rail lines to Los Angeles. The Southern Pacific Railroad arrived in 1869 and the Atchison, Topeka, and Santa Fe Railway (Santa Fe) arrived in 1883.[196] The last major railroad completed to Los Angeles was the Union Pacific in 1905.[197] With the transcontinental lines complete, south-central Los Angeles was connected to the nationwide rail system. The new rail lines had freight cars that transported goods north through south-central Los Angeles from the ports of Long Beach and Los Angeles. Areas along these rail lines became the ideal locations for factories that produced, assembled, and distributed manufactured goods.[198] Within 20 years, the Southern Pacific operated 325 miles of rail lines in the County, and the Santa Fe operated 80 miles.[199] The majority of the buildings associated with the southern MAP's initial industrial development were constructed on a railway spur and along their routes.

In addition to the arrival of the freight trains was the Pacific Electric Railway (PERy or Red Cars), formed in 1901 by real estate tycoon Henry Huntington. The first Pacific Electric line began in 1902 along Long Beach Avenue and Willowbrook Avenue, the same alignment as today's Metro Blue Line, and included a stop in Willowbrook.[200] The line started in Downtown Los Angeles and ended in Long Beach. The arrival of the Pacific Electric sparked a battle with the Southern Pacific for dominance of the region's electric railway. With "The Great Merger of 1911," Huntington sold his interests in the Pacific Electric to the Southern Pacific, except for the Los Angeles Railway of which he retained control. This placed most of the region's interurban railway under the control of the Southern Pacific. By 1914, over 1,600 Pacific Electric trains ran within four operating districts that divided Los Angeles.

These trains not only provided passenger service but also coordinated freight. "Atypically for an interurban, the system served as a gathering network for carload freight shipments from citrus groves, manufacturing plants, oil refineries, warehouses, and the harbor at San Pedro. The three line-haul railroads serving Southern California — Santa Fe, Union Pacific, and especially Southern Pacific — depended on the Pacific Electric to some degree."[201] The Red Cars reached their peaks between 1923 and 1924 with 109 million passengers annually. However, in just 10

196 "Collections," *Southern California Railway Museum*, accessed on March 2, 2022, https://socalrailway.org/collections/.
197 Ibid
198 LA County Department of Regional Planning, *Florence-Firestone Community Plan*, 17.
199 SurveyLA Citywide Historic Context Statement, *Industrial Development, 1850-1980*, City of Los Angeles Department of City Planning, September 2011, rev. February 2018.
200 John E. Fisher, "Transportation Topics and Tales: Milestones in Transportation History in Southern California," accessed March 2, 2022, https://ladot.lacity.org/sites/default/files/documents/transportation-topics-and-tales-milestones-in-transportation-history-in-southern-california.pdf.
201 G. Mac Sebree, "History of the Pacific Electric Railway," *Classic Trains*, accessed on March 2, 2022, https://www.trains.com/ctr/railroads/fallen-flags/remembering-the-pacific-electric-railway/.

years, ridership dropped to 54 million with the onset of the Great Depression. Ridership rose again during World War II to support gasoline and tire rationing but fell sharply in the early postwar years. The Pacific Electric was sold in 1953 and the last train between Los Angeles and Long Beach ran in 1961.[202]

Developed as a solution to traffic congestion of ground transportation around the Ports, the Alameda Corridor is a railroad right-of-way that runs from the ports of Long Beach and Los Angeles, north to downtown Los Angeles, primarily along/adjacent to Alameda Street. This industrial corridor passes through the cities of Vernon, Huntington Park, South Gate, Lynwood, Compton, Carson, Los Angeles, and portions of Unincorporated Los Angeles County, including the Willowbrook and Florence-Firestone communities. In the early 1990s, Southern Pacific sold the Alameda Street corridor to the Ports of Long Beach, who then formed the Alameda Corridor Transit Authority to operate the newly acquired right-of-way as a freight rail corridor. Special features of the corridor include the mid-corridor trench, a below-ground trench stretching 10 miles long, 33 feet deep, and 51 feet wide that allows freight trains to travel 40 miles per hour without having to stop at crossings or blow their horns through neighborhoods. The corridor is presently operated by the Burlington Northern Santa Fe (BNSF), Union Pacific, and Pacific Harbor Line. Passing through the southern part of the Metro Planning Area, "the south end area is characterized by mixed-use industries, including port-related industrial businesses such as petroleum refineries, trucking companies, cargo storage yards, and various types of recyclers, a pleasure craft marina, multiple navigable and storm drain channels, residential neighborhoods and heavily traveled roadway intersections with personal vehicles and heavy-truck traffic."[203]

Oil (1892–present)

In 1892, two failed gold miners, Edward L. Doheny and Charles A. Canfield, arrived in Los Angeles in search of oil and opened the city's first oil-producing well at what would become the Second Street Park Oil Field, later known as the massive Los Angeles Oil Field.[204] The field was originally located near downtown Los Angeles and the first well was established in the present-day location of Echo Park. "By 1900, Los Angeles had become the oil capital of the West,"[205] with more than 600 derricks pumping oil in current and formerly residential neighborhoods. Throughout the Metro Planning Area, tracts subdivided for residential use often set aside parcels in the middle of the block for oil drilling.[206] In 1921, major new discoveries were made in Signal Hill and Torrance, sparking another oil boom in Los Angeles.[207] "The Los Angeles basin became the largest and most productive oil field in the world during the 1920s."[208] In 1932, the Wilmington Oil Field would become the last of the large fields to be established. Working in the oil fields was dangerous, with one out of four workers injured or killed in the 1920s. In addition to toxic chemical exposure, workers would often fall into oil tanks and drown.[209]

Several smaller oil fields overlap or are near the Metro Planning Area. The Rosecrans and South Rosecrans Oil Fields, approximately three miles west of Compton, were discovered in 1925 and 1939, respectively. As of 2000, the Rosecrans Oil Field produced over 83 million barrels of oil and over 167 million cubic feet (Mcf) of gas. Just south of Rosecrans is the Dominguez Oil Field, which began drilling operations in 1916. Initially, the Dominguez Oil Field failed to produce a significant amount of oil, but after the completion of Union Oil Company's new well in 1922,

202 John E. Fisher, "Transportation Topics and Tales: Milestones in Transportation History in Southern California."
203 "Alameda Corridor South," ACTA, accessed March 2022, https://www.acta.org/about/projects/completed-projects/alameda-corridor-south/.
204 Stephen M. Testa, "The Los Angeles City Oil Field," *Oil Industry History*, v.6, No. 1, 2005, 79-100.
205 Cecilia Rasmussen, "L.A. Redux, The City Then and Now," *Los Angeles Times*, Aug. 28, 1991, 280.
206 County of Los Angeles, State of California, "Tract No. 8366," 1-inch equals 100 feet (Los Angeles: Los Angeles County, 1925).
207 Ibid.
208 M. Davis, "Sunshine and the Open Shop: Ford and Darwin in 1920s Los Angeles," *Metropolis in the Making*, vol. 29, iss. 4 (1997): 96.
209 Rachel Schnalzer, "A Parallel Hollywood Story': How L.A.'s Oil Boom Shaped the City We Know Today," *Los Angeles Times*, Dec. 8, 2021.

development of the field proceeded rapidly and was fully developed by 1923. The Dominguez Oil Field peaked in 1925, producing over 26 million barrels between 1923 and 1926. Northwest of the Rosecrans field is the Howard Townsite Oil Field, overlapping portions of the West Athens-Westmont community. Originally drilled in 1919, production would not take place until 1940. The field was not deemed "discovered" until 1947 when Shell Oil Company began drilling operations. Directly to the northwest is the Potrero Oil Field, where drilling started in 1928 with discovery occurring in 1946.[210] The East Los Angeles community is adjacent to the abandoned Boyle Heights Oil Field and partially overlaps the Bandini, East Los Angeles, and Montebello Oil Fields. Since its discovery in 1917 by Standard Oil on land owned by Lucky Baldwin, the Montebello Oil Field has produced over 200 million barrels of oil.[211] Today, more than 70,000 active and 35,000 idle oil wells remain in place throughout California, with over 20,000 active, idle, or abandoned wells spread out across the County.[212] "Few U.S. cities are punctured with such a concentration of old drilling site, with tens of thousands of residents living nearby."[213]

The abundance of oil in the Los Angeles area provided a huge boost to related industries, including farming with gas-powered engines that allowed water to be pumped from deep underground, creating more access to water and the ability to have a greater diversity of crops.[214] The oil industry also led to the development of several important related manufacturing industries in Los Angeles County, including automobile, rubber, and steel. In January 2022, the Los Angeles City Council declared oil extraction as nonconforming land use, making steps towards phasing oil extraction out of the County which will lead to eventual redevelopment of hose sites.

Manufacturing (1911–1982)

The automobile industry came to Los Angeles in the early twentieth century, starting with the Ford Motor Company in 1911. Likewise, many new automobile parts manufacturing plants in southeast Los Angeles established themselves around the railroads at this time. In 1913, the Panama Rubber Company built an automobile tire and accessory manufacturing factory in Compton, which brought many workers to the region. Product shipment was provided by both the conveniently located Southern Pacific Railroad and the Pacific Electric.[215] By the 1920s, southeast Los Angeles County became a center for manufacturing. Benefits to developers included less expensive land, no unions (and therefore cheaper wages), and proximity to the city to use its services without paying the higher city taxes.[216] Many East Coast companies took this as an opportunity to expand west, including the Firestone Tire and Rubber Company, Goodyear Tire Company, General Motors, and Pittsburgh Steel (Exhibit 10).[217] Areas such as Florence-Firestone, Walnut Park, and Willowbrook were heavily influenced by these factories, which provided stable, well-paying jobs.

210 "Oil-Industry History," *Petroleum History Institute* 8, no. 1 (2007), accessed March 2, 2022, http://www.aegsc.org/chapters/inlandempire/pdf/Oil-Industry%20History%20Volume%208%20Nov%201%202007.pdf.
211 James W. Gibson, "L.A. Underground," *Earth Island Journal,* accessed on March 2, 2022, https://www.earthisland.org/journal/index.php/magazine/entry/la_underground/.
212 Jill Johnston and Bhavna Shamasunder, "Los Angeles' Long, Troubled History with Urban Oil Drilling is Nearing an End After Years Of Health Concerns," *The Conversation*, accessed on March 3, 2022, https://theconversation.com/los-angeles-long-troubled-history-with-urban-oil-drilling-is-nearing-an-end-after-years-of-health-concerns-175983.
213 Mark Olalde and Ryan Menezes, "Deserted Oil Wells Haunt Los Angeles with Toxic Fumes and Enormous Cleanup Costs." *The Center for Public Integrity*. March 5, 2020.
214 Surls and Gerber, *From Cows to Concrete*, 91.
215 Emily E. Straus*, Death of a Suburban Dream: Race and Schools in Compton, California* (Philadelphia: University of Pennsylvania Press, 2014), 26.
216 No Author, "Another Industry," *Los Angeles Times*, Sep. 18, 1913, 87.
217 Pulido, Barraclough, and Cheng, *A Peoples Guide to Los Angeles*, 142.

Exhibit 10. Making an automobile tire in the Firestone Tire and Rubber Company Plant, 1929

Source: Keystone Photo Service, Herald-Examiner Collection/ Los Angeles Public Library.

In 1920, rubber was the second largest industry in the United States, with steel being the first.[218] The enormous Goodyear Tire and Rubber Company factory was constructed in 1920 on Central Avenue between Gage and Florence Avenues in the City of Los Angeles, adjacent to Florence-Firestone. At its peak, the factory employed over 2,500 people and ran operations 24 hours a day, 7 days per week. The Goodyear factory also resulted in the development of a small residential tract for its employees named the "Wingfoot District" after its logo.[219] In 1928, the Firestone Tire and Rubber Company opened a factory in the westernmost portion of South Gate, directly adjacent to Walnut Park and Florence-Firestone, less than two miles away from the Goodyear plant.[220] Adjacent areas like Willowbrook grew rapidly in response to these new auto-related manufacturing plants, with the population reportedly increasing by about one-third within a matter of months.[221] Around 1936, General Motors constructed an automobile assembly plant in South Gate to produce Pontiac, Oldsmobile, and Buick cars that employed 4,000 employees at its peak.[222] By the 1930s most of these factories became unionized after an increase in workers' rights reforms and organization by the United Auto Workers (UAW).[223]

218 No Author, "Away from Old Grind," *Long Beach Press*, Jan. 8, 1920, 6.
219 Mike Sonksen, "Everyday Heroes of Florence-Firestone," *KCET*, July 2, 2015, https://www.kcet.org/history-society/everyday-heroes-of-florence-firestone.
220 Ibid.
221 No Author, "Willowbrook Population Grows," *Long Beach Press*, July 16, 1922, 21.
222 "General Motors Corporation (GM), South Gate Automobile Assembly Plant, South Gate, Los Angeles, CA," *PCAD*, accessed March 2022, https://pcad.lib.washington.edu/building/5994/.; and "History of South Gate," City of South Gate, accessed March 2022, https://www.cityofsouthgate.org/Engage-South-Gate/About-Our-City/History.
223 No Author, "L.A.'s Booming Auto Industry Now a Memory," *Los Angeles Times*, July 20, 1991, 133.

During World War II, most automobile factories were converted into plants to support the war effort, but these plants quickly rebounded to production for civilian uses in the early postwar years. From the late 1940s through the 1960s, Los Angeles County became the second largest auto manufacturing region in the nation, rivaling Detroit.[224] The availability of manufacturing jobs was a great influence on the migration of African-Americans to Los Angeles. "Of great significance was [Willowbrook's] role, along with sister community Watts to the north, as a destination for the thousands of African-Americans migrating from the South to work in the factories that were a major presence in the southern region of the County after World War II."[225]

Starting in the late 1970s, "Los Angeles County changed from a highly specialized manufacturing center to a more decentralized and diversified metropolis," with traditional manufacturing firms closing or moving out of the region.[226] New technologies replaced outdated manufacturing processes and many companies sought cheaper labor markets outside the United States. A domino effect of closures occurred in the Los Angeles area that solidified the end of the auto industry, starting in 1971 with the shuttering of the Chrysler auto assembly plant in Commerce where more than 1,300 workers were laid off. Six years later, the Goodyear Tire & Rubber Co. shut down its massive plant. This was followed in 1980 by the closure of the Ford assembly plant in Pico Rivera where more than 1,670 jobs were lost, and in 1982 by the GM plant closure in South Gate with a loss of 2,550 jobs.[227] In Willowbrook, the closure of these manufacturing plants in the 1970s and 1980s meant the end of stable employment for many people living in the area was followed by a wave of violent crime that spawned an exodus of African-American residents to places like the Inland Empire and the Antelope Valley, with many even leaving the state.[228] Factories that stayed in the area no longer followed the standard of offering well-paying, unionized jobs.[229]

4.4.3.1 Subtheme: Environmental Injustice (1920s–present)

While the story of oil in Los Angeles is often portrayed as an exciting time of growth and discovery supported by boosterism, it left many residents within the MAP communities and other regions in Los Angeles County with significant environmental and health concerns. Working-class communities in the 1920s were initially supportive of the oil fields because of the promise of better jobs, but after experiencing explosions, oil spills, and pollutive damage to their land and water, these communities began to push back. "Many of the dozens of active oil wells in south Los Angeles are in historically Black and Hispanic communities that have been marginalized for decades. These neighborhoods are already considered among the most highly polluted, with the most vulnerable residents in the state."[230] As pollution increased during the 1920s, local opposition to oil drilling developed in South Central Los Angeles suburbs. "In many southland communities, the process of identifying and regulating the problem of oil pollution arose within a particular institutional framework: the institutions of the working class."[231] Organized working-class labor became an important element in environmental protests against oil in the 1920s. "More importantly, working people helped to frame one of the most important questions confronting the modern world: what is the role of government in the affairs of private industry and civil society?"[232]

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224 "Los Angeles' Auto Manufacturing Past," *Los Angeles Almanac*, accessed on March 2, 2022, http://www.laalmanac.com/transport/tr04.php.

225 Los Angeles County Arts Commission, *Project Willowbrook: Cultivating a Healthy Community through Arts and Culture, Cultural Asset Mapping Report,* 2013.

226 Straus, *Death of a Suburban Dream*, 153.

227 No Author, "L.A.'s Booming Auto Industry Now a Memory," *Los Angeles Times*, July 20, 1991, 133.

228 Los Angeles County Arts Commission*, Project Willowbrook*.

229 Pulido, Barraclough, and Cheng, *A Peoples Guide to Los Angeles*, 121.

230 Johnston and Shamasunder, "Los Angeles' Long, Troubled History with Urban Oil Drilling is Nearing an End After Years of Health Concerns."

231 Nancy Quam-Wickham, "Cities Sacrificed on the Altar of Oil: Popular Opposition to Oil Development in 1920s Los Angeles," *Environmental History* 3, no. 2 (April 1998): 197.

232 Ibid., 203.

A map of active and idle oil wells in California[233] indicates that the Willowbrook and West Rancho Dominguez-Victoria communities are still surrounded by dozens of wells, many of which are still active. On January 26, 2022, the Los Angeles City Council unanimously voted to take the first step toward phasing out all oil and gas extraction in the city by declaring oil extraction a nonconforming land use. That followed a unanimous vote by Los Angeles County supervisors to phase out oil extraction in unincorporated County areas.[234] "Research shows that people living near these urban oil operations suffer higher rates of asthma than average, as well as wheezing, eye irritation, and sore throats. In some cases, the impact on residents' lungs is worse than living beside a highway or being exposed to secondhand smoke every day."[235] While these hazards are well known and documented, the State of California has no laws for the distance that an active oil well needs to be from communities where people live.

In addition to problems stemming from oil wells, pollutants from nearby freeways have had a major impact on the health of communities within the Metro Planning Area. "The rates of asthma in communities on the Eastside and in and near South L.A. were also 97% and 148% higher, respectively, than communities examined on the western side, according to 2016 data."[236] An extended discussion of the impacts of freeways on communities within the MAP is included in Section 4.4.4 Infrastructure and Public Transit.

Exide Technologies, located in the city of Vernon, operated as a metal smelting facility for more than 90 years. In fall 2013, regulatory agencies discovered toxic emissions from this facility, including lead, arsenic, benzene, 1,3-butadiene, and other poisonous chemicals impacted over 100,000 residents of Los Angeles County, including those living and working in the communities of Vernon, Maywood, South Gate, Cudahy, Huntington Park, Commerce, Boyle Heights, Bell, Montebello, and East Los Angeles. Exposure to high levels of these chemicals increases the risk of cancer, breathing diseases, and learning problems. These men, women, and children will live the rest of their lives with a heightened risk of cancer, estimated in some cases to be as high as 200 times the normal risk.

For years, community activists, including individuals as well as organizations such as Communities for a Better Environment and East Yard Communities for Environmental Justice, pushed for the closure of the Exide facility and cleanup of surrounding communities.[237] A Federal investigation from 2014-2015 found that the California Department of Toxic Substances Control allowed the "facility to operate for decades without a full permit, even as it racked up dozens of hazardous waste violations."[238] Violations, dating to at least 1985, included improper storage of lead and battery acid. To avoid criminal charges, Exide consequently agreed to close and demolish the Vernon facility and provide $50 million for soil and other cleanup efforts in surrounding communities. While the closure represented community-driven progress, the deal was also met with skepticism stemming from the historic lack of regulatory enforcement of the facility.[239] In October of 2020, a federal bankruptcy court released Exide from its obligations to clean up its former facility in Vernon. To date, 3,617 of the 10,101 properties impacted have been cleaned by the State.

233 Ryan Menezes and Mark Olalde, "California has Thousands of Old Oil Wells. How Many are in Your Neighborhood?" *Los Angeles Times*, March 4, 2020.
234 Johnston and Shamasunder, "Los Angeles' Long, Troubled History with Urban Oil Drilling is Nearing an End After Years of Health Concerns."
235 Ibid.
236 Zoe Little and Jericho Caleb Dancel, "Air Pollution's Disproportionate Impact in Los Angeles," *University Times*, December 22, 2020, https://csulauniversitytimes.com/air-pollution-east-los-angeles/.
237 "Washing Our Hands of Exide," *Communities for a Better Environment*, accessed September 9, 2022, https://www.cbecal.org/organizing/southern-california/exide/.; "Exide Technologies Inc.," *East Yard Communities*, accessed September 9, 2022, http://eycej.org/campaigns/exide-technologies-inc/.
238 Tony Barboza, "Doubts Remain After Exide Deal," *Los Angeles Times*, March 13, 2015.
239 Ibid.; Tony Barboza, "Soil Cleanup May Rank as Biggest Yet," *Los Angeles Times*, August 19, 2015.

4.4.3.2 Registration Requirements

Associated Property Types

Industrial development in the MAP can be divided into three major sectors– rail, oil, and manufacturing – and the subtheme of environmental injustice. The legacy of industrial development is evidenced today in land use and development patterns established throughout the County, with many of the major transportation corridors, including the Alameda Corridor, following patterns established by rail and oil in the late nineteenth and early twentieth centuries. The legacy of industrial development is also apparent in the patterns of environmental injustice that reflect the absence of separation between toxic industries and residential development. Only properties with demonstrated significance and integrity are eligible for designation. A grouping of industrial buildings located along an industrial corridor, or a campus of buildings constructed for a particularly important business may be eligible collectively and constitute a historic district. Industrial buildings may also be eligible individually. Eligible industrial resources may include those developed early in the County's history, those that housed an important industrial business, and those that were the primary place of work for a person significant within the industrial development theme.

While some aspects of the built environment reflect the influence of rail, oil, and the legacy of environmental injustice, there are no identified resources that retain integrity or are property types that have the potential to reflect a significant association with these significant trends in industrial development in the study area. Rail lines and oil wells are typically standardized and utilitarian; while their influence on land use patterns is noteworthy, the physical tracks, ties, wells, and drills are not properties with a specific association that reflects significance.

Property types reflecting the trend of manufacturing include industrial buildings constructed for important national and local businesses. Automobile manufacturing and related manufacturing, including tires, was particularly concentrated and important in the development of the MAP. Many of the operations at these manufacturing plants shut down in the 1970s and 1980s.

Eligibility Standards

- Has a direct and significant relationship to industrial development; and/or was the primary location of an important industrial business; and/or was the primary place of work of an individual important within the theme of industry
- Reflects industrial development during one of the significant periods in the industrial development of the MAP communities and embodies the distinctive characteristics of industrial development from that period. The trends and their periods of significance are:
  - Rail (1869-present)
  - Oil (1892-present)
  - Manufacturing (1911-1982)
  - Subtheme: Environmental Injustice (1920s-present)
- Simply being an industrial resource is not enough to justify eligibility. An eligible resource must have been important in the overall industrial development of the MAP or within its larger respective industry. Examples might include resources related to very early industries, leaders within their respective fields, and industrial companies particularly important to the local economy, such as major employers.

Character-Defining Features

- Utilitarian plan and materials
- Exhibits elements of the popular architectural styles for industrial buildings of the period, particularly Art Deco and Streamline Moderne
- Features typical of industrial design, such as:
  - Loading docks
  - Large roll-up doors
  - Large bays of steel sash windows
  - Monitor windows along the roofline for daylighting
  - Exposed structure and materials

Considerations

- Eligible resources should retain integrity of Location, Design, Materials, Workmanship, Feeling, and Association from their period of significance as defined in Section 3
- Setting may be compromised by nearby construction that post-dates the period of significance
- The majority of the resource's original materials and design features must remain intact and visible, including wall cladding, windows, fenestration pattern and size of openings, roof features, and details related to its industrial function and architectural style
- Limited door and window replacements are acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- Signage may have been removed or replaced without impacting designation potential if the new signage does not detract from other character-defining features
- If a resource is a rare surviving example of its type and/or period, a greater degree of alterations that have already occurred may be acceptable.
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder.

4.4.4 Infrastructure and Public Transit

Overview

The first railroad in Los Angeles County was completed in 1869 and catalyzed the rapid development of national, regional, and interurban freight and passenger conveyance networks. Between the late nineteenth century and the mid-twentieth century, railroads contributed to rapid population growth and influenced settlement patterns, fundamentally shaping the form and character of the MAP communities.[240] Railroad development slowed in the early twentieth century as the growing availability of the automobile led to the development of new forms of infrastructure: roads and highways. By 1920, the mass production and availability of automobiles, combined with another regional population boom caused by continued migration to the area and annexations of smaller communities, resulted in a prevalent "car culture" that molded Los Angeles County's road and highway infrastructure. During the mid and late twentieth century, Los Angeles County replaced passenger and freight rail networks with large interstates and regional networks. Although the popularity of interurban rail travel via the Los Angeles Metro System has grown since its late-twentieth-century development, automobile-related infrastructure continues to dominate the MAP landscape.[241]

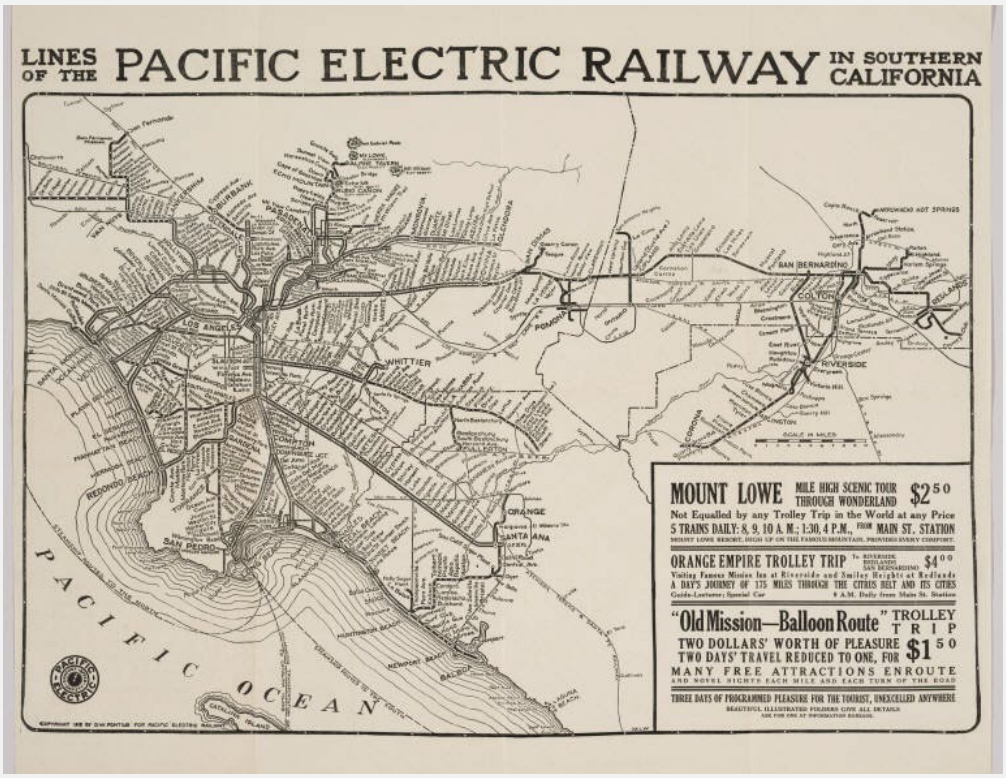
Another aspect of infrastructure development in the MAP was the distribution of electricity. Transmission towers and lines are associated with innovations in the provision of power throughout Los Angeles County.[242] Electric power generation and distribution infrastructure in Los Angeles County was initially owned and constructed by small, private, local companies because early power systems could only serve small areas. The industry evolved to what we know it as today: a single, large public utility with expansive infrastructure. While this infrastructure associated with electricity is visible throughout the MAP – mostly in the form of transmission lines – few innovations related to this infrastructure are historically tied to the MAP communities.[243]

Rails, Roads, and Highways (1869–1990)

In 1869, Phineas Banning and John Downey opened the Los Angeles and San Pedro Railroad, the first railroad in the County, to carry freight from the burgeoning port at San Pedro Harbor to downtown Los Angeles.[244] Soon after, the Union Pacific Railroad established the Los Angeles Terminal Railroad (San Pedro Division), which connected major dairying centers to ports and markets.[245] In 1886, Henry Huntington's Pacific Electric Railway streetcar line began to lay track for an interurban railway network for passenger service, the first interurban electric railroad network in Los Angeles County, popularly known as the "Red Car" or PERy system (Exhibit 11).[246] The first Pacific Electric line ran from the downtown core of Los Angeles to Long Beach along Graham Avenue. The lines operated at a loss and primarily served to increase the value of the real estate in the areas they served, most of which were owned or subdivided by Huntington.[247]

240 SurveyLA Citywide Historic Context Statement, *Industrial Development, 1850-1980.*
241 Ibid.
242 SurveyLA Citywide Historic Context Statement. *Public and Private Institutional Development, 1850-1980*. City of Los Angeles Department of City Planning. August 2017.
243 "First Electricity in Los Angeles," *Water and Power Associates*, accessed March 1, 2022, https://waterandpower.org /museum/First%20Electricity%20in%20Los%20Angeles.html.
244 SurveyLA Citywide Historic Context Statement, *Industrial Development, 1850-1980,* 4-5.
245 No Author, "A Railroad Center," *Los Angeles Times*, Jan. 1, 1891.
246 General Land Office, "Original Survey of 003.0S-012.0W, Downey," 1:24,000, Klokan Technologies, 1868 and 1874.
247 Caltrans, "Tract Housing in California, 1945-1973," 2.

Exhibit 11. Lines of the Pacific Electric Railway in Southern California, circa 1912



Source: Pontius, D. W, Cartographer, Library Special Collections, Charles E. Young Research Library, UCLA.

In 1910, Los Angeles County's Chamber of Commerce began to market Los Angeles County as the ideal location for national industrial firms to open branch factories because of the proximity to the rapidly developing west coast markets, easy access to freight rail, and inexpensive real estate.[248] In 1911, the Ford Motor Company established a Los Angeles factory to produce its trademark Model-T.[249] Two years later, in 1913, Ford introduced the assembly line, a revolutionary innovation in auto-manufacturing, and began to mass-produce the Model-T at an accelerated pace.[250] During the mid-twentieth century, Los Angeles became the largest automobile and auto-part producer on the west coast, second only to Detroit nationally.[251]

Between 1920 and the mid-twentieth century, the interurban systems lost commuters as the regional car culture grew. Between 1919 and 1929, the population of Los Angeles County doubled, marking the largest population boom in Los Angeles County since the railroad-driven rate war in the 1880s. Correspondingly, the number of registered vehicles on the road climbed from 141,000 to 777,000, and, by 1929, Los Angeles County was home to more cars per capita than any other city in the world. Local railways were replaced with roads developed for

248 No Author, "Many Motor Cars: Automobile Industry Ranks High in United States with Many Millions Back of Business," *Los Angeles Times,* March 6, 1910.

249 Mark S. Foster, "The Model-T, the Hard Sell, and Los Angeles' Urban Growth: Decentralization of Los Angeles during the 1920s," *Pacific Historical Review* 44, no. 4 (November 1975), 483.

250 Kat Eschner, "In 1913, Henry Ford Introduced the Assembly Line: His Workers Hated It," *Smithsonian Magazine*, December 1, 2016, https://www.smithsonianmag.com/smart-news/one-hundred-and-three-years-ago-today-henry-ford-introduced-assembly-line-his-workers-hated-it-180961267/#:~:text=He%20first%20fully%20implemented%20his%20innovation%20on%20December,makers%20put%20together%20entire%20cars%20at%20one%20station.

251 David Brodsly, *L.A. Freeways: An Appreciative Essay* (Berkeley: University of California, 1981), 9.

automobile traffic. In 1942, Vermont Avenue replaced the Redondo Railroad and Alameda Street in Florence-Firestone replaced the South Pacific's San Pedro Branch.[252]After World War II, the interurbans experienced a sharp decline in ridership that, due to private automobile ownership, never recovered. In the mid-twentieth century, Southern Pacific reduced its interest in the Los Angeles Railway system by selling or terminating interurban lines.

In 1947, the Office of the Los Angeles County Engineer, a predecessor to the contemporary Department of Public Works, published the County Master Highway Plan.[253] In 1951, the Los Angeles Metropolitan Transit Authority (LAMTA) was formed as a public transit planning agency for Los Angeles County and undertook the operation of the privately-owned bus lines servicing former streetcar and railway routes. In 1953, Metropolitan Coach Lines purchased the remaining lines and, in turn, sold them to the LAMTA in 1958.[254] By 1958, the entirety of the electric interurban Los Angeles Railroad had been purchased by the LAMTA. By 1961, the last in-service rail line was replaced with a bus route and decommissioned lines crisscrossed Los Angeles County.[255]

Highway planning in Los Angeles was part of local as well as national initiatives. The development of highways in the United States occurred concurrently with urban renewal efforts and redlining, disproportionately affecting communities of color. Government entities identified many areas that were primarily inhabited by residents of color as being "blighted," which allowed these neighborhoods to be demolished for highway construction. As a result, residents were displaced, and neighborhoods were forever altered. This history is evident in the Los Angeles area beginning in 1944 when the Santa Ana Freeway was constructed from Soto Street to Eastman Avenue in Boyle Heights which resulted in the displacement of many of the neighborhood's Mexican residents.[256] Subsequent years saw a continuation of this pattern, including the destruction and displacement of African American and Latino neighborhoods around Interstate 5, 10, and 110.[257] Communities in the Metro Area Plan have been greatly impacted by the development of highways. East Los Angeles, for example, has four major freeways running through the area (I-10, I-710, SR-60, and I-5). The expansion of the 710 Interstate alone displaced 11,000 East Los Angeles residents and consumed 7% of the community's total land area.[258] The freeways in East Los Angeles have also led to high levels of pollution, noise, and heat island impacts resulting from street widening to accommodate the freeways and associated traffic.

Interstate 10, a transcontinental link from the Atlantic to the Pacific, was expanded through the middle of Los Angeles County in the early 1960s. As manufacturers, most noticeably car and auto-parts manufacturers, became less reliant on the railroad in the mid and late twentieth century, they began to close their Los Angeles County plants, terminating thousands of jobs, many of them in South Central Los Angeles communities already experiencing exacerbated social and economic strife.[259]

252 National Environmental Title Research, "aerial photos and topography maps," Historic Aerials Courtesy of NETR Online, 1896-1957, https://www.historicaerials.com/viewer.

253 County of Los Angeles, *Master Plan of Metropolitan Los Angeles Freeways*, Master Plan of Metropolitan Los Angeles Freeways adopted by the Regional Planning Commission, August 6, 1947.

254 "Pacific Electric," *Southern California Railway Museum*, accessed February 25, 2022, https://socalrailway.org/collections/pacific-electric/.

255 Brodsly, *L.A. Freeways,* 12.

256 Jovanni Perez, "The Los Angeles Freeway and the History of Community Displacement," *Toro Historical Review* 3, no. 1 (2017).; Gilbert Estrada, "If You Build it They Will Move: The Los Angeles Freeway System and the Displacement of Mexican East Los Angeles, 1944-1972," *Southern California Quarterly* 87, no. 3 (Fall 2005): 287-315.; Liam Dillon and Ben Poston, "Racist History of America's Interstate Highway Boom," *Los Angeles Times*, November 11, 2021.

257 Estrada, "If You Build it They Will Move."; Dillon and Poston, "Racist History of America's Interstate Highway Boom."

258 Gilbert Estrada, "The 710 Long Beach Freeway: A History of America's Most Important Freeway," *KCET*, February 12, 2014, https://www.kcet.org/shows/departures/the-710-long-beach-freeway-a-history-of-americas-most-important-freeway.

259 Foster, "*The Model-T, The Hard Sell,* 483.

In 1965, violent protests erupted in the community of Watts, surrounding neighborhoods, and African-American cultural enclaves across Los Angeles after an altercation between a Caucasian California Highway Patrolman and an African-American motorist. President Lyndon Johnson deployed over 3,000 National Guards members as the violence escalated but, as the County's roadway infrastructure was not developed to facilitate the movement of thousands of Guard members, the National Guard struggled to access the communities. As the violence stretched into a fifth day, an additional 10,000 Guard members were deployed to Los Angeles County and were able to quell the uprising.[260] In the aftermath of the Watts Uprising, the McCone Commission recommended that, in order to suppress future civil rights protests, the Los Angeles freeway system be expanded so law enforcement could be rapidly deployed to South Central Los Angeles communities.[261]

In the aftermath of the Watts Uprising, the California State Legislature sought to widen, expand, or develop new transportation networks so that law enforcement could easily access dense urban communities. The planned routes of the 710 Interstate expansion and new construction projects, including the I-110 and the I-105 freeways, did not follow the natural or historic community boundaries and splintered existing corridors. During the late 1960s and early 1970s, the County seized residential neighborhoods through eminent domain and divided previously cohesive urban communities. Construction of the Imperial Highway and the I-105 freeway was delayed due to civil litigation brought by community members. In 1982, a settlement was reached and hundreds of residences between Imperial Avenue and East 117th Street were demolished and replaced with the expanded Imperial Highway. In 1990, an abandoned route of the Pacific Electric Railroad was replaced by the I-105 freeway. This alignment separated residents of West Athens-Westmont from the centrally located LASC, which, until the freeway was constructed, was within walking distance for community residents.[262]

The construction of these major roadways exacerbated many of the underlying causes of the Watts Uprising. Not only did the I-105 freeway make community educational facilities difficult to access, but funding also earmarked for community development was reallocated towards the cost of infrastructure construction. Five hundred units of planned replacement housing on lots acquired for the I-105 freeway were never constructed and the Martin Luther King Jr. Community Hospital, a major healthcare center located in Willowbrook, was downsized due to a lack of available funds. Another unintended consequence of the freeway development to provide law enforcement easy access to south-central Los Angeles was that it also provided easier access for criminal activity. Gang violence and drug trafficking soared. [263]

The Revival of Interurban Rail (1990–present)

Following World War II, the automobile became the preferred transportation, and rail networks crisscrossing South Central Los Angeles County communities were decommissioned and replaced by Los Angeles Metro bus lines. In 1961, the Los Angeles Railway network closed entirely. The revival of interurban railways occurred in the 1990s. The California State Legislature created the Southern California Rapid Transit District (SCRTD) to improve transit infrastructure in the greater Los Angeles region. SCRTD redeveloped out-of-service rail lines to serve Los Angeles, Orange, Riverside, and San Bernardino counties and, in 1990 the "A line" commenced operation. The A Line services the areas between downtown Los Angeles (7th St./Metro Center Station) and Downtown Long Beach. This

260 "Watts Riots of 1965," *Timetoast Timelines*, accessed March 2, 2022, https://www.timetoast.com/timelines/wattsriots-of-1965.
261 History.com Editors. "Watts Rebellion."
262 Ibid.
263 Hector Tobar, "Hope Endures in Hard Times," *Los Angeles Times*, September 15, 2009.

line continues to service stations in Florence (7225 Graham Ave), Firestone (8615 Graham Ave), and Willowbrook (11611 Willowbrook Ave).[264]

In 1992, the Southern California Regional Rail Authority (SCRRA) founded Metrolink, a commuter rail system serving all of Southern California. The revival of mass rail transit was a joint effort by five Southern California counties to reduce highway congestion and improve mobility in the greater Los Angeles Metropolitan area. As a result, Metro, the County's current transportation planning agency, was founded in 1993. Metro undertook the operation of the maze of metropolitan transit networks that developed in the mid-twentieth century.[265]

In 1995, Metro expanded the network by establishing its sixth line. The C Line is a light rail line that continues to serve South Central Los Angeles County communities including Hawthorne, Downey, Paramount, and Willowbrook in Los Angeles County. The C Line also connects commuters to the A Line at the Willowbrook/Rosa Parks Station Metrolink Station. The C line, accessible at the Willowbrook/Rosa Parks connects commuters to the A line, employment centers, schools, downtown Los Angeles, hospitals, and community centers.[266]

Today, Metro services include Metro Rail, Los Angeles County's mass rail transit system, and Metro Transitway, the County's bus system. Metro intends to expand the Metrolink service network with the K Line, which was originally scheduled to open in January 2022.[267]

4.4.4.1 Registration Requirements

Associated Property Types

There are three property types related to infrastructure in the MAP communities: railroads; road and highway infrastructure; and infrastructure related to electricity. Between the late nineteenth century and the mid-twentieth century, railroads contributed to rapid population growth and influenced residential and industrial development patterns, fundamentally shaping the form and character of the MAP communities. The legacy of the railroad is evidenced today in land use and development patterns established throughout the County, particularly for industrial areas where manufacturing and warehouse facilities were constructed adjacent to freight rail lines and residential tracts were constructed adjacent to interurban lines. In the present day, these routes have been revived as the Metro light rail. Los Angeles County's road and highway infrastructure was later shaped by the proliferation of the automobile. Transmission towers and lines are associated with innovations in the provision of power throughout Los Angeles County. While this infrastructure associated with electricity is visible throughout the MAP – mostly in the form of transmission lines – few innovations related to this infrastructure are historically tied to the MAP communities. Therefore, it is unlikely that transmission lines would be eligible as historical resources.

Eligibility Standards

- Has a direct and significant relationship to infrastructure development

264 Metro, "Metro A Line (Blue)," accessed February 25, 2022, https://www.metro.net/about.
265 Metro, "Metro C Line (Green)" and "Los Angeles Transit History." accessed February 25, 2022, https://www.metro.net/about.
266 Ibid.
267 "Metro C Line: Connecting Communities Through Bus Rapid Transit," *FDR*, accessed March 2022, https://www.hdrinc.com/ca/portfolio/metro-c-line#:~:text=The%20METRO%20C%20Line%20wa%20s%20conceived%20to%20advance,adding%20a%20half%20a%20mile%20of%20new%20roadway.

- Reflects the property types related to infrastructure development during one of the significant periods in the development of the MAP communities and embodies the distinctive characteristics of development from that period. The periods are:
  - Rails, Roads, and Highways (1869-1990)
  - The Revival of Interurban Rail (1990-present)
- Simply being an example of infrastructure is not enough to justify eligibility. An eligible resource must have been important in the overall development of the County or be an early or innovative technological development in the evolution of a type of infrastructure. Examples might include resources related to very early industrial or residential development.

Character-Defining Features

- Of an engineering and/or architectural form/style typical of the period (not modern equipment)
- Illustrates technological innovations
- Reflects significant trends in community planning
- Associated with the physical and industrial growth of the County

Considerations

- Should retain integrity of Design, Materials, Location, Feeling, and Association as defined in Section 3
- Minor engineering changes to details and materials are allowed
- Should retain the original route or configuration
- Setting and adjacent land uses may be compromised by nearby construction that post-dates the period of significance

4.4.5 Residential Development

4.4.5.1 Subtheme: Unfair Planning and Discriminatory Housing Practices

Overview

Residential development encompasses not just the physical form and pattern of development in the MAP communities, but the changing ethnic and cultural identities of the residents who made these communities their homes. Embedded in the history of residential development throughout the MAP communities is a complex legacy of unfair planning and discriminatory housing practices, zoning irregularities, and shifting populations addressed in many of the themes of this historic context statement.

The physical form of residential development in the MAP communities is best understood as a pattern of settlement radiating outwards from the central core of downtown Los Angeles to the east (East Los Angeles) and to the south (all other MAP communities). Residential development in the southernmost MAP communities also followed this pattern from the south and west, radiating from the industrial and employment opportunities offered by oil, defense, aerospace, and the ports of Los Angeles and Long Beach. From these hubs, railroads, streetcars, and automobile transportation routes formed the corridors along which residential development occurred in the MAP, beginning as early as the 1880s. The Metro Planning Area was almost completely built out by the 1940s. Though a few tract developments dating from the 1950s and 1960s are located in the Planning Area, most residential development after 1964 can be characterized as infill development. Perhaps one of the most noteworthy characteristics of the MAP communities is the small number of public housing or large-scale multi-family residential development. While these property types are found adjacent to the MAP communities, the boundaries of the unincorporated MAP exclude public housing and multi-family housing property types, which tend to be included in the City's boundaries in order to receive city services. Due to the restrictive and racist housing practices of the past, communities within the MAP tend to be denser in population and relatively homogenous in racial and ethnic makeup. High-density communities include Walnut Park, East Rancho Dominguez, and Florence-Firestone.

Early Residential Development (1887–1919)

The earliest urban residential development in the Metro Planning Area, or residential development unrelated to homesteads associated with agriculture or small-scale farming, occurred in East Los Angeles along 3rd Street in the Wellington Heights area. An early subdivision that pre-dated the streetcar was Occidental Heights. Occidental Heights was located south of 3rd Street from Indiana Street to Gage Avenue. It was laid out in 1887 by a group of Presbyterian clergy to help raise funds to build Occidental University (later Occidental College) on the site. Residents later petitioned for an extension of the streetcar to their neighborhood.

Most early residential development began with the extension of streetcar lines. At the time, streetcars were privately owned by the same companies that owned and subdivided land along the lines. The lines were constructed and operated at a loss. Profit lay in selling plots for housing and commercial properties along the routes. Between 1890 and 1910, Henry Huntington's Pacific Electric Railway streetcar line was constructed to serve most of the MAP communities.[268] The first Pacific Electric serving the MAP ran from the downtown core of Los Angeles to Long Beach along Graham Avenue. Additional regional rail connections were added in the early 1900s.[269] Plots of land along the lines were divided into tracts that were then divided into parcels. Individual buyers chose to construct single-

[268] Caltrans, "Tract Housing in California, 1945-1973," 2.
[269] County of Los Angeles Department of Regional Planning. *Florence-Firestone Community Plan*.

family houses on these parcels in a variety of modest, wood-frame residential styles, beginning with simple Victorian vernacular hipped and gable roof designs. In the late 1910s, modest Craftsman-style houses, sometimes called bungalows, became popular. Single-family houses from this period are located throughout the MAP and are especially concentrated in East Los Angeles.

Suburban Development (1920s–1940s)

Widespread residential development of the MAP communities began in the 1920s when large areas of single-family houses were constructed on subdivided land between major corridors of industrial and commercial development. The demand for housing was fueled by an exponentially growing population during this decade driven by new employment opportunities including manufacturing, production, and refining. Employment opportunities were also increasing, with many of the MAP communities ideally located on the outskirts of downtown Los Angeles, manufacturing and oil refining areas to the southwest, and the harbors to the south. The opening of the Panama Canal in 1914 led to increased shipping at California ports, while the extraction and refining of oil became a major industry in Southern California.[270] The influence of the streetcar on residential development patterns declined as automobile ownership grew. Most of the urban streetcar systems had stopped expanding by World War I, and ridership nationwide peaked between 1923 and 1924.[271] During the mid-1920s, Avalon Blvd was extended south to the harbor, forming a major transportation corridor through West Rancho Dominguez.[272]

In the 1920s, real estate developers began advertising lots and homes to potential buyers in the Metro Planning Area. Segregation and restrictive deed covenants prohibiting the sale of lots or finished homes to African-Americans, Mexicans, Jews, and other minorities were common in the southern MAP communities and some portions of East Los Angeles during the 1920s.[273] Residential development of the MAP in the 1920s was completed by both private owners and larger development companies (Exhibit 12). At this time, large areas of land were subdivided into tracts comprising several blocks. Streets laid out by tract owners often did not align between tracts, creating a slightly irregular grid between major thoroughfares that remains in place today.

[270] Caltrans, "Tract Housing in California, 1945-1973," 5.
[271] Ibid., 3.
[272] Ruth Wallach, *Los Angeles Residential Architecture: Modernism Meets Eclecticism* (Charleston, SC: The History Press, 2015), 127.
[273] Sapphos Environmental, Inc., *Historical Resource Evaluation for Athens Park*, County of Los Angeles Department of Parks and Recreation, July 2019, 6-15.

Exhibit 12. View of residential houses in East Los Angeles looking North, 1924

Source: Security Pacific National Bank Collection/ Los Angeles Public Library.

Dwellings were constructed in two ways. Buyers could choose to construct a residence based on a builder's designs or a kit house design from companies such as Sears or Pacific Ready-Cut. Buyers built single-family houses as well as bungalow courts.[274] Development companies that owned large tracts would also construct a model home within a tract and invite prospective buyers to tour the house.[275] Buyers could purchase a lot from the developer and choose the house model the developer would construct. Victor Girard, a Los Angeles developer who also developed the Woodland Hills area of the San Fernando Valley, was the subdivider of Walnut Park and its outlying areas in the 1920s.[276] Girard constructed residences in the Spanish Colonial Revival style with designs completed in-house by company architect A. H. McCulloch.[277] To create commercial centers for the residential developments, Girard constructed commercial buildings along Long Beach Boulevard and Florence Avenue.

City Terrace, a neighborhood in the northwest section of East Los Angeles, was developed by Walter Leimert in the late 1920s and early 1930s. Leimert was a prolific developer in mid-twentieth-century California. During the 1920s and 1930s, his company constructed homes for prospective buyers of a variety of incomes throughout southwestern Los Angeles County. City Terrace was developed for a middle-income population, with residences designed to be affordable. In his marketing materials, he noted "City Terrace is slated to be one of the selling

274 No Author, "Many Dwellings Being Built in Walnut Park," *Los Angeles Time*s, Sep. 27, 1925, E12.
275 No Author, "Model Home is Unique Exhibit," *Los Angeles Times,* Jan. 25, 1920, V2.
276 No Author, "Sixteen Homes Are Under Way in Walnut Park," *Los Angeles Time*s, Apr. 2, 1922, V2.
277 No Author, "Preparing to Open New Subdivision: Street Work is Start in Addition to Walnut Park," *Los Angeles Time*s, Nov. 20, 1921, V7.

sensations of the fall and winter of 1926 and 1927…This is true because the property offers so much to the homeseeker [sic] investor of limited means."[278] Leimert donated the land for City Terrace Park in 1931, a typical practice for real estate developers who increased the appeal of their subdivisions not only by constructing commercial conveniences but by adding community amenities such as parks.[279]

At the end of the 1920s, middle-income residential areas had replaced much of the pasture lands that previously occupied the areas outside the urban cores and ports. In many of the southern MAP communities, the neighborhoods were laid out in a grid system. Residents were primarily Caucasian, middle-class, largely employed as skilled tradesmen, oil refinery foremen, and experienced artisans.[280] In East Los Angeles, the street grid was highly irregular, following the landscape of hills and the angled irregularity of the original Pueblo's eighteenth-century Spanish street grid.[281] Residents of the East Los Angeles area were ethnically diverse and recent immigrants, a stark contrast to the southern MAP communities.

Redlining, the Great Depression, and the Long Beach Earthquake (1929–1939)

The National Housing Act of 1934, a New Deal legislative response to the Great Depression that followed the stock market crash of 1929, created the Federal Housing Administration (FHA). One goal of the FHA was to stabilize the housing market and expand opportunities for home ownership. The Federal Home Loan Bank Board and the HOLC were established to protect individual homeowners from foreclosure. HOLC analyzed the communities' collective ability to repay mortgages on moderately priced, well-constructed, single-family dwellings and, if deemed satisfactory, the agency refinanced mortgages in default or foreclosure. The FHA also attempted to stabilize lending for the banking industry by guaranteeing mortgages with lending institutions. Before the 1934 housing law, banks rarely financed more than 50 percent of the cost of a new house, and mortgages typically had a duration of five years or less.[282] With federal mortgage guarantees, the banks were protected and could engage in lending practices with larger mortgages over longer terms. However, the HOLC set definitions of risk, limiting the guaranteed mortgages for neighborhoods it deemed precarious.

One of the methods by which the HOLC sought to assess creditworthiness or risk was through the discriminatory practice of redlining. Redlining was the result of the HOLC creating color-coded maps with boundaries around neighborhoods based on the composition of the community's race and/or ethnicity, income level, and housing and land use types. Neighborhoods were evaluated using these factors and assigned an investment risk grade. The grades ranged from Green (or A) with the least amount of risk to Red (or D), the greatest amount of risk. Areas that were graded as Red were largely non-Caucasian, working-class neighborhoods with older housing stock and no deed restrictions limiting construction types and residents' race. These areas were labeled as hazardous to invest in and often those that lived in these areas were denied credit, insurance, and healthcare assistance.[283] Citing the perceived threat of racial integration to neighborhood stability and therefore stable property values, FHA refused to provide mortgage guarantees in racially mixed neighborhoods or areas not conforming to deed restrictions, particularly in the MAP communities near Graham Avenue and Imperial Highway.[284]

The MAP communities were generally graded Red or D in the HOLC redlining maps, though the outskirts of East Los Angeles received a Yellow or C grade and some areas of East and West Rancho Dominguez received Blue or B

278 No Author, "Sales Campaign Outlined," *Los Angeles Times,* Aug. 15, 1926, E7.
279 No Author, "Latest of City's Recreational Activities Shown: Playground Work Begins," *Los Angeles Times*, Oct. 25, 1931, D3.
280 Wells and Wells, "Discovering Los Angeles Oilfields."; and Chiland, "Mapping LA's Long, Strange History as an Oil Town."
281 Glen Creason and D. J. Waldie, *Los Angeles in Maps* (New York: Rizzoli, 2010).
282 Caltrans, "Tract Housing in California, 1945-1973," 5.
283 Nelson, Winling, Marciano, Nathan Connolly, et al. "Mapping Inequality."
284 Caltrans, "Tract Housing in California, 1945-1973," 31.

grades. The Red graded or Redlined areas were described as heterogenous in every sense. Zoning was very mixed, ranging from single-family residential to heavy industrial uses. The housing types varied but were generally older and in disrepair. The areas were ethnically diverse. In the southern MAP communities, residents were African-American, Mexican, Italian, and Japanese. In East Los Angeles, residents were described as foreign-born "Russians, Polish and American Jews, Mexicans, Italians, Greeks, Slavonians, etc."[285] The eastern portion of East Los Angeles received a more favorable Yellow grade, with residents described as business and professional men. Most of the residents were foreign-born and American-born Jews or Italians. The housing stock was "…generally of good quality and character. There are many evidences of pride of ownership." Encroaching ethnic diversity and industrial development made the area slightly risky to the HOLC. The legacy of the redlining practice was long-term disinvestment in many of the MAP communities, traced mostly to the ethnic and zoning profile of these communities in the late 1930s (Figure 10).

The Great Depression did not impact the MAP communities uniformly. Diminished wages and widespread unemployment, especially in Willowbrook made it difficult for homeowners to make monthly mortgage payments. Communities like Willowbrook were rated as hazardous for banks due to their demographic makeup and thus denied capital investment. Because of HOLC's rating, the impacts of the Depression disproportionately impacted these communities, and by 1939, a large percentage of the single-family residences owned by minority residents were seized by their original lending institutions.[286] In contrast, the predominantly Caucasian area of East Rancho Dominguez (then part of Compton), had been rated Blue and homeownership remained stable.

In the evening hours of March 10, 1933, the 6.4-magnitude Long Beach Earthquake hit the greater Los Angeles area. The earthquake, worsened by over-drilling the Los Angeles oil deposits, was the deadliest seismic event in Southern California history, killing 120 people. Unreinforced concrete masonry buildings throughout the MAP were destroyed. Recovery from the earthquake in the areas of the MAP with favorable HOLC ratings was swift due to federal financial assistance. The HOLC financed the redevelopment of many single-family residences, which were then reconstructed in the Spanish Colonial Revival and Minimal Traditional architectural styles.[287]

World War II and Post-War Tract Housing (1939–1964)

By the end of the 1930s, the residential development of the Metro Planning Area barely kept pace with Los Angeles' population growth. During the 1940s, the African-American and Latino populations of Los Angeles increased as people moved to the region for the employment opportunities created by World War II. While jobs were plentiful in California cities during World War II, housing was not.[288] While employment opportunities for minorities increased during the war, housing remained rigidly segregated. In the south-central district of Los Angeles, for example, the population increased by more than 40,000 during the war, while property owners in adjacent Caucasian areas blocked the physical expansion of the district by refusing to sell or rent to minorities.[289] Thousands of African-Americans from the South who migrated to Southern California to work in defense industries settled in Watts and Willowbrook because restrictive covenants forbade them from living in other communities.[290] African-Americans

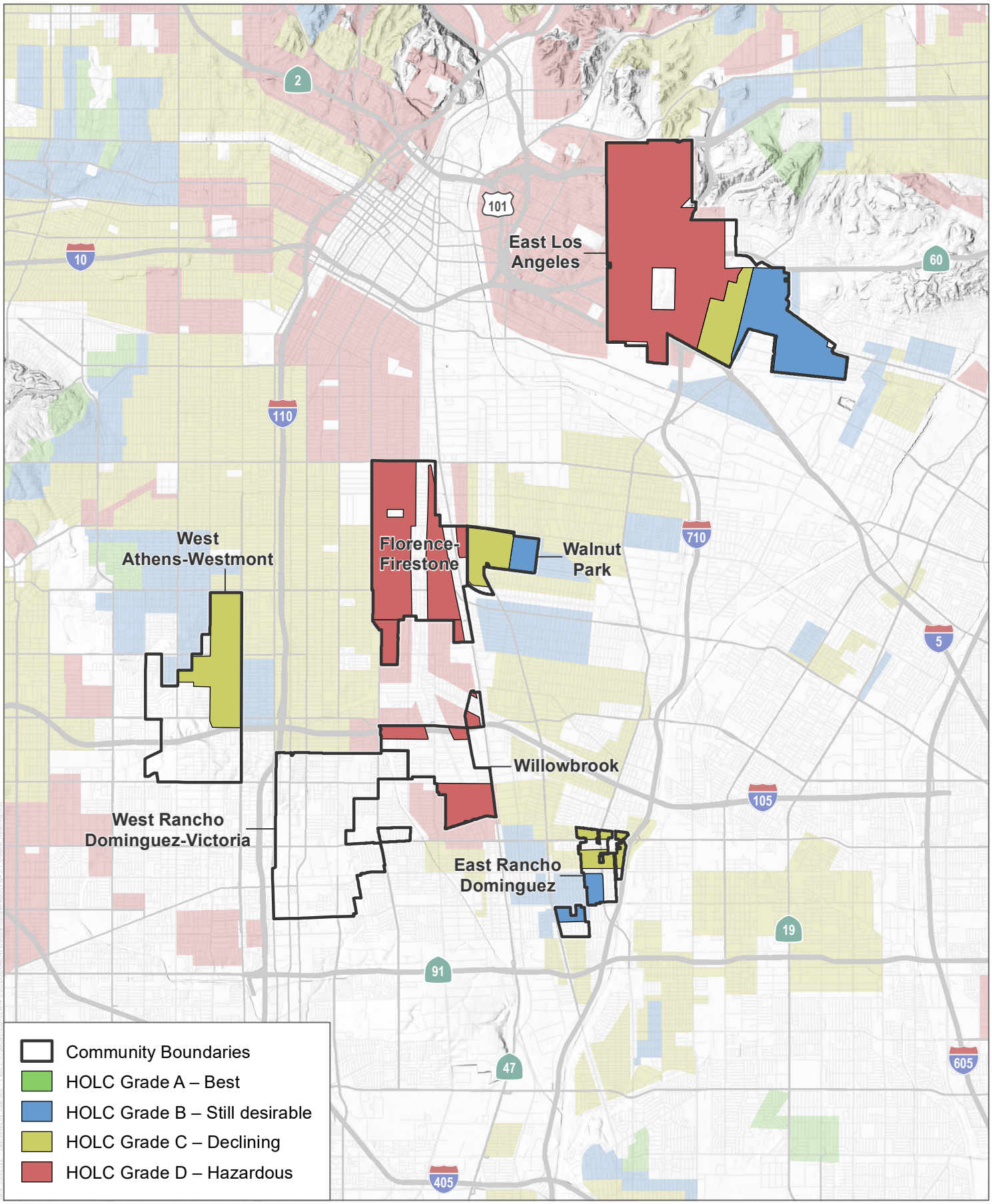
285 Redlining area descriptions: D52, D60, and D61. D54 is East Los Angeles C129 is eastern part of East Los Angeles.
286 "HUD Historical Timeline: the 1930s," *United States Department of Housing and Urban Development*.; and Nelson, Winling, Marciano, Nathan Connolly, et al. "Mapping Inequality."
287 "General Population by City, 1910 - 1950: Los Angeles County," *Los Angeles Almanac*.; and Hough and Groves, "The 1933 Long Beach Earthquake (California, USA): Ground Motions and Rupture Scenario."
288 Caltrans, "Tract Housing in California, 1945-1973," 12.
289 Ibid., 29.
290 Marilyn Tower Oliver, "Quiet L.A. Neighborhood in Eye of the Storm: Willowbrook: Though Much of the District is Economically Depressed, it has Pockets of Tidy, Well-Kept Homes on Tree-Lined Streets Occupied by the Original Owners," *Los Angeles Times*, Aug. 20, 1992.

also moved into the Little Tokyo neighborhood adjacent to downtown following the expulsion of the Japanese to internment camps.[291]

Rapid population growth continued in the decades following the war. In the MAP communities and surrounding incorporated areas (collectively known as the East Central Area), the population increased from 458,214 in 1930 to 542,368 in 1940 to 760,312 in 1950.[292] In the post-war years when building resumed, the predominant structure of new construction remained the single-family dwelling. Where land was available, these single-family houses were constructed in tract developments. Postwar tract housing differed from previous residential development. Builders adopted mass-production techniques perfected across all industries during World War II. Houses were designed and constructed with uniformity and efficiency on a massive scale.

To house incoming workers before and after the war, large subdivisions of single and multi-family tract housing were developed across Southern California, but opportunities for this type of widespread residential development in the Metro Planning Area were extremely limited. Most of the land in the Metro Planning Area was developed by this time. Pockets of tract developments were completed where land was available. One of these areas was the Montebello Park neighborhood in southeast East Los Angeles. The neighborhood was a single tract subdivided with curvilinear streets and wide medians in 1925. Development of the neighborhood, which was bisected by the commercial thoroughfare of Olympic Boulevard, had been sparse in the 1920s and 1930s. In the 1940s, houses were constructed on the remaining available lots.[293] Another pocket of 1940s tract-type development is found in northwest West Rancho Dominguez. This tract is located west of Main Street and north of 124th Street. It was completed by C&M Homes in 1948 with Minimal Traditional, stucco-clad homes and a street grid that deviates from markedly curvilinear interior blocks.

[291] Caltrans, "Tract Housing in California, 1945-1973," 29.
[292] No Author, "Rapid Population Growth Seen in East Central Area" *Los Angeles Times*, Nov. 29, 1963, 37.
[293] County of Los Angeles, State of California, "Tract No. 8366."



SOURCE: Open Street Map 2019;
Robert K. Nelson, LaDale Winling, Richard Marciano,
Nathan Connolly, et al., "Mapping Inequality," American Panorama, ed.

DUDEK

0 1 2 Miles

FIGURE 10

Home Owners' Loan Corporation Grades within the Metro Planning Area

Los Angeles County Metro Area Plan Project Historic Context Statement

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While discriminatory lending practices were typical and greatly limited the ability of non-Caucasians to get mortgages to purchase residences, the Veterans Administration (VA) insured mortgage programs to finance homes in new housing developments in Los Angeles and did not exclude African-American veterans. Aided by government programs, minority homeownership in the U.S. increased from 20% (1940) to 36% (1960). One notable subdivision, Carver Manor in Willowbrook, comprised 250 homes constructed for African-American military veterans and designed by prominent Los Angeles architect Paul Revere Williams (Exhibit 13).[294] Velma Grant, a real estate agent, was convinced that an untapped market existed for quality, newly-built, single-family, private homes available to middle-class African-Americans.[295] Though she had no previous experience in construction, in three years, Grant helped build 640 houses in three subdivisions located in south-central Los Angeles and San Bernardino for African-American families.[296] For her first development, Grant bought 50 acres of undeveloped land in an area of Willowbrook then known as Compton. She named the subdivision Carver Manor, in honor of the recently deceased scientist, educator, and inventor George Washington Carver, and hired Williams to attract potential buyers and impress lenders. The houses were generally plain stucco construction with an attached single garage. All front lawns were landscaped. In 1946, the first group of single-family homes in Carver Manor went on the market for $11,400. Her vision for the subdivision expanded to include a shopping center and 95 additional lots.[297]

Exhibit 13. A nearly built home on Stanford Avenue in the Carver Manor Development, 1945

Source: Shades of L.A.: African American Community/ Los Angeles Public Library.

294 "Carver Manor: Paul Revere Williams," WIN (Willowbrook Inclusion Network).
295 Oliver, "Quiet L.A. Neighborhood in Eye of the Storm: Willowbrook: Though Much of the District is Economically Depressed, it has Pockets of Tidy, Well-Kept Homes on Tree-Lined Streets Occupied by the Original Owners."
296 "How Private Builders are Supplying Homes for Negros (Carver Manor)," *American Builder*, November 1949, 107-09.
297 No Author, "Minorities" *Independent Press-Telegram*, Dec. 24, 1950.

Major changes to discriminatory housing practices began in the late 1940s. Before 1948, minorities were routinely excluded from new housing tracts through the use of restrictive covenants. People of the Jewish faith were often excluded along with all non-Caucasians. Restrictive covenants, attached to the property deed, prohibited homeowners from selling or renting to minorities. These restrictions were placed on the property by the original subdivider or developer and remained in force as the property was resold. The United States Supreme Court ruled that these restrictive covenants could no longer be enforced in its 1948 decision, *Shelley v. Kraemer*. However, overturning deed restrictions did not change attitudes. In practice, housing discrimination continued long after the Supreme Court's ruling. Until the late 1950s, the code of ethics of the National Association of Real Estate Boards explicitly required real estate agents to steer racial minorities away from Caucasian neighborhoods.[298]

Many of the southern areas of the Metro Planning Area that were part of Compton had enforced racial covenants through deed restrictions. When deed restrictions were outlawed, real estate agents and residents continued to refuse to sell homes to African-American families. In East Rancho Dominguez, the first African-American residents, who moved to the neighborhood in early 1952, were met with violence, vandalism, and intimidation from Caucasian hate groups including the Klu Klux Klan and the "Spook Hunters." Despite targeted hate crimes, Compton's African-American community grew quickly and, by 1960, African-American families comprised forty percent of the neighborhood's population.

By 1960, 808,521 people resided in the East Central Area of Los Angeles, which included the cities and unincorporated areas of the MAP. The area was rapidly industrializing. Despite the increasing density, multi-family developments were not common. The predominant structure remained the single-family dwelling (66% of all units) in 1960).[299] In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees. With the government programs and new housing opportunities, racial residential patterns began to change in Los Angeles.

In addition to the actions of the federal government, the State of California has its own legislative and judicial history with respect to open-housing laws. Assembly member Jesse Unruh authored the California Civil Rights Act in 1959, which prohibited discrimination in all types of business on the basis of race, color, religion, ancestry, or national origin. Three years later, the state Supreme Court ruled that this law, frequently called the Unruh Act, applied to the sale of residential property. The Unruh Act was followed in 1963 by the Rumford Act, which specifically prohibited racial discrimination by banks, real estate brokers, and mortgage companies. Opponents of open-housing laws, led by the real estate industry, placed an initiative on the ballot the following year (Proposition 14), calling for the repeal of the Rumford Act and other open housing laws and prohibiting the state government from enacting such laws in the future. Proposition 14 passed by a two-to-one margin but was later ruled unconstitutional by the state Supreme Court. The U.S. Supreme Court upheld that decision in 1967.[300]

President Lyndon Johnson signed the Civil Rights Act in 1968. Title VIII of the Civil Rights Act prohibited racial discrimination in the rental, sale, or financing of residential property. By this time, however, every major American city had been transformed by the postwar housing boom, and the new suburbs that surrounded the cities were overwhelmingly Caucasian.[301] As demographics shifted, realtors engineered a period of prejudice-fueled market instability by approaching Caucasian homeowners in the Metro Planning Area with narratives of increased crime rates and impending property depreciation. The realtors convinced Caucasian homeowners to sell their properties

298 Caltrans, "Tract Housing in California, 1945-1973," 30.
299 No Author, "Rapid Population Growth Seen in East Central Area," *Los Angeles Times*, Nov. 29, 1963, 37.
300 Caltrans, "Tract Housing in California, 1945-1973," 31.
301 Ibid.

below market value, then profited by selling the properties to African-American homebuyers at an inflated price. These so-called blockbusting tactics resulted in a depressed housing market and sent many areas of the MAP into a state of economic decline. As upper-middle-class Caucasian residents moved, Caucasian business owners relocated their stores, causing the tax base to rapidly decline. Without adequate funding derived from a prosperous tax base, municipal resources, parks, and schools deteriorated.[302]

The Aftermath of Uprisings, (1965–1992)

The demographics of the southern MAP communities changed after the Watt Uprising of 1965, though the impact on the built environment was not as momentous.[303] In the aftermath of the uprising, little to no new residential development took place in the southern MAP communities. By 1974, much of the housing, particularly in Florence-Firestone, was not owner-occupied.[304] Homeowners were offered low-interest loans in an attempt to maintain housing quality for renters. Few new houses were constructed in the decades following the Watts Uprising. Among the notable changes in residential development was the fencing in front yards.[305] Throughout the MAP communities, fencing was added to front yards that spanned the whole block. Along a shared property line, a wall or fence was added to divide the two properties and delineate the two lots. These fences were approximately four feet in height in a variety of materials and types including chain link, metal security, metal post, or a combination of metal fencing with a masonry base of concrete block or brick. In addition to fencing, matching pedestrian and sliding driveway gates were also installed. The combination of fencing, a pedestrian gate, and a driveway gate created a solid row of inaccessibility to most residences that were not typically seen prior to the Watts Uprising. The installation of fences and gates allowed members of the MAP communities an inexpensive form of home protection by acting as a physical boundary between their home and the street.

4.4.5.2 Registration Requirements

Associated Property Types

Residential development in the MAP communities primarily dates from the 1880s to the eve of World War II and reflects a pattern of settlement radiating outwards from the central core of downtown Los Angeles to the east (East Los Angeles) and the south (all other MAP communities).

The MAP is largely comprised of single-family houses that have been substantially modified. There are large tracts of single-family houses constructed in the 1920s, 1930s, and 1940s. There are very few post-World War II tracts. The tracts usually feature Spanish Colonial Revival or Minimal Traditional style buildings, one to two stories in height. Street features, such as setbacks, sidewalks, driveways, and trees, vary significantly from tract to tract. Pre-World War II tracts are smaller and have more traditional street grids.

Single-family housing tracts are neighborhoods of detached residences developed over a brief period by a single developer. Tracts would be evaluated as historic districts, rather than evaluating each house individually. It is very unlikely that an individual tract house would be able to represent the larger trends on its own, as a standalone resource, and they should not be evaluated as such. Only tracts with demonstrated significance and integrity are eligible for designation. Eligible tracts may include those reflecting the early development of the neighborhood in conjunction with adjacent commercial or manufacturing development; those that represent specific milestones in

302 Behrens, "Before the 1950s, Compton's Whiteness Was Vehemently Defended."; and Feder-Haugabook, Ayala. "Compton, California (1867-)."
303 Thomas Lawson, *East Rancho Dominguez: I'll Make Me a World* (Los Angeles: Los Angeles County Arts Commission and California Institute of the Arts, 2018), 108.
304 No Author, "Low Interest Loan Offered to Homeowners," Los Angeles Times, Apr. 5, 1974, 136.
305 Lawson, *East Rancho Dominguez*, 39.

the fight against unfair planning and discriminatory housing practices; and those as representative examples of the work of important developers.

The Metro Planning Area was almost completely built out by the 1940s. Though a few tract developments dating from the 1950s and 1960s are located in the Planning Area, most residential development after 1964 can be characterized as infill development. Postwar tracts usually exhibit a few different house plans and styles which repeat throughout. Setbacks, streets, sidewalks, driveways, streetlights, and street plantings are typically uniform throughout. Street patterns are often curvilinear with narrower streets bisected by wider main boulevards. Many streets dead-end into cul-de-sacs, which may date to the construction of freeways and not be a deliberate and original planning feature of the tract.

A limited number of duplexes, bungalow courts, and smaller multi-family property types from the pre-World War II decades can be found throughout the MAP. There are a few purpose-built, multi-story multi-family buildings constructed close to major thoroughfares, but these are not a common or eligible property type in the MAP. Many multi-family properties are altered buildings originally constructed as single-family homes in the decades before World War II.

Eligibility Standards

- Has a direct and significant relationship to residential development and/or represents the work of a significant developer
- Reflects residential development during one of the significant periods in the residential development of the MAP communities and embodies the distinctive characteristics of residential development from that period. The periods are:
  - Early Residential Development (1887-1919)
  - Suburban Development (1920s-1940s)
  - Redlining, the Great Depression, and the Long Beach Earthquake (1929-1939)
  - World War II and Post-War Tract Housing (1939-1964)
  - The Aftermath of Uprisings (1965-1992)
- Simply being a residential resource is not enough to justify eligibility. An eligible resource must have been important in the overall residential development of the County. Examples might include resources related to very early development, residences of significant individuals, or residences that were meeting places for community organizations significant in the history of the County
- Eligible tracts must have been important in the overall residential development of their community. Examples might include very early tracts or ones that set precedents. An eligible tract will reflect the early development of the neighborhood in conjunction with adjacent commercial or manufacturing development; represent specific milestones in the fight against unfair planning and discriminatory housing practices; or be representative examples of the work of important developers.

Character-Defining Features

- Individual residences
- Constructed in one of the popular architectural styles for residential buildings of the period
- Tracts

- Clearly defined tract boundaries
- Be made up of single-family residences constructed within a distinct period of time, usually by a single developer, but not always
- Houses designed in popular styles of the period
- Uniform setbacks and lot plans (driveways, attached or detached garages)
- Uniform street pattern
- Often will have uniform street plantings (trees, medians, planting strips between sidewalks and streets), streetlights, curbs, and sidewalks (or deliberate lack of sidewalks)

Considerations

- Individual property or tract as a whole should retain integrity of Location, Setting, Design, Feeling, and Association from its period of significance as defined in Section 3
- Tracts must be composed of a majority of contributing resources (more contributors than noncontributors). Contributors would include all buildings and street features that both date from the period of significance and retain sufficient integrity
- In some cases, if a resource is eligible under this theme, it may also be eligible under Civil Rights and Social Justice themes.
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder.

4.4.6 Religion and Spirituality

Overview

Examination of religious and spiritual properties within the Metro Planning Area speaks not only to the religious make-up of existing communities, but also reflects past patterns of discriminatory housing practices where restrictive covenants pushed racial and religious minorities into areas shared by multiple racial, ethnic, and religious groups. The cemeteries in East Los Angeles are artifacts of a time when multiple minority groups, including Mexicans, Chinese, Jews, Japanese, Molokan Russians, and African-Americans lived alongside each other in communities where they were able to purchase property, attend school, and worship. Following the outlawing of restrictive covenants in 1948, areas within the Metro Planning Area experienced significant population shifts as many of these early groups moved into areas that they were previously prohibited from living in, changing the distribution of religious properties throughout Los Angeles.

Religious Institutions

The history of post-contact religion in Los Angeles begins with the establishment of the 21 missions in Alta California by the Spanish and the Franciscan Order between 1769 and 1823. The Portolá expedition first reached the present-day boundaries of Los Angeles in August 1769, thereby becoming the first Europeans to visit the area. Father Juan Crespí named the pueblo by the river "Nuestra Señora la Reina de los Angeles de la Porciúncula," which was also home to the city's oldest Catholic church, La Iglesia de Nuestra Señora la Reina de los Ángeles (The Church of Our Lady Queen of the Angels) or La Placita church, built in 1814. Father Junípero Serra returned to the valley to establish a Catholic mission, the Mission San Gabriel Arcángel, on September 8, 1771.[306] The missions were not only for religious purposes but also served as a mechanism to control the native population, with many Native Americans forced to become neophytes under the mission system. Mexico became independent from Spain in 1821, and by 1834 the missions were secularized, and the era of the ranchos began. Following the close of the mission era, *Californios*, a term used to describe descendants of Spanish and Mexican settlers as well as Mestizos (people descended from settlers and indigenous peoples), began to break free of the religious control of mission priests. "Roman Catholics also remained a numerical plurality in the Los Angeles area through the early years of U.S. statehood, and their clergymen spoke the Spanish of the Californio residents."[307]

The span of 1880 to 1910 "witnessed major transitions in U.S. Mexican-descent Catholicism itself."[308] The arrival of the railroads in the 1870s and 1880s led to a significant population boom among Anglo Americans (primarily farmers from the Mid-west) who "poured into traditionally Hispanic districts."[309] A decade later, the completion of the Mexican railroads resulted in a surge of Mexican immigrants. As both populations expanded, parishes became segregated, and by 1896 Anglo-Americans began to be appointed as bishops.[310]

As Mexican immigration increased during the 1910s and 1920s, differences continued to emerge between traditional Mexican Catholics and the dominant Anglo-Catholic church including mass attendance, the role of women in the church,

306 Kyle, *Historic Spots in California*.
307 Clifton L. Holland, "An Overview of Religion in Los Angeles from 1850-1930," accessed February 28, 2022, http://www.prolades.com/glama/la5co07/overview_1850-1930.htm.
308 Robert E. Wright, "Mexican-Descent Catholics and the U.S. Church, 1880-1910: Moving Beyond Chicano Assumptions," *U.S. Catholic Historian* 28, no. 4 (Fall 2010): 79, accessed February 22, 2022, https://www.jstor.org/stable/40891031.
309 Ibid.
310 Ibid.; and Hermine Lees, "The Archdiocese of Los Angeles: A Brief History," *Angelus*, August 21, 2013, https://angelusnews.com/local/california/the-archdiocese-of-los-angeles-a-brief-history/.

and interpretation of religious traditions.[311] An important element of spirituality unique to Mexican Catholicism and culture is the worship of Our Lady of Guadalupe, long recognized as the patron saint of Mexico. "To the present day, Our Lady of Guadalupe remains a powerful symbol of Mexican identity and faith, and her image is associated with everything from motherhood to feminism to social justice."[312] The story of Our Lady of Guadalupe dates back to December 12, 1531, when the Virgin Mary appeared to an indigenous peasant named Juan Diego near present-day Mexico City. She was a dark-skinned woman who spoke Juan Diego's native language, Nahuatl. She left behind a life-size image of the Virgin Mary on the inside of a cloak, which became known as Our Lady of Guadalupe.[313] Since 1927, an annual event dedicated to the celebration of Our Lady of Guadalupe attracts thousands of marchers and spectators to East Los Angeles and includes a parade with elaborate floats and music that begins at the Our Lady of Guadalupe Church in the foothills of City Terrace through the MAP community of East Los Angeles (Exhibit 14).[314]

Exhibit 14. The 32nd Annual Our Lady of Guadalupe Processional held in East Los Angeles, 1962

Source: Herald-Examiner Collection/ Los Angeles Public Library.

By the late 1880s, at the peak of the land boom, East Los Angeles became home to many types of new residents including the African-American labor force, Italians, Germans, French, Armenians, and the Russian Molokans. Small

311 George Sánchez, *Becoming Mexican American: Ethnicity, Culture, and Identity in Chicano Los Angeles, 1900-1945* (New York: Oxford Press, 1993).

312 Raul A. Reyes, "Our Lady of Guadalupe Is a Powerful Symbol of Mexican Identity," *Latino, NBC News,* 2016, https://www.nbcnews.com/news/latino/our-lady-guadalupe-powerful-symbol-mexican-identity-n694216.

313 Ibid.

314 Jeffrey M. Burns, *The Mexican Catholic Community in California in Mexican Americans and the Catholic Church, 1900-1965,* ed. Jay P. Dolan and Gilberto M. Hinojosa (London: University of Notre Dame Press, 1994), 182.

pockets of Chinese and Japanese families also settled in the area. [315] In the early twentieth century, Protestant denominations began to compete with the Catholic Church for Mexican converts, encouraging Mexicans to develop their own churches with Latino pastors and ministers who spoke Spanish.[316] Over the next several decades, multiple Protestant churches were established throughout the MAP including Presbyterian, Methodist, Baptist, and Methodist Episcopal.

As racially restrictive covenants became common in residential deeds by the 1920s, some ethnic/religious groups were entirely excluded from certain neighborhoods. Originally created to restrict the Chinese, restrictive clauses were later used to prevent Japanese, Filipinos, Jews, and African-Americans from moving into Caucasian neighborhoods. These covenants, typically included in real estate deeds, were actively enforced until they were declared unconstitutional by the U.S. Supreme Court in 1948. "Residential segregation through restrictive policies dramatically affected the religious geography of Los Angeles and led to an identifiable spatial distribution of worship sites for denominations throughout the city."[317]

The first churches established for the African-American community in Los Angeles are outside the Metro Planning Area and included the First AME Church established in 1872 and the Second Baptist Church established in 1885, which still figure prominently in the community today. African-American congregations grew in the early twentieth century and by 1920 there were over 30 African-American churches throughout the Los Angeles area. During World War II, the Great Migration of African-Americans to Los Angeles was stimulated by the promise of economic opportunities, with more than 50,000 new residents originally settling the few areas where they were permitted to live. These areas were generally in the City of Los Angeles, including South and Southeast Los Angeles, Watts, and, for a limited period, the area around what is now Little Tokyo.[318] In the 1930s, less affluent African-American residents shifted away from mainline churches, instead attending storefront churches that began to appear in their neighborhoods.[319] African-American Baptist churches also significantly increased during this period and remain numerous in West Athens-Westmont and West Rancho Dominguez-Victoria.

In 1905, a group of Russian Molokan immigrants settled in East Los Angeles. The Christian Molokan sect separated itself from the Russian Orthodox Church in the seventeenth century. The name Molokan comes from the Russian word "molok," which means milk. The Molokan sect distinguished itself from other sects by using milk instead of wine in their religious ceremonies. In the early 1900s, they began immigrating to America to flee religious persecution. Molokans were described as "excellent farmers, sober, reliable, industrious." Los Angeles businessman Captain P.A. Demens, president and general manager of the Southern California Mill Owners Association, assisted the Molokans with identifying land that would be suitable for a Molokan colony.[320] While many settled in Baja California's Valle de Guadalupe, many more settled in East Los Angeles.[321]

In the first decades of the twentieth century, a wave of Jewish immigration occurred in response to growing tensions in Eastern Europe, establishing the Jewish community in East Los Angeles alongside the existing Mexican community. In the 1920s and 1930s, Brooklyn Avenue (now Cesar R. Chávez Avenue) was the main hub of Jewish

315 Tomas Benitez, "East L.A.: Past and Present," *American Family Journey of Dreams*, accessed February 23, 2022, https://www.pbs.org/americanfamily/eastla.html#.
316 Sánchez*, Becoming Mexican American.*
317 Michael R. Engh, "A Multiplicity and Diversity of Faiths: Religion's Impact on Los Angeles and the Urban West, 1890-1940," *Western Historical Quarterly* 28, no. 4 (Winter 1997), 463-492.
318 Beth McDonald, "Gospel Roots: African-American Churches in Los Angeles" from *Will the Circle Be Unbroken? The Sacred Music of the African-American Diaspora*, accessed February 27, 2022, https://scalar.usc.edu/works/will-the-circle-be-unbroken/gospel-roots-african-american-churches-in-los-angeles.
319 Engh, "A Multiplicity and Diversity of Faiths."
320 No Author, "Fresh Batch of Molokans," *Los Angeles Times*, Feb. 5, 1905, 12.
321 Hugo Martin, "Laid to Rest Among Their Ancestors," *Los Angeles Times*, Sep. 14, 1998, B1 and B3.

businesses in Los Angeles, including the original Canter's Deli, with Yiddish widely spoken throughout the neighborhood.[322] Following the 1948 U.S. Supreme Court decision that outlawed restrictive covenants, home loans became easier to obtain. This significantly changed the geography of Jews in Los Angeles, with many Jewish families moving to the western portion of the City of Los Angeles.[323]

From the 1940s through the 1960s, the Bracero Program, which allowed Mexican nationals to work as farmers in the U.S., stimulated another wave of immigration, with Latinos becoming the dominant population throughout much of the Metro Planning Area. "By the mid-60s, the Jewish community was essentially relocated, the Japanese community was hardly present, the Molokans and other smaller diverse groups were gone, and over time, the Mexican-American community grew to become the largest Hispanic community in the United States, the second-largest Mexican group outside of Mexico City."[324] Reflecting this midcentury change in religious distribution is the presence of numerous Roman Catholic institutions throughout the Metro Planning Area, with dozens of Catholic churches located in East Los Angeles alone.

Today, churches and other religious institutions within the Metro Planning Area are not always represented by monumental, architect-designed buildings, nor are they always found in prominent public spaces. For example, in the Florence-Firestone, eclectic zoning has resulted in areas mixed with commercial, residential, and industrial properties along Compton Avenue where small, storefront churches are located next to houses and retail businesses.[325]

Storefront Churches

Storefront churches are typically located in commercial corridors that were left vacant following the "white flight" from older Los Angeles neighborhoods to the suburbs during the mid-twentieth century and include former dry-cleaning businesses, retail stores, bars, banks, and industrial warehouses.[326] Fieldstone or Permastone siding is often added to the building's exterior "to give the building permanence and respectability."[327] Stone cladding also references the concept of the "rock," as quoted in the Bible from Matthew 16:18 "And I say also unto thee, that thou art Peter, and upon this rock I will build my church; and the gates of hell shall not prevail against it."[328] The word "rock" or "la rocha" is frequently incorporated in church names throughout south central Los Angeles. The simple, eclectic facades are often "the result of a collaboration between pastors with no design training and contractors working on tight budgets."[329] Often viewed as a sign of a neighborhood's economic decline, storefront churches are generally shuttered most of the week. For the communities they serve, these churches are "a place for people to meet and help each other, to remember their place of origin and to share meals."[330]

Storefront church congregations in and around the MAP have been classified into four general categories: 1) African-Americans who continue to attend services in their old neighborhoods even though they left the neighborhood in the 1970s and 1980s following the collapse of the automotive manufacturing industry; 2) Small

322 Benitez, "East L.A.: Past and Present."
323 "Jewish American Heritage," *Los Angeles Conservancy*, accessed March 1, 2022, https://www.laconservancy.org/jewish-american-heritage.
324 Benitez, "East L.A.: Past and Present."
325 Sonksen, "Everyday Heroes of Florence-Firestone."
326 "White Flight," *KCET,* October 24, 2011, https://www.kcet.org/shows/departures/white-flight.
327 Camilo Vergara, "Storefront Salvation," *Los Angeles Times,* Jan. 12, 2003.
328 Ibid.
329 Ibid.
330 Ibid.

numbers of older African-American residents; 3) Mixed-age African-Americans who share worship space with the dominant Latino population, and 4) exclusively Spanish-speaking congregations.[331]

Storefront churches also have their own unique set of character-defining features that falls far from the traditional list of neatly defined architectural features typically developed for religious properties, including operating from a former commercial space, having a simple façade, lack of a steeple, application of Fieldstone or Permastone veneer, and barred windows and doors. "They are among our best examples of folk architecture, yet they show an almost unconscious reverence for the traditional: On their calling cards, collection boxes and handouts are pictures of the tall-steepled churches they aspire to be."[332]

Cemeteries and Mortuaries

One of the largest concentrations of cemeteries in Los Angeles is East LA's "Cemetery Row" along Eastern Avenue between First Street to the north and Olympic Boulevard to the south. "While many were built because of racist and discriminatory practices, they're a testament to the variety of ethnic and religious groups that found homes and formed communities in East Los Angeles."[333] These include the Serbian United Benevolent Society Cemetery, Russian Molokan Cemetery, Chinese Cemetery, Calvary Cemetery and Mortuary, and four Jewish cemeteries: Home of Peace Memorial Park and Mortuary, Agudath Achim Cemetery, Mount Zion Cemetery, and Beth Israel Cemetery.

Dedicated in 1896, the Roman Catholic Calvary Cemetery and Mortuary is one of the oldest and largest cemeteries in Los Angeles, located on a massive 137 acres on Whittier Boulevard between Eastern Avenue and Downey Road (Exhibit 15). In the mid-1840s, burials exhumed from the old La Placita church cemetery (now the LA Plaza de Cultura y Artes) were moved to the original Calvary Cemetery on present-day North Broadway, which operated for the next several decades, and again moved to the New Calvary Cemetery on present-day Whittier Boulevard starting in 1896. The ornate Gothic Revival All Souls Chapel was constructed in 1902 and in 1936 a new chapel was constructed. The Main Mausoleum of Calvary Cemetery was also completed in 1936.[334]

331 Ibid.
332 Ibid.
333 Antonio Mejías-Rentas, "East LA's Cemetery Row Reveal a Rich History," *Eastsider*, October 7, 2020, https://www.theeastsiderla.com/neighborhoods/east_los_angeles/east-la-s-cemetery-row-reveals-a-rich-history/article_13627ce4-083e-11eb-9d75-b369bfb21f9e.html.
334 Jim Graves, "4 California Cemetery Chapels Worth a Visit," *National Catholic Register*, May 17, 2017, https://www.ncregister.com/blog/4-california-cemetery-chapels-worth-a-visit.

Exhibit 15. Aerial View of Calvary Catholic Cemetery in East Los Angeles, 1924.

Source: Security Pacific National Bank Collection/ Los Angeles Public Library.

The Chinese American community in Los Angeles formed in the 1850s, with many arriving to work as laborers on the construction of the transcontinental railroad system. They were denied burial at nearly all cemeteries except for a potter's field located at Evergreen Cemetery in Boyle Heights, just outside of East Los Angeles, and today serves as the oldest Chinese shrine in the U.S.[335] The County acquired the Evergreen potter's field in 1917 and displaced nearly 900 Chinese burials when it began running out of space, compensating families with $2 per body it relocated. In response, two men named Hung Tak Wong and Shao Hing Lee purchased land in East Los Angeles at the southeast corner of present-day Eastern Avenue and 1st Street for use as a Chinese cemetery, which opened in 1922 and was managed by the Chinese Consolidated Benevolent Association.[336] Over the next few decades, a lack of maintenance resulted in the cemetery becoming overgrown and falling into disrepair. Following a wave of post-World War II Chinese immigration to the U.S., community leaders in Chinatown decided to repair and expand the cemetery in 1958. The expansion project took nearly a decade to complete.[337]

335 Benitez, "East L.A.: Past and Present."
336 Ibid.; and Chinese Consolidated Benevolent Association Los Angeles (CCBALA), "Chinese Cemetery of Los Angeles: Restoration of the Eastern Cemetery," accessed February 26, 2022, http://en.ccbala.org/home/common/fdi.
337 Ibid.

The Serbian United Benevolent Society Cemetery was established in 1908 at 2nd and Humphrey Streets by early Serbian immigrants from Montenegro, Vojvodina, and Hercegovina, who originally settled on Bunker Hill before relocating to East Los Angeles. [338] Shortly after the cemetery was established, St. Sava Chapel was completed in 1910 on a plot across the street and became the first Serbian Orthodox Church in Southern California. The church and community hall were constructed "and became the center of the Southern California Serbian community."[339]

The small Russian Molokan Cemetery in East Los Angeles located on 2nd Street between Eastern Avenue and I-710 eventually became too small and overcrowded, and the church purchased land in the City of Commerce that would become the Slauson Avenue cemetery in 1941. Since that time, most Molokans have used the Slauson cemetery for family burials.[340] Like many other groups, the Molokan community in East Los Angeles was eventually displaced by the construction of the CA-60 freeway.[341]

Before the Jewish population shifted to the west side of the City of Los Angeles during the mid-twentieth century, East Los Angeles was home to a large community of Jewish people who immigrated from Europe before World War II. These roots are reflected in the four Jewish cemeteries located within East Los Angeles. Home of Peace Memorial Park is the oldest extant Jewish cemetery in Los Angeles, located on the corner of Whittier Boulevard and Eastern Avenue on land purchased by the Hebrew Benevolent Society after the original burial site at Chávez Ravine (near present-day Dodger Stadium) became filled to capacity. Burials were moved to the cemetery between 1902 and 1910.[342] The Beth Israel Cemetery is located on Downey Road between the I-5 and Verona Street and was founded by one of the earliest orthodox synagogues in downtown Los Angeles. It became a popular burial site for Jewish civic leaders, artists, musicians, and "Yiddishits literati."[343] The Agudath Achim Cemetery is located directly north of Beth Israel and has become the burial site of several important rabbis and cantors, "making it the most important Chassidic pilgrimage site in Los Angeles."[344] Mount Zion Cemetery is located between Beth Israel and Agudath Achim and dates back to 1916. Chevra Chesed Shel Emeth (a free Jewish burial society) managed the cemetery until 1969 when the Jewish Federation of Greater Los Angeles took over as its custodian. The cemetery was subject to significant vandalism over the next several decades as well as damage from the 1987 Whittier Narrows earthquake.[345] In 2013, efforts got underway to repair and restore the cemetery. "Community leaders, business owners, real estate developers, and even the Roman Catholic Archdiocese of Los Angeles offered to help."[346] The old cemeteries in East Los Angeles are a reminder of the diversity of ethnic and religious groups that once occupied the region and are part of the legacy of restrictive covenants.

While there are no other demarcated cemeteries located within the Metro Planning Area outside of East Los Angeles, there are local mortuaries that have provided services to their communities for decades.[347] Examples include the Harrison-Ross Mortuary in Florence-Firestone, which opened in 1953 at 1839 Firestone Boulevard, and

338 Hadley Meares, "The Faces of a People: The Serbian Cemetery of East L.A," *KCET,* accessed February 26, 2022, https://www.kcet.org/history-society/the-faces-of-a-people-the-serbian-cemetery-of-east-l-a.
339 Mejías-Rentas, "East LA's Cemetery Row Reveals a Rich History."
340 Martin, "Laid to Rest Among Their Ancestors."
341 Mejías-Rentas, "East LA's Cemetery Row Reveals a Rich History."
342 "About Us," Home of Peace Memorial Park & Mortuary, accessed February 28, 2022, https://homeofpeacememorialpark.com/about/.
343 "Three Old Jewish Cemeteries of East LA," Boyle Heights History Studios (& Tours), accessed February 26, 2022, https://www.boyleheightshistorystudios.com/three-jewish-cemeteries-in-east-la.
344 Ibid.
345 "Restoring Mount Zion Cemetery," *Jewish Journal*, May 8, 2013, https://jewishjournal.com/mobile_20111212/116529/.
346 "The Recovery of Mount Zion Cemetery," *Cemetery Guide,* accessed February 28, 2022, http://cemeteryguide.com/MtZion.html.
347 No Author, "New Mortuary in Southeast," *The Tidings*, Dec. 18, 1953, 17.

Boyd Funeral Home on Vermont Avenue in West Athens-Westmont which opened in 1963 at 11109 S. Vermont Avenue.[348]

4.4.6.1 Registration Requirements

Associated Property Types

The property types with the potential to represent the significant trends in religion and spirituality in the MAP communities are churches, synagogues, cemeteries, and mortuaries. Properties associated with this theme may reflect past patterns of discriminatory housing practices where restrictive covenants pushed racial and religious minorities into areas shared by multiple racial, ethnic, and religious groups. The cemeteries in East Los Angeles are artifacts of a time when multiple minority groups, including Mexicans, Chinese, Jews, Japanese, Molokan Russians, and African-Americans lived alongside each other in dense neighborhoods. Properties associated with religion and spirituality vary in size, but many are quite large. They are located both in residential neighborhoods and on major boulevards. The churches are predominantly Spanish Colonial Revival or Mid-Century Modern in style.

Only properties with demonstrated significance and integrity are eligible for designation. Ordinarily, cemeteries, birthplaces, graves of historical figures, and properties owned by religious institutions or used for religious purposes are not considered eligible for designation. A religious property may be eligible if it derives its primary significance from architectural or artistic distinction or historical importance. A cemetery may be eligible if it derives its primary significance from distinctive design features or an association with historic events. A building, landscape, or district evaluated under this theme may be considered eligible if it has historical importance, such as being directly related to important events or associated with important community leaders. The property could be the location of an important event, such as a political rally, speech, or march. It may also be eligible under this theme if it is the place most directly associated with the work of an individual who was significant within the theme of religion and spirituality.

Eligibility Standards

- Has a direct and significant relationship to an event of historic importance; and/or was the primary location of an important organization; and/or was the primary place of work of an individual important within the theme of religion and spirituality
- An eligible resource must have been important within its community. Examples might include resources related to veterans' organizations, ethnic groups, important church congregations and leaders, and institutions particularly important to the local community beyond the significance of religious identity.

Character-Defining Features

- Constructed in one of the popular architectural styles for institutional buildings of the period
- May also have a utilitarian design without many architectural details
- Features typical of its property type, such as steeples and stained-glass windows for churches
- Most will have at least one large gathering space, such as an auditorium at a school or the nave in a church
- In or adjacent to major corridors, mortuaries and churches often constructed right up to the sidewalk with no setback

348 "About Us," Boyd Funeral Home, accessed February 26, 2022, https://www.boydfuneralhomes.com/about-us.

Considerations

- Eligible resources should retain integrity of Location, Design, Materials, Workmanship, Feeling, and Association from their period of significance as defined in Section 3
- Setting may be compromised by nearby construction that post-dates the period of significance
- Exterior and interior spaces that functioned as important gathering/meeting places must remain readable from the period of significance.
- The majority of the resource's original materials and design features must remain intact and visible, including wall cladding, windows, fenestration pattern and size of openings, roof features, and details related to its architectural style
- Limited door and window replacements may be acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- If a resource is a rare surviving example of its type and/or period, a greater degree of alterations that have already occurred may be acceptable.
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder.
- In some cases, if a resource is eligible under this theme, it may also be eligible under Civil Rights and Social Justice and/or Public Art, Music, and Cultural Celebrations themes.

4.4.7 Parks and Recreation

Overview

The construction of parks and recreational facilities within the MAP was a result of residential, industrial, and commercial development. Parks were developed throughout the MAP communities for use by the public and as an effort to add green space to an overwhelmingly built-up suburban landscape. Aside from acting as green spaces, County parks frequently were used as locations for civil rights demonstrations, meeting places for community members, and free places for athletes to train. Throughout the 1940s, 1950s, 1960s, and 1970s, the County Department of Parks and Recreation expanded its parks services, including the construction and expansion of multiple public swimming pools.

Community Parks and Swimming Pools (1911–1970)

On May 8, 1911, the County Board of Supervisors created the Los Angeles (County) Board of Forestry and appointed Stuart C. Flintham of Los Angeles as County Forester of Los Angles. The primary goal of the Board of Forestry was to have all County roads and boulevards improved with shade trees and make the County highways more attractive to motorists.[349] This included the planting of rose bushes, pine trees, oak trees, and other shade trees along roads and their maintenance. The Board of Forestry operated for nine years until it was abolished on January 7, 1920 and replaced by the Office of County Forester.[350] The County Forester's duties expanded beyond street beautification and often included monitoring wildfires within the County and fighting fires when needed.[351]

In July 1929, the Department of Recreation, Camps, and Playgrounds was established, which had control over several parks and beaches while the County Forestry Department maintained control over a different set of parks and park areas. By 1938, the County moved to consolidate the three offices of the Department of Recreation, Camps, and Playgrounds, the Department of Forestry, and the Fire Warden. All three were merged under the Department of Recreation, Camps, and Playgrounds under Superintendent James K. Reid. Reid had the power to appoint employees and direct all park activities.[352] By 1932, the Department of Recreation, Camps, and Playgrounds operated 5,739 acres of national forest land and four beaches with 2.34 miles of ocean frontage. The Forester and Fire Warder supervised nineteen parks and 453.94 acres of parkways.[353]

On May 6, 1935, President Franklin D. Roosevelt created the WPA to provide jobs and income to the unemployed during the Great Depression. This resulted in communities across the United States receiving funding to build public buildings, regional airports, roads, and parks.[354] In 1938, the Federal government and President Roosevelt issued their approval for the development of the WPA project, the Franklin Delano Roosevelt Recreational Center, at the corner of Graham Avenue and Nadeau Street in Florence-Firestone. The County provided $15,000 as the sponsor contribution. The improvements included grading, landscaping, construction of a children's clubhouse, toilets, wading pool, picnic area, basketball courts, volleyball courts, and bleachers.[355] Franklin Delano Roosevelt Recreational Center later known as Franklin D. Roosevelt Park is one of the oldest parks in the County system.[356]

349 No Author, "A County Forester," *Monrovia Daily News,* Jan. 24, 1912, 1.
350 Sapphos Environmental, Inc. *Historical Resource Evaluation for Athens Park,* 6-10-6-16.
351 No Author, "$5,000,000 State Forest Fire Damage," *Monrovia Daily News*, Nov. 22, 1924, 5.
352 No Author, "County Moves to Consolidate Three Offices," *Long Beach Sun*, Apr. 28, 1938, 7.
353 Sapphos Environmental, Inc. *Historical Resource Evaluation for Athens Park,* 6-10-6-16.
354 History.com Editors. "Works Progress Administration (WPA)."
355 No Author, "Play Center Approved by Board," *Southwest Wave*, Apr. 15, 1938, 17.
356 County of Los Angeles Department of Parks and Recreation, *Florence-Firestone Community Parks and Recreation Plan,* 6-7.

In 1939, the Board of Supervisors created the Department of Recreation and the Department of Parks with the Department of Parks remaining within the Department of Forester and Fire Warden. Its primary function was to maintain lawns, trees, and shrubs on County-owned properties with the Department of Recreation responsible for only recreation. In July 1944, the two departments merged to become the County of Los Angeles Department of Parks and Recreation.[357] At the time there were 53 parks in the County system. On April 16, 1957, the County Department gained the responsibility of acquiring land, developing parks, and operating both local and regional parks.[358] After this policy change, the County Parks system continued to grow, acquiring land in communities like East Los Angeles, Willowbrook, and West Athens-Westmont. Supervisor Kenneth Hahn, who served on the Los Angeles City Council from 1953 to 1965 took a special interest in the construction of new park facilities.

Throughout the 1940s, 1950s, 1960s, and 1970s, the County Department of Parks and Recreation expanded its parks services, including the construction and expansion of multiple public swimming pools. These included Florence-Firestone's Ted Watkins Pool (1955) and Almeda Krejci Pool at Col. Leon Washington Park (1974), West Athens-Westmont's Homer L. Garrott Pool at Athens Community Regional Park (1960), and Helen Keller Park Pool (1972), West Rancho Dominguez's Roy Campanella Park Pool (1962), East Los Angeles' City Terrace Park Pool (1963), Ruben Salazar Park Pool (1964), Eugene Obregon Park Pool (1969), and Willowbrook's Mona Park Pool (1966) and George Washington Carver Park Pool (1967).[359] The pool houses and other park buildings typically were designed by independent architects or the County Architect as one–story Mid-Century Modern style buildings clad in stucco, brick, or stone veneer with minimal architectural detailing including projecting eaves, exposed rafter tails, and textile block screens (Exhibit 16). County pool house architects included James Homer Garrott, Stiles O. Clements, Richard K. Weimer, James T. Fickes, Fred Dinger, and Harlan Pederson.[360]

357 Sapphos Environmental, Inc. *Historical Resource Evaluation for Athens Park,* 6-10-6-16.
358 Ibid.
359 Ansley Davies, "A Photographic History of County Park Swimming Pools," *County of Los Angeles Department of Parks and Recreation*, June 2, 2021, https://storymaps.arcgis.com/stories/4a3ab40cdc0442eebfecc51e06d01e61.
360 Ibid.

Exhibit 16. Architectural illustration of Mona Park Pool, 1965

Source: County of Los Angeles Department of Parks and Recreation Historic Photo Collection.

County parks became important locations for civil rights demonstrations, meeting places for community members, and free places for athletes to train. The West Athens-Westmont Western Avenue Golf Course (later renamed the Chester Washington Golf Course) was acquired by the County in 1954 after Supervisor Kenneth Hahn argued for its purchase. In 1955, the Western Avenue Women's Golf Club denied Maggie Hathaway, a noted African-American civil rights activist, membership on the basis of race. Hathaway contacted Hahn and successfully argued that the golf course, located on County-owned land, could not deny membership based on race as they operated on a property that was maintained partially through taxes collected from minority populations. Hahn enacted the policy and extended the rule throughout the County, forcing all County-owned facilities to end discriminatory policies based on color, race, religion, ancestry, or national origin.[361] On August 29, 1970, the National Chicano Moratorium March began on East 3rd Street in front of the East Los Angeles Civic Center and ended at the community's Laguna Park, which was later renamed Ruben Salazar Park (Salazar Park). Salazar Park became the site of violence when law enforcement entered the park, turning the peaceful demonstration into violence.[362] After this event, Salazar Park continued to be a community hub and the site for future demonstrations. In the late 1980s, Venus and Serena Williams trained with their father Richard Williams in south-central Los Angeles public parks, including the County's

361 John Dailey, "Divot Diggins: Maggie's Struggle Not a Piece of Cake," *Los Angeles Sentinel,* Oct. 27, 1994.

362 GPA Consulting, Inc., National Register of Historic Places Registration Form, *National Chicano Moratorium March August 29, 1970,* Department of Parks and Recreation, Office of Historic Preservation, October 7, 2020.

East Rancho Dominguez Park. The two went on the become two of the most decorated tennis players and in 2016 helped dedicate two tennis courts at East Rancho Dominguez Park.[363]

4.4.7.1 Registration Requirements

Property types associated with the theme of Parks and Recreation include large and small neighborhood parks adjacent to schools, parks located in former industrial corridors; golf courses; tennis courts; and community centers. Recreational areas and parks range in size. Community centers are typically located within parks and exhibit Mid-Century Modern design details. Common materials and characteristics include stone, block, and brick masonry, stucco, synthetic or wood wall panel systems, wood post and beam structures, gabled roofs, large plate glass windows, and clerestories. Other features of parks include playgrounds, swimming pools, playing fields, designed landscaping, walking/running trails, ponds, and furnishings, such as benches, trash receptacles, picnic shelters, and light standards.

Only properties with demonstrated significance and integrity are eligible for designation. Eligible buildings and landscapes may include those developed early in the County's history, buildings and parks that represent important planning principles and building programs, and those that were the locations of important events or associated with persons significant under this theme or other themes, such as Civil Rights and Social Justice and/or Public Art, Music, and Cultural Celebrations.

Eligibility Standards

- Has a direct and significant relationship to a significant period of Parks and Recreation development in the MAP communities; and/or was the primary location of important events; and/or was the primary place of work of an individual important within the theme of Parks and Recreation
- Was constructed during the period of significance (1911-1970) for Parks and Recreation development within the MAP.
- Simply being a park or place of recreation is not enough to justify eligibility. An eligible resource must have been important within its community. Examples might include the earliest public park or a park with an innovative landscape design that exhibits important planning principles and recreational programs.

Character-Defining Features

- Large areas of landscaping
- Includes buildings constructed in one of the popular architectural styles of the period, such as Mid-Century Modern.
- Includes recreational facilities, such as fields, courts, and playgrounds
- Includes either formal and heavily designed or informal and more natural

[363] Will Rice, "Venus and Serena Williams and East Rancho Dominguez County Park," *Sages Project*, March 5, 2017, https://sagesproject.com/2017/03/05/venus-and-serena-williams/.

Considerations

- Eligible resources must retain integrity of Location, Design, Materials, Workmanship, Feeling, and Association from their period of significance as defined in Section 3
- Setting may be compromised by nearby construction that post-dates the period of significance
- The majority of the resource's original materials and design features must remain intact and visible, including details related to the architectural style for buildings, plant materials, site plan, and related buildings, structures, and fixtures
- Minor changes to the overall site plan or replacement of limited plant materials with similar materials are acceptable, but substantial demolition or reconfiguration of spaces and amenities are not acceptable
- A resource is eligible under this theme, it may also be associated with adjacent residential development
- A resource is eligible under this theme, may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder.
- A resource is eligible under this theme, may also be eligible under Civil Rights and Social Justice and/or Public Art, Music, and Cultural Celebrations themes.

4.4.8 Education

Overview

Educational development encompasses both the physical construction of schools within the MAP communities, as well as the segregation practices and cultural environment in which California's education system was founded. Throughout the history of the Los Angeles Unified School District (LAUSD), the theme of overcrowding and an overall lack of financial support plagued the development of the district's facilities within the Metro Planning Area. Throughout the twentieth century, primary and secondary school design and layout transformed with social developments to become more flexible and programmatic, with an emphasis on natural light, fresh air, and outdoor spaces. The overall lack of higher educational institutions in the Metro Planning Area resulted in the construction of Los Angeles Southwest College (LASC) and the Charles R. Drew University of Medicine and Science. Both institutions stemmed from the reaction to the 1965 Watts Uprising as possible remedies to the lack of medical facilities and colleges in the area.

Primary and Secondary Education

Though the MAP communities are within unincorporated County, the schools serving the community are historically tied to the LAUSD with several in the Compton Unified School District. LAUSD began in 1872 as the Los Angeles City School District, which was later joined by the Los Angeles City High School District in 1890. Each city in California was required by state legislation to create a board of education that established school curricula and methods. Schools were quickly constructed in the early 1870s as wood-framed multi-room buildings primarily in downtown Los Angeles. Los Angeles experienced a population boom in the 1880s resulting in the need for more and larger schools to keep pace with population growth. A lack of financial support resulted in overcrowding in schools, and it became common for students to be denied enrollment. In 1889, cities were given the authority to issue bonds for school-build campaigns, which temporarily relieved the overcrowding. Enrollment continued to increase at a disproportionate rate to the construction of schools. Overcrowding in schools was a persistent issue into the twentieth century.[364]

Schools outside the downtown core remained wood-frame simple buildings into the early twentieth century. In comparison, schools closer to the downtown core became more monumental in scale and were designed by architects in popular institutional styles such as Classical Revival and variations of Beaux-Arts, primarily Renaissance Revival. By 1898, the Los Angeles school system included 57 facilities and 400 classrooms, estimated in value at $1.25 million.[365] As the area served by the district grew and gained more wealth, so did the school facilities. In 1913, the City of Los Angeles completed the first Los Angeles Aqueduct. In the city's charter, it stipulated that the city could not sell or provide surplus water to any area outside city limits, this resulted in many adjacent communities annexing themselves into the city for rights to the water. Between 1910 and 1930, the area incorporated into the City of Los Angeles increased from 115 square miles to 442 square miles with a population increase from 533,535 to 1,300,000.[366] The opening of the first Los Angeles Aqueduct came at the same time as the Progressive Education Movement, where reform advocated for more child-centered methods of education. This

364 Sapphos Environmental, Inc., *Los Angeles Unified School District Historic Context Statement, 1870 to 1969,* Los Angeles Unified School District, March 2014, 19-21.

365 No Author, "Los Angeles Public Schools: Schools and Teachers," *Los Angeles Times*, Jan. 1, 1898, 1.

366 "Water in Early Los Angeles," Water and Power, accessed February 23, 2022, https://waterandpower.org/museum/Water_in_Early_Los_Angeles.html.

was reflected in school designs that were more flexible and programmatic, with an emphasis on natural light, fresh air, and outdoor spaces. This was achieved through the addition of windows and more expansive campuses.[367]

Due to funding limitations, school campuses were frequently built in stages first with the administration building then the classroom wings and any additional classrooms, a cafeteria, and later a gymnasium. Wood was replaced with masonry as the standard for new school construction which was made more seismically stable after the 1925 Santa Barbara earthquake. Throughout the 1920s, Los Angele's public-school enrollment grew nineteen-fold following the boom in industries such as film and aeronautics. The services available expanded beyond primary and secondary schools into special facilities for the deaf, blind, physically disabled, or cognitively impaired, evening high schools for adults, and language programs for non-English speaking students. In 1925, the Frank Wiggins Trade School was established, later followed by the District's first junior college in 1929.[368]

The 1930s brought an increase in the size, site plan, and design of new school buildings. By the mid-1930s, the New Deal and later the WPA sponsored the construction of new schools throughout Southern California, particularly after the 1933 Long Beach earthquake. In 1934, the State of California adopted the Field Act as a direct result of the 1933 Long Beach earthquake. The Act was one of the first pieces of legislation that mandated earthquake-resistant construction, specifically for schools. New schools were required to be only one story for elementary schools and no more than two stories for junior and high schools with exteriors that lacked ornament and used the latest construction techniques. These schools were predominately Streamline Moderne in style. Education practices continued to become less rigid, resulting in buildings constructed for the scale of a child, meaning one-story and as close to the ground as possible. Modern architects with European roots or training such as William Edmond Lescaze, George Howe, Richard Neutra, and Franklin & Kump and Associates began experimenting with school design, pioneering new plans including the L-shaped plan and the finger-plan school.[369] These plans emphasized access to the outdoors and the ability to add buildings, as necessary. Between 1936 and 1945, the Los Angeles City School District became more decentralized with the Beverly Hills, Torrance, Culver City, and William S. Hart Union High School districts splitting off to form their own districts.[370]

World War II caused the school curriculum to focus on defense-related activities under the National Defense Training (NDT) program and the Rural War Production Training program. After the war, Los Angeles experienced another construction boom as well as a population increase and a "baby boom." The number of babies being born greatly outsized the number of classrooms available continuing the classroom shortage and overcrowding. Schools became increasingly cost-effective and modular in design and construction, utilizing prefabricated materials such as plywood, glass, and steel. The focus on outdoor interaction remained an essential part of the design with ventilation, canopied outdoor corridors, floor-to-ceiling windows, and exposed construction systems. The cluster-plan school became popular in more urban areas because of its more compact floor plan as wings along an axis and by the 1960s became the standardized school plan. The architectural style utilized for these schools was primarily Mid-Century Modern. In 1961, the three separate entities of the Los Angeles City School District, Elementary School District, High School District, and Junior College, were unified to become LAUSD. For the first time in the LAUSD's history, student enrollment dropped rather than increased in 1969.

Adjacent school districts to LAUSD, including the Compton Unified School District overcame similar issues, including overcrowding and an overall lack of financial support throughout their history. Compton Unified School District

367 Sapphos Environmental, Inc., *Los Angeles Unified School District*, 28-30.
368 Ibid., 45-47.
369 Eric D. Reeder, Suh-Jun Park and Youngsuk Kim, "A Study of Los Angeles Public School Design in Identifying Community Improvement," *Architectural Research* 18, no. 4 (December 2016): 171-178.
370 Sapphos Environmental, Inc., *Los Angeles Unified School District,* 103.

schools include West Rancho Dominguez-Victoria's Vanguard Middle School and McKinley Elementary School and Willowbrook's Marian Anderson Elementary School, Jefferson Elementary School, Carver Elementary School, Martin Luther Elementary School, and Cesar Chavez Continuation High School. In 1993, the State of California loaned the Compton School District $20 million in exchange for temporary control over the district. The district became the first in California to be taken over by the state for both poor academic performance and financial hardship. The state took charge of improving the district's academic performance, which caused residents to criticize the state for stepping in too early or too late. Almost the entire student population was African-American or Latino, leading locals to argue that if the district were mostly Caucasian, the situation would have been remedied earlier. In December 2001, local officials regained full control over the district, but residents requested state intervention at McKinley Elementary School in 2010.[371]

Segregation in Schools (1860–1979)

At the genesis of California's education system, structures were put into place that segregated minority students from Caucasian students. In 1860, California's Education Code explicitly stated that African-American, Asian-American, and Native American students could not attend public schools with Caucasian students.[372] Minority students attended schools specifically constructed for their ethnicity. The 1920s brought many Mexican laborers to Southern California seeking work in the citrus groves. Mexican-Americans faced racist practices, including being forced to attend "Mexican" schools. By 1940, more than 80 percent of Mexican-American students attended these schools, despite a lack of legal precedent for this segregation. School boards argued that teaching students of Mexican heritage separately would help them "Americanize" faster and that they needed special instruction based on culturally biased I.Q. tests. In 1946, a group of Mexican-American families filed a lawsuit in federal court known as *Mendez v. Westminster* after their children were turned away from their local school based on race. The court ruled in Mendez's favor stating, "A paramount requisite in the American system of public education is social equality." Despite this ruling, LAUSD schools remained segregated.[373]

By the early 1960s, the Civil Rights movement had been gaining momentum, with the LAUSD targeted as a system requiring reform. Increasing racial tension throughout the County led to a demographic and financial imbalance in many schools. Discriminatory housing practices from the 1930s segregated housing in the County and as a result contributed to the segregation of schools. Caucasian students in racially mixed neighborhoods were able to attain a waiver and attend a predominantly Caucasian school, despite that not being the school closest to them. Regardless of the passing of *Brown v. Board of Education* in 1954, which established racial segregation in public schools as unconstitutional nationwide, the LAUSD was resistant to desegregating.[374]

371 Straus, *Death of a Suburban Dream*, 2.

372 Reed Levitt and Henry O'Connell, "Facing Our Past, Changing Our Future, Part I: A Century of Segregation in San Francisco Unified School District (1851–1971)," *SFUSD*, September 16, 2020, https://www.sfusd.edu/facing-our-past-changing-our-future-part-i-century-segregation-san-francisco-unified-school-district.

373 Dave Roos, "The Mendez Family Fought School Segregation 8 Years Before Brown v. Board of Ed," History.com, A&E Television Networks, September 18, 2019, https://www.history.com/news/mendez-school-segregation-mexican-american#:~:text=Segregation%20Was%20Widespread%20in%20California&text=By%201940%2C%20more%20than%2080,Asian%20Americans%20and%20Native%20Americans.

374 Sapphos Environmental, Inc., *Los Angeles Unified School District,* 109-110.

Local organizations, the NAACP, and the ACLU identified multiple issues with the Los Angeles Board of Education, including a need for new school boundaries, allowing African-American students in overcrowded schools to attend predominantly Caucasian schools; more African-American teachers; and a more culturally diverse curriculum. During this period, the LAUSD was focused on opening new schools in the San Fernando Valley rather than maintaining and upgrading campuses in neighborhoods of lower socioeconomic status.[375]

In 1963, the ACLU filed a class-action lawsuit called *Crawford v. Los Angeles City Board of Education* on behalf of two African-American high school students, Mary Ellen Crawford and Inita Watkins. The school desegregation lawsuit highlighted the discrepancy between two schools two miles apart, Jordan Senior High School in Watts and South Gate Senior High School. Activists continued to petition for change when LAUSD did not act quickly. In June 1963, the longest civil rights demonstration in Los Angeles, the Freedom March, took place starting at FAME Church, 801 Towne Avenue in Downtown Los Angeles, and ended at the Los Angeles Board of Education in downtown Los Angeles. The California Supreme Court ordered LAUSD to formulate a plan to correct the racial imbalance in the schools. These solutions included bussing students to different schools to correct overcrowding and racial imbalances. The 1965 Watts uprising contributed to an intensification of feelings on both sides of the issue of integration with community members, activists, and students arguing for equal education rights.[376]

By the late 1960s, frustrations mounted with Latino students, who predominately attended run-down, overcrowded schools with underqualified teachers who rarely encouraged them to go to college. Latino students were encouraged to enroll in vocational and domestic training, with about half failing to graduate from Los Angeles high schools.[377] In March 1968, approximately 15,000 Latino high-school students walked out of classes in East Los Angeles, protesting the inequality in the public education system. These became known as the "East L.A. Blowouts," which were led by a Mexican-American social studies teacher at Lincoln High School, Sal Castro. Students from Woodrow Wilson, Garfield, Abraham Lincoln, Theodore Roosevelt, Belmont, Venice, and Jefferson high schools participated. James E. Garfield High School was the only school located within East Los Angeles that participated in the walkouts. The other five schools were directly adjacent within the boundaries of the City of Los Angeles. The first unscheduled walkout took place at Wilson High School on March 6, 1968.[378] Administrators responded by calling the police, locking students in, and arresting 13 of the organizers, known as the East L.A. 13. A week after the original East L.A. Blowouts, African-American students from Florence-Firestone's Edison Junior High School staged their own walkout. This included about 300 students who set several fires, broke windows, and left school early in protest of their own issues with the LAUSD. These included the quality of cafeteria food, class sizes, student dress codes, and demands for African-American history classes.[379]

The Educational Issues Coordinating Committee (EICC), representing the students, met with the Los Angeles Board of Education on March 28 to present their 39 demands. The board dismissed the EICC's requests, claiming a lack of funding. Regardless of the Board of Education not following through with the EICC demands, Latino students gained a sense of empowerment and unification.[380] One demand of the EICC was the increase in bilingual education. Several of the Compton Unified School District's African-American leaders were interested in devoting resources to having bilingual education but had trouble attracting enough bilingual teachers.[381]

375 Mike Davis and Jon Wiener, *Set the Night on Fire: L.A. in the Sixties* (London, UK: Verso, 2020), 376.
376 Sapphos Environmental, Inc., *Los Angeles Unified School District,* 110.
377 Davis and Wiener, *Set the Night on Fire,* 376
378 Kelly Simpson, "East L.A. Blowouts: Walking Out for Justice in the Classrooms," *KCET,* March 7, 2012, https://www.kcet.org/shows/departures/east-l-a-blowouts-walking-out-for-justice-in-the-classrooms.
379 Jack McCurry, "Venice High Youths, Police Clash," *Los Angeles Times,* March 13, 1986, 1.
380 García and McCracken, *Rewriting the Chicano Movement,* 213.
381 Straus, *Death of a Suburban Dream*, 164.

After a 1977 California Supreme Court ruling calling for a "reasonable and feasible" integration plan, the Los Angeles Board of Education continued to utilize the controversial program of bussing students to different schools. In 1979, California's Proposition 1, Desegregation Busing Court Orders Amendment, was put on the ballot. It passed with 70 percent of voters supporting ending the practice of busing students. Throughout the 1980s, busing programs became voluntary until the 1990s when a series of court rulings released school districts from mandatory desegregation plans. As opposed to legally mandated segregated schools, many school districts remain largely segregated based on the demographics of neighborhoods. In 2019, a study found that more than half of the children in the United States attend schools in districts where the student population is either more than 75 percent Caucasian or more than 75 percent non-Caucasian.[382]

Higher Education Institutions (1950–1982)

In 1967, community activists Odessa and Raymond Cox succeeded in establishing LASC, a public community college in West Athens-Westmont, to address the lack of employment and educational resources in south-central Los Angeles. The Cox family and a small group of community members started fighting for a comprehensive community college as early as 1947. They lobbied for a college and surveyed students from the surrounding high schools, finding that if a college were closer, they would be more likely to enroll. In 1950, the Cox family formed a citizen's group, the South-Central Junior College Committee. The committee worked towards getting the LAUSD Board of Education to purchase land for the community college at $3,500 per acre. LASC was developed on 54 acres of industrial land located at the corner of Western Avenue and Imperial Highway formerly owned by the Union Oil Company.[383]

Progress on the college stopped until 1965 when Governor Pat Brown brought attention to the area's lack of jobs and educational opportunities in the aftermath of the Watts Uprising. The event caught the attention of the LAUSD, which in January 1967 put $2 million towards the construction of the college. Prior to LASC opening its doors, community members were limited from seeking higher education as the only institution, Los Angeles City College, was over two hours away by city bus, the most common form of transportation for residents of West Athens-Westmont.[384] The college opened in a dozen temporary bungalows with a student body of 600 which rose to 2,000 in two years. In comparing LASC to the newly opened, predominantly Caucasian West LA College, students were unsatisfied with the overcrowded conditions. A large Black Student Union chapter was formed that worked in conjunction with students from Carver High School to stage strikes, walkouts, and hold meetings with administrators.[385] LASC continued to grow and build permanent facilities while the disparities between it and other LAUSD higher institutions remain evident.

Akin to the development of LASC, the Watts Uprising had a profound impact on the development of Willowbrook's Charles R. Drew University of Medicine and Science. The McCone Commission concluded that along with unemployment and a lack of educational opportunities, poor health status and diminished access to healthcare greatly contributed to the community's overwhelming frustrations.[386] In 1966, the Watts Health Advisory Committee issued a report recommending the construction of a new medical school, known as the Charles R. Drew Postgraduate Medical School. The school was to be administered by a board of representatives from the Charles R. Drew Medical Society, an African-American medical organization, the County Department of Charities, and the

382 Lesley Kennedy, "What Led to Desegregation Busing—And Did It Work?" History.com, A&E Television Networks, July 9, 2019, https://www.history.com/news/desegregation-busing-schools.
383 "History of Los Angeles Southwest College," LASC.
384 Ibid.
385 Davis and Wiener, *Set the Night on Fire,* 407.
386 Governor's Commission on the Los Angeles Riots, "Violence in the City; An End or a Beginning?" 73-74.

UCLA and USC Schools of Medicine.[387] The school, a private, non-profit, educational institution, was incorporated as part of a new hospital complex and opened in January 1970.

A magnet school was opened in Willowbrook affiliated with the university and the Martin Luther King Jr. Community Hospital. Initially built as a group of small, temporary buildings, the King/Drew Magnet High School of Medicine and Science opened adjacent to the school and hospital in 1982. In April 1987, the school's name changed from the Charles R. Drew Postgraduate Medical School to Charles R. Drew University of Medicine and Science to reflect its expanded academic role. In June 1995, Charles R. Drew University of Medicine and Science was accredited by the Accrediting Commission for Senior College and Universities of the Western Association of Schools and Colleges, a process that began in the late 1980s. By 1999, the King/Drew Magnet High School of Medicine and Science was relocated to a standalone campus at 120th Street and Compton Avenue. Despite problems with the County-run medical center and university, the magnet school was seen as "a model for other public schools" aided by additional federal money and greater power to select its teaching staff.[388]

4.4.8.1 Registration Requirements

Associated Property Types

Property types associated with the theme of Education include individual school buildings and larger school campuses composed of numerous buildings and related features, like playgrounds and playing fields. The MAP communities have both public and private school buildings. While most, if not all of the public school buildings were built expressively as schools, some of the private and charter schools currently occupy buildings that were originally used for other purposes. Schools in the MAP reflect three distinct periods of construction: the earliest schools from the 1910s and 1920s were constructed in Classical Revival and Beaux-Arts architectural styles; schools constructed after the 1933 Long Beach earthquake in Streamline Moderne or PWA Moderne styles; and schools constructed after World War II in Mid-Century Modern styles. Common materials and features include stone, block, and brick masonry, stucco, synthetic wall panel systems, wood post and beam structures, gabled and flat roofs, large plate glass windows, clerestories, and covered outdoor walkways.

A building or campus evaluated under this theme may be considered eligible if it was the location of an important event, such as a political rally, speech, march or the location of an important milestone in the events leading to the desegregation of schools. It may also be eligible under this theme if it is the place most directly associated with the work of an individual who was significant within the theme of Education development. In many cases, if a resource is eligible under this theme, it may also be eligible for its architectural style or under Civil Rights and Social Justice and/or Public Art, Music, and Cultural Celebrations themes.

Eligibility Standards

- Reflects one of the significant trends in the development of Education in the MAP communities or embodies the distinctive characteristics of school development from that period. The major trends are:
  - Primary and Secondary Education (1860-1982)
  - Segregation in Schools (1860-1979)
  - Higher Education Institutions (1950-1982)

387 Harry Nelson, "Panel Calls for Watts Hospital Directed by Negro Doctors," *Los Angeles Times*, Feb. 25, 1966, 3.
388 Mitchel Landsberg, "This King/Drew, a Magnet School, Is a Robust Success," *Los Angeles Times*, Apr. 27, 2005, A1 and A19.

- Has a direct and significant relationship to education development; and/or was the primary location of an important organization; and/or was the primary place of work of an individual important within the theme of Education
- Simply being a school is not enough to justify eligibility. An eligible resource must have been important within its community. An eligible resource may reflect the early development of a neighborhood; reflect an early iteration of an important design prototype for educational buildings; or represent specific milestones in the fight against segregation in schools.

Character-Defining Features

- Constructed in one of the popular architectural styles for educational buildings of the period
- Reflects distinctive design and planning features for educational properties of its time
- May be of a style or mixture of styles typical of the period of construction

Considerations

- Eligible resources should retain integrity of Location, Design, Materials, Workmanship, Feeling, and Association from their period of significance as defined in Section 3
- Setting may be compromised by nearby construction that post-dates the period of significance
- The majority of the resource's original materials and design features must remain intact and visible, including wall cladding, windows, fenestration pattern and size of openings, roof features, and details related to its architectural style
- Limited door and window replacements may be acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder.
- In some cases, if a resource is eligible under this theme, it may also be eligible under Civil Rights and Social Justice and Public Art, Music, and Cultural Celebrations.

4.4.9 Civil Rights and Social Justice

Overview

The history of the Metro Area Plan communities and the theme of civil rights and social justice are profoundly intertwined. African-Americans, Latinos, and Asian-Americans make up a large percentage of the Los Angeles population and are still working to combat systemic racism enacted since their large-scale settlement in the area starting in the 1920s. Community-led events, including the 1965 Watts Uprising, the Chicano Moratorium, the East Los Angeles Blowouts, and the 1992 Los Angeles Uprising, reflected the frustrations African-Americans, Latinos, and Asian-Americans had with the poor living conditions, racism, strained race relations, and neglect they felt daily. These included government-sanctioned racist practices such as Executive Order No. 9066, which allowed for the forced removal and incarceration of Japanese and Japanese Americans into internment camps. These events had profound social, economic, and political impacts on every MAP community.

The theme of civil rights and social justice is carried throughout this document and can be identified in other significant themes including commercial development, industrial development, residential development, and education. Events, people, and places not identified in this section will be discussed in the theme most closely related to that subject.

Japanese Internment Camps and Post-World War II

Japanese Americans began migrating to Los Angeles from San Francisco after the 1906 earthquake destroyed many of their homes and businesses. Los Angeles offered a fresh start with many Japanese Americans settling in the Eastside, which included Little Tokyo along the First Street corridor into Boyle Heights and as far east as East Los Angeles. This migration continued into the 1910s and 1920s.[389] On February 19, 1942, shortly after Pearl Harbor was bombed by Japanese forces on December 7, 1941, President Franklin D. Roosevelt issued Executive Order No. 9066. The order allowed for the legal forced removal and incarceration of Japanese and Japanese Americans within the United States based on preventing espionage. This primarily took place on the West Coast including California, Washington, and Oregon. The homes once occupied by Japanese Americans were forcibly vacated after being given six days' notice to dispose of their belongings other than what they could carry. From 1942 until 1945, people of Japanese descent were incarcerated in isolated camps called internment camps. Approximately 120,000 people had their lives affected by Executive Order 9066, including 37,000 from Los Angeles County, the majority of which were American citizens.[390] Many African-Americans moved into the vacant homes and businesses of Little Tokyo changing the name to "Bronzeville." After the war ended and Japanese Americans were permitted to return to their respective cities many were met with vandalized businesses, violence, stollen assets, harassment, and occupied homes and businesses (Exhibit 17).[391] Density in areas that Japanese Americans had settled into during the 1910s and 1920s rarely reached the population numbers pre-war. In East Los Angeles, the Japanese population continued to fall into the 2020s with approximately 1,1 % of the community's population being Asian American, the majority of which are concentrated in the far northeast corner of the community.[392]

[389] "Japanese American Heritage," *Los Angeles Conservancy*, accessed May 2022, https://www.laconservancy.org/japanese-american-heritage.

[390] History.com Editors, "Japanese Internment Camps," History.com. A&E Television Networks, October 29, 2009, Updated October 29, 2021, https://www.history.com/topics/world-war-ii/japanese-american-relocation#:~:text=Contents&text=Japanese%20internment%20camps%20were%20established,be%20incarcerated%20in%20isolat ed%20camps.

[391] SurveyLA Citywide Historic Context Statement, *Japanese Americans in Los Angeles 1869-1970*, City of Los Angeles Department of City Planning, 56-57.

[392] "Overview of East Los Angeles, California," *Statistical Atlas,* accessed April 2022,https://statisticalatlas.com/place/California/East-Los-Angeles/Race-and-Ethnicity.

Exhibit 17. Jun Oyama at the Evergreen Hostel after release from the Amache Japanese internment camp, Boyle Heights, California, 1946

Source: Marion Palfi, LA County Library Digital Collections.

The Great Migration and Housing Restrictions (1920s–1970s)

South Central Los Angeles was an area that did not undergo large-scale development until the 1920s and 1930s when massive residential tracts of small, affordable, single-family homes were built near economic centers such as factories and assembly plants. At the same time, the area was experiencing the first period of relocation of African-Americans from the rural South to south-central Los Angeles, referred to as the Great Migration. The Great Migration occurred across the United States with roughly six million African-Americans relocating from rural areas in the south to urban cities in the north and west between 1916 and 1970. Approximately 25,000 people moved to the area, fleeing unsatisfactory economic opportunities and harsh segregationist laws. Despite moving to experience less segregation, the new population was met with major legal and social barriers in finding work and housing.[393] The second period of migration occurred in the 1940s and lasted until the 1970s, as more African-Americans migrated to work in factories for the World War II industry efforts in south-central Los Angeles.

[393] Pulido, Barraclough, and Cheng, *A Peoples Guide to Los Angeles*, 120.

The National Housing act of 1934, a New Deal legislative response to the Great Depression that followed the stock market crash of 1929, created the FHA. One goal of the FHA was to stabilize the housing market and expand homeownership opportunities. The Federal Home Loan Bank Board and the HOLC were established to protect individual homeowners from foreclosure. One of the methods by which the HOLC sought to assess creditworthiness or risk was through the discriminatory practice of redlining. Redlining was the result of the HOLC creating color-coded maps with boundaries around neighborhoods based on the composition of the community's race and/or ethnicity, income level, and housing and land use types. Redlined communities within the MAP included East Los Angeles, Florence-Firestone, Walnut Park, and portions of West Athens-Westmont receiving a Red or Yellow grade with small portions being graded Blue. The legacy of the redlining practice was long-term disinvestment in many of the MAP communities, resulting in continued discriminatory housing practices.

In addition to the African-American migration that dominated the communities in the southern portion of the Metro Planning Area, the eastern portion of the Planning Area, specifically East Los Angeles, also experienced migration from within the city limits. This repopulation of the City forced minority groups, largely Mexican-Americans, outside of the City limits and to the east side of the Los Angeles River. In addition to Mexican-Americans, other minority groups, predominately Jewish, German, Italian, Russian, and Japanese, became residents of the East Los Angeles community. Like the neighborhoods in the southern portion of the MAP, East Los Angeles offered affordable housing, economic opportunities, and cultural diversity.[394]

All of the MAP communities were heavily influenced by the Supreme Court's landmark 1948 decision in *Shelley v. Kraemer,* which outlawed the practice of racial housing covenants. *Shelley v. Kraemer* made deed restrictions based on race illegal, allowing minority populations in search of employment at local manufacturing facilities located along rail lines to purchase residences or reside in MAP communities. Despite the positive intention of the landmark decision, African-Americans looking to move into areas such as East Rancho Dominguez in early 1952 were met with violence, vandalism, and intimidation. This came from hate groups including the Klu Klux Klan and the "Spook Hunters." Discriminatory practices such as "blockbusting" were also used, where real estate firms would sell properties at inflated prices to African-American families.[395] Despite targeted hate crimes and unfair housing practices, African-American communities throughout south-central Los Angeles grew quickly.

Civil Unrest and Uprisings

African-Americans in the MAP communities continued to experience segregation, racism, and violence into the 1960s. Civil rights activists such as Rev. Martin Luther King Jr. encouraged African-Americans through nonviolence and civil disobedience to fight for equality. In 1963, the United Civil Rights Committee (UCRC) was formed with members of the National Association for the Advancement of Colored People (NAACP) in Los Angeles to target racial discrimination in employment, housing, schools, and police brutality.[396] In June of that year, the longest civil rights demonstration in Los Angeles, the Freedom March, took place starting at FAME Church, 801 Towne Avenue in Downtown Los Angeles, and ended at the Los Angeles Board of Education in downtown Los Angeles. The focus of the demonstration was school desegregation. In 1964, Congress passed the Civil Rights Act, which outlawed segregation and discrimination in public. This was soon followed by Proposition 14, which overturned the Rumford Fair Housing Act of 1963. The Rumford Act would have ended discrimination against the African-American population in owning or renting housing.

394 Benitez, "East L.A.: Past and Present."
395 Rothstein, *The Color of Law,* 96.
396 Robert Bauman, "Los Angeles United Civil Rights Committee (1963-CA. 1966)," *Black Past*, February 9, 2008, https://www.blackpast.org/african-american-history/united-civil-rights-committee-los-angeles-1963-1966/.

Frustrations with the government and restrictive housing covenants boiled over in the summer of 1965 during an event called the Watts Uprising. The Watts Uprising, which erupted on August 11, 1965, was catalyzed by a California Highway Patrolman's detainment of a young African-American man, Marquette Frye, for operating a motor vehicle under the influence of alcohol. A fight involving the young man, his mother, community members, and Los Angeles law enforcement ensued. The conflict erupted into civil unrest which rapidly spread through the community of Watts, surrounding neighborhoods, and cultural enclaves across Los Angeles. The National Guard was deployed into Los Angeles and attempted to quell the uprising. The uprising ended on August 15, leaving 34 people dead, over 1,000 injured, almost 4,000 protestors arrested, and between 20-40 million dollars of property damage (Exhibit 18). The uprising triggered a prejudice-driven mass exodus of Caucasian residents from the MAP communities. By 1970, communities such as East Rancho Dominguez's African-American population had grown to over seventy percent and the neighborhood reflected decades of detrimental blockbusting real estate tactics. Property values were unable to recover and as a result, the MAP communities continued to have underfunded community resources, schools, and infrastructure continued to deteriorate. African-American homeowners were unable to obtain loans to improve their residences, many of which were constructed in the 1930s and 1940s.[397]

Exhibit 18. Commercial buildings on fire during the Watts Uprising, 1965

Source: Herald-Examiner Collection/ Los Angeles Public Library.

The 1965 Watts Uprising resulted in multiple long-term changes within the MAP communities. Gang membership escalated in response to entrenched institutional barriers, prejudicial law enforcement, rising unemployment, and

[397] Tse, "How Compton Became the Violent City of 'Straight Outta Compton'."

deteriorated community resources. Gangs presented young community members with a source of income, protection, a personal identity, and a community with a shared purpose. The McCone Commission report stated that the causes of the uprising included high unemployment, poor schools, lack of health care, and related inferior living conditions. Two institutions, Los Angeles Southwest College in West Athens-Westmont and Willowbrook's Charles R. Drew University of Medicine and Science were built to combat the issues of poor schools and lack of health care identified by the McCone report. In 1968, the Southern California chapter of the Black Panther Party for Self-Defense (BPP) was established under the leadership of Florence-Firestone's Alprentice "Bunchy" Carter at 4115 South Central Avenue. The BPP focused on defending the African-American community from police brutality, created "survival programs" for African-Americans that focused on meeting basic needs and worked with other organizations to fight poverty and oppression.[398]

The inequality facing African-Americans in the 1960s festered for decades, boiling over again in south-central Los Angeles in the spring of 1992 during the 1992 Los Angeles Uprising. Tensions grew between the African-American and Korean American communities over racism and economic inequality. Korean Americans owned many businesses within predominantly African-American communities and frequently suspected African-Americans of shoplifting. Misunderstandings between the two communities were exasperated by cultural differences and language barriers. African-American customers often felt disrespected and humiliated by the Korean American business owners. This came to a head on March 16, 1991, when ninth-grader Latasha Harlins was shot and killed by Korean American Soon Ja Du over a bottle of orange juice that Du accused Harlins of stealing from her store. Du was sentenced to five years of probation instead of the recommended 16-year prison sentence. [399]

On March 3, 1991, Rodney King led California Highway Patrol (CHP) officers on a high-speed chase after they attempted to pull him over. When King stopped and exited his vehicle, he was tasered, struck dozens of times with side-handled batons, kicked, tackled to the ground, and had his legs hogtied by five LAPD and CHP officers. The event was captured on film by George Holliday and given to the media where it was covered around the world. Four of the officers were charged with using excessive force with three being acquitted on April 29, 1992. The acquittal sparked the 1992 Los Angeles Uprising, six days of thousands of people looting, setting buildings on fire, and assaulting others. Many Korean American-owned businesses were targeted while Korean American residents were due to the racial tensions. Korean American business owners were forced to defend their own property. The California National Guard, amongst others, was called in to stop the unrest, which ended on May 4, 1992. The result was the death of 63 people, 2,383 people injured, approximately 12,000 arrests, and over $1 billion of property damage.[400]

Chicano Civil Rights Movement (1960s and 1970s)

Throughout the early twentieth century, immigrants from Mexico and Central America attempted to assimilate into the United States and be recognized as Americans. Through racist housing, school, and business practices they were often treated as second-class citizens, forced to attend "Mexican Schools," and undergo racially biased practices geared towards English speakers only. By the 1960s, there was a push for Mexican-Americans to embrace their culture, leading to the rise in Chicanismo and the term Chicano/a as a form of identity, political autonomy, and pride. Encouraged and influenced by the Black Power movement, the Chicano Movement began organizing political demonstrations to combat the issues facing their community. These included racism, poor community conditions, and the Vietnam War. Disproportionally, Latinos were drafted and killed in the Vietnam War. The Chicano

398 Pulido, Barraclough, and Cheng, *A Peoples Guide to Los Angeles*, 130.
399 The Staff of the Los Angeles Times, *Understanding the Riots*, 110.
400 Ibid.

Movement led to two large-scale demonstrations in the MAP, the East Los Angeles Blowouts and the Chicano Moratorium.

By the late 1960s, frustrations mounted with Latino students, who predominately attended run-down, overcrowded schools with underqualified teachers who rarely encouraged them to go to college. Latino students were encouraged to enroll in vocational and domestic training, and about half failed to graduate from Los Angeles high schools.[401] In March 1968, approximately 15,000 Latino high-school students walked out of classes in East Los Angeles protesting the inequality in the public education system. These became known as the "East L.A. Blowouts," which were led by a Mexican American social studies teacher at Lincoln High School, Sal Castro. Students from Woodrow Wilson, Garfield, Abraham Lincoln, Theodore Roosevelt, Belmont, Venice, and Jefferson high schools participated in the first unscheduled walkout at Wilson High School on March 6, 1968.[402] Administrators responded by calling the police, locking students in, and arresting 13 of the organizers known as the East L.A. 13. African-American students at Edison Junior High School in Florence-Firestone staged a similar protest a week after the East L.A. Blowouts. The Educational Issues Coordinating Committee (EICC) met with the Los Angeles Board of Education on March 28 to present their 39 demands with the board dismissing the EICC claiming a lack of funding. Regardless of the Board of Education not following through with the EICC demands, Latino students gained a sense of empowerment and unification.[403] Several of the Compton Unified School District's African-American leaders were interested in devoting resources to having bilingual education, a demand of the EICC but had trouble attracting enough bilingual teachers.[404]

Exhibit 19. Chicano Moratorium Committee demonstration, 1979

Source: Ken Papaleo, Herald-Examiner Collection/Los Angeles Public Library.

On August 29, 1970, more than 20,000 Latino citizens marched throughout East Los Angeles in protest of the Vietnam War in a march for the Chicano Moratorium movement (Exhibit 19). The Chicano Moratorium movement grew out of frustrations over the Vietnam War and the disproportionate number of Latinos drafted and killed in the war compared to Caucasians. Before the march, the organizers, who were part of the Chicano Moratorium

401 Davis and Wiener, *Set the Night on Fire*, 376
402 Simpson, "East L.A. Blowouts: Walking Out for Justice in the Classrooms."
403 García and McCracken, *Rewriting the Chicano Movement,* 213.
404 Straus, *Death of a Suburban Dream*, 164.

Committee, communicated with the LASD so the Sheriff would be informed of the program for the march, rally, and related events. Despite having a plan in place to mitigate any problems that might arise as a result of the march, the LASD, along with the LAPD, was uncomfortable with the number of demonstrators and placed Deputies at street corners with riot guns. At the end of the march's route, Laguna Park, the peaceful rally turned into violence with law enforcement entering the park and dispersing the crowd using tear gas. Demonstrators who had boarded buses to flee were beaten by officers. Thirty-one civilians and 43 law enforcement officers were injured, and three people were killed, including prominent journalist Ruben Salazar.[405] Salazar was killed when Sheriff's Deputies fired high-velocity projectiles into the Silver Dollar Café at 4945 Whittier Boulevard, hitting Salazar in the head.[406]

Protests continued into August 1971, led by African-American and Chicano junior and senior high school students. Students from surrounding schools, including Florence-Firestone, attended these protests and demonstrations to express frustration with the conditions of their schools and police brutality. Among these demonstrations was La Marcha Por La Justicia (March for Justice) on January 31, 1971. The rally occurred in Belvedere Park in East Los Angeles and protested the police response to the August 29, 1970, march and the deaths of Gilberto Díaz, Lynn Ward, and Ruben Salazar. The Chicano Moratorium Committee wrote a statement for the La Marcha Por La Justicia, "We must not allow the police to break our unity. We must carry on the spirit of Ruben Salazar and expose this brutality to the nation and the world. The Chicano Moratorium Committee calls upon you to support our non-violent march for justice through the barrios of the greater Los Angeles area."[407] The march called for people throughout South-Central Los Angeles' Latino neighborhoods (barrios) to continue protesting and working together in opposition to police brutality. The events of the Chicano Moratorium led to long-term tension and suspicions between the Latino community and the Los Angeles County Sheriff's Department, the legacy of which continues in areas such as Florence-Firestone that have become majority Latino in recent decades.

4.4.9.1 Registration Requirements

Associated Property Types

Property types eligible under this theme include residential, commercial, industrial, and institutional buildings used by organizations and groups that played an important role in the Civil Rights movement. In addition, property types include the sites of important events such as demonstrations. The history of the MAP communities and the theme of Civil Rights and Social Justice are profoundly intertwined as the communities were home to many members of ethnic, racial, and cultural groups that were historically discriminated against. The East Los Angeles community was home to African-Americans, Jews, Asian-Americans, and Latinos. In recent decades, African-Americans and Latinos make up the majority of MAP residents and are still working to combat systemic racism enacted since their settlement in the area starting in the 1920s. Community-led events, including the 1965 Watts Uprising, the Chicano Moratorium, the East Los Angeles Blowouts, and the 1992 Los Angeles Uprising, reflected the frustrations Asian-Americans, African-Americans, and Latinos had with the poor living conditions, racism, and neglect they felt daily. A property eligible under this theme could be the location of an important event, such as a political rally, speech, or march. It may also be eligible under this theme if it is the place most directly associated with the work of an individual or organization who was significant within the theme of Civil Rights and Social Justice.

405 GPA Consulting, Inc., *National Register of Historic Places Registration Form, National Chicano Moratorium March August 29, 1970.*

406 No Author, "TV Channels Will Provide Coverage of Salazar Inquest," *The Los Angeles Times*, Sep. 9, 1970, 3.

407 Chicano Moratorium Committee, "Marcha Por La Justicia," *Latino Cultural Heritage Digital Archives*: Frank del Olmo Collection, California State University, Northridge, January 31, 1970.

Eligibility Standards

- Reflects one of the significant trends in the Civil Rights history of the MAP communities. The major events within this history are:
  - The Great Migration and Housing Restrictions (1920s-1970s)
  - Civil Unrest and Uprisings (1965-1992)
  - Chicano Civil Rights Movement (1960s and 1970s)
- Has a direct and significant relationship to civil rights; and/or was the primary location of an important organization; and/or was the primary place of work of an individual important within the theme of Civil Rights.
- Is a single-family or multi-family residence or neighborhood significant or school for its association with ending deed restrictions and racial segregation
- Is directly associated with events and institutions that were pivotal in the history of the African American or Chicano Civil Rights movements.

Character-Defining Features

- Documented location of an important event or residence associated with an individual or organization significant in the history of Civil Rights and Social Justice
- If associated with an individual, the individual must have resided in the property during the period in which he or she achieved significance

Considerations

- Should retain integrity of Location, Setting, Feeling, and Association from the period of significance as defined in Section 3
- Setting may be compromised by nearby construction that post-dates the period of significance
- Exterior and interior spaces that functioned as important gathering/meeting places must remain readable from the period of significance.
- For buildings, limited door and window replacements may be acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- In some cases, if a resource is eligible under this theme, it may also be eligible under additional themes.

4.4.10 Public Art, Music, and Cultural Celebrations

Overview

Public Art, Music, and Cultural Celebrations, unlike many other themes of the MAP's development, have functioned as a direct and often immediate reflection of the community. Art, music, and cultural events become one of the only aspects of daily life of people within the MAP communities could control and therefore function as representations of how the members of these communities feel. Public art can be in any media form if it intends to be visually and physically accessible to the public. Within the MAP, public art often took the form of murals reflecting the daily struggles of life in marginalized communities. Cultural celebrations within the MAP communities historically include parades, festivals, art shows, and music concerts. Frequently, these events encouraged community unity and often were grass-roots events funded and organized by community members.

Murals

One of the most prevalent forms of public art in the MAP is murals. Murals could be put into two categories, the first as a reflection of the community's marginalized residents, the second as County-sponsored public art projects through the Los Angeles County Arts Commission (LACAC) or the LAMTA. Murals that reflected the MAP's marginalized communities typically took the form of paintings on the side of commercial buildings depicting Chicano subject matter or African-American history. These murals by design were temporary, being easily painted over because of their medium and location at pedestrian level. County or LAMTA-sponsored murals, on the other hand, were designed to be more permanent, located on libraries, within public parks, and at Metro stations using durable materials such as ceramic tiles and metal. These murals often depicted children, nature, activities, and images of community growth. Both types of murals strove to add visual interest to the MAP's built environment and function as reflections of the community's values. Murals as a public art form in Los Angeles became prominent across the entire County, outside of traditionally Mexican-American enclaves, in the 1970s. This is explicitly visible in the East Los Angeles community, which is deeply rooted in Chicano history as the birthplace of the Chicano art movement of the 1960s.

Community Designed

Civil rights and social justice movements within the MAP had a lasting effect on its public art. By the 1960s, there was a push for Mexican-Americans to embrace their culture, leading to the rise in Chicanismo and the term Chicano/a as a form of identity, political autonomy, and pride. Encouraged and influenced by the Black Power movement, the Chicano Movement began organizing political demonstrations to combat the issues facing their community. These included racism, poor community conditions, and the Vietnam War. The Chicano Movement led to two large-scale demonstrations in the MAP, the East Los Angeles Blowouts and the Chicano Moratorium. These events resulted in East Los Angeles becoming the epicenter of Southern California's Chicano community and the site of multiple large-scale public art installations. Four murals within East Los Angeles stand out as crucial symbols of Chicano public art from the 1960s, 1970s, and 1980s. These include José Reyes Meza's "Our Past, Our Present, and Our Future," Johnny D. González's "The Story of Our Struggle," John Bene's East Los Angeles Doctors Hospital mural, and Eduardo Oropeza's Self Help Graphics & Art Building. All four worked to inspire future public art throughout the MAP, especially works depicting Chicano history and symbolism.

The Pan American Bank building is located at 3626 First Street in East Los Angeles. The New Formalist style building designed by Raymond Stockdale was constructed in 1965 and houses the oldest Latino-owned bank in California. The bank was founded on the premise that the local community deserved more economic independence, which would result in more political power and a higher standard of living for Latinos in East Los Angeles. The bank's co-founder Romana Acosta Bañuelos went on to become the first Latina Treasurer of the United States under President Richard Nixon. In 1966, renowned Mexican artist José Reyes Meza was hired to create a five-panel mural depicting the story of Mexican America using ancient mythology and historical symbolism. The mural titled "Our Past, Our Present, and Our Future," was installed under the prominent New Formalist archways in five-separate panels. In 2017, the Pan American Bank was listed on the National Register of Historic Places with Meza's mural remaining intact.[408]

Located directly across Townsend Avenue is Johnny D. González's "The Story of Our Struggle" located at 3640 First Street. In December of 1973, artist, and educator Johnny D. González (also known as Don Juan) was given the go-ahead to install an eleven-foot-high, five-foot-long fired-ceramic tile mural titled "The Story of Our Struggle" on the First Street Store in East Los Angeles. The mural took inspiration from Meza's "Our Past, Our Present, and Our Future" and depicted Chicano history from pre-Columbian times to the present in 19 separate sections separated by arches. The mural attracted national attention and inspired artists around East Los Angeles to design, paint, and install more murals throughout the community. The First Street Store closed in 2007 threatening the mural with demolition. González, his partner Irma Beserra Núñez, local preservation agencies, and lawyer Susan Brandt-Hawley fought to save the mural. In 2013, a compromise was made with the new building owners, Alliance College Ready Public Schools. The agreement entailed removing the mural, demolishing the original building, constructing a new building, and González reinstalling the mural on a new high school complex.[409] The mural remains on the Alliance College-Ready Middle Academy 8.

In 1969, Hungarian artist John Mozes Bene was commissioned by the East Los Angeles Doctors Hospital to create a mural at its clinic located at 4060 Whittier Boulevard (Exhibit 20). Prior to moving to Los Angeles, Bene taught mythology at the Academy of Fine Arts in Budapest before fleeing Hungary in 1956. The mural was a series of four 16-foot mosaics depicting Aztec and Mayan medical mythology. Bene hand-cut and hand-set half a million pieces of Venetian tile in 90 color ways, which took eight months to complete. He was inspired by archeological findings including the 1960 discovery of frescos in a Mayan temple, which described the role of Ix Chel, the Mayan Goddess of Medicine. The mural remains intact at the East Los Angeles Doctors Hospital.[410]

408 "Pan American Bank," *Los Angeles Conservancy,* accessed May 2022, https://www.laconservancy.org/locations/pan-american-bank#:~:text=Constructed%20in%201965%2C%20the%20Pan,to%20local%20residents%20and%20businesses.

409 Hadley Meares, "The East LA Mural that Turned a Budget Department Store into a Cultural Landmark," *LAist,* April 7, 2021, https://laist.com/news/la-history/the-east-la-mural-that-turned-a-budget-department-store-into-a-cultural-landmark.

410 Evelyn De Wolfe, "Hospital Murals Tell Saga of Aztec Medical Mythology," *Los Angeles Times*, Feb. 27, 1969, 79.

Exhibit 20. East Los Angeles Doctors Hospital's murals by John Mozes Bene, 4060 Whittier Boulevard

Source: Dudek 2022 (IMG_0093).

The Self-Help Graphics & Art Building was originally constructed in 1927 as the Brooklyn State Bank by the architectural firm Postle & Postle (3800 East Cesar Chavez Avenue). There is no archival evidence to suggest the bank ever occupied the building, rather in 1944 the Archdiocese of Los Angeles purchased it to be used as a community gathering place by the Catholic Youth Organization (CYO). This was after the Zoot Suits Riots in 1943, when Mexican youth experienced racism and clashed with American military personnel over ten days. The CYO offered a haven for Latinos to escape the violence and racism of their everyday lives and engage with each other creatively. In 1979, local artist and community activist Sister Karen Boccalero founded the Self-Help Graphics & Art Building at 3800 East Cesar Chavez Avenue to be a gathering place for Chicano arts and culture. In 1987, a longtime resident of East Los Angeles and artist, Eduardo Oropeza, began adhering embedded ceramic pieces and mosaics to the building, creating patterns and images around the entire building. The project took three years to complete and transformed the brick commercial building into a community icon.[411] The building and its mural are still intact.

Throughout the MAP public art, specifically murals, frequently depicted images, scenes, colors, and people inspired by the Chicano Civil Rights movement that began decades earlier in the 1960s. Murals were intended to be viewed by the residents and depicted images that connected with their history. They became a popular vehicle for depicting Latino history and culture, which was not typically portrayed in mainstream media, such as television shows, or included in school curriculum. [412] Other grassroots public art with a focus on conveying the history and culture of the local community included Florence-Firestone's Promenade of Prominence Walk of Fame in Will Rogers Memorial Park and East Los Angeles' Latino Walk of Fame along Whittier Boulevard. Both were created to celebrate the accomplishments of community leaders, local politicians, and activists. The Promenade of Prominence Walk was

411 "Self Help Graphics & Art Building/Brooklyn State Bank," *Los Angeles Conservancy,* accessed May 2022, https://www.laconservancy.org/locations/self-help-graphics-art-building-brooklyn-state-bank.

412 California Office of Historic Preservation, *Latinos in Twentieth-Century California: National Register of Historic Places Context Statement*, California State Parks (2015), 58.

founded in 1988 by community activist and Watts resident Edna Aliewine to be Marble plaques with individuals' names set into the sidewalk through the park.[413] The Latino Walk of Fame was created in 1997 by the Whittier Boulevard Merchants Association to attract foot traffic along Whittier Boulevard with 280 granite engraved medallions placed on the sidewalk. The project is currently dormant with the last medallion installed in 2007.[414]

Throughout the MAP, a frequently depicted symbol of Latino culture was La Virgen de Guadalupe, the mother of Jesus. La Virgen de Guadalupe was a central image in Mexican Catholicism representing a mother figure and was a symbol of hope for the poor, weak, and oppressed. Depictions of La Virgen de Guadalupe found throughout the MAP communities include the following elements: a woman praying with downcast eyes wearing a dress, cloak, and crown while standing on a moon held up by an angel and surrounded by radiating light and flowers. Other frequently depicted symbols of the Chicano movement include the Mexican flag, Mayan and Aztec symbols, warriors, agricultural workers, Day of the Dead (Día de Muertos) figures, and family scenes. Chicano art frequently depicted struggle and activism utilizing historic figures such as Ernesto "Che" Guevara, who was an Argentine Marxist revolutionary and a key figure in the Cuban Revolution. Guevara has become a symbol of rebellion and a cultural icon of independence.

County Funded

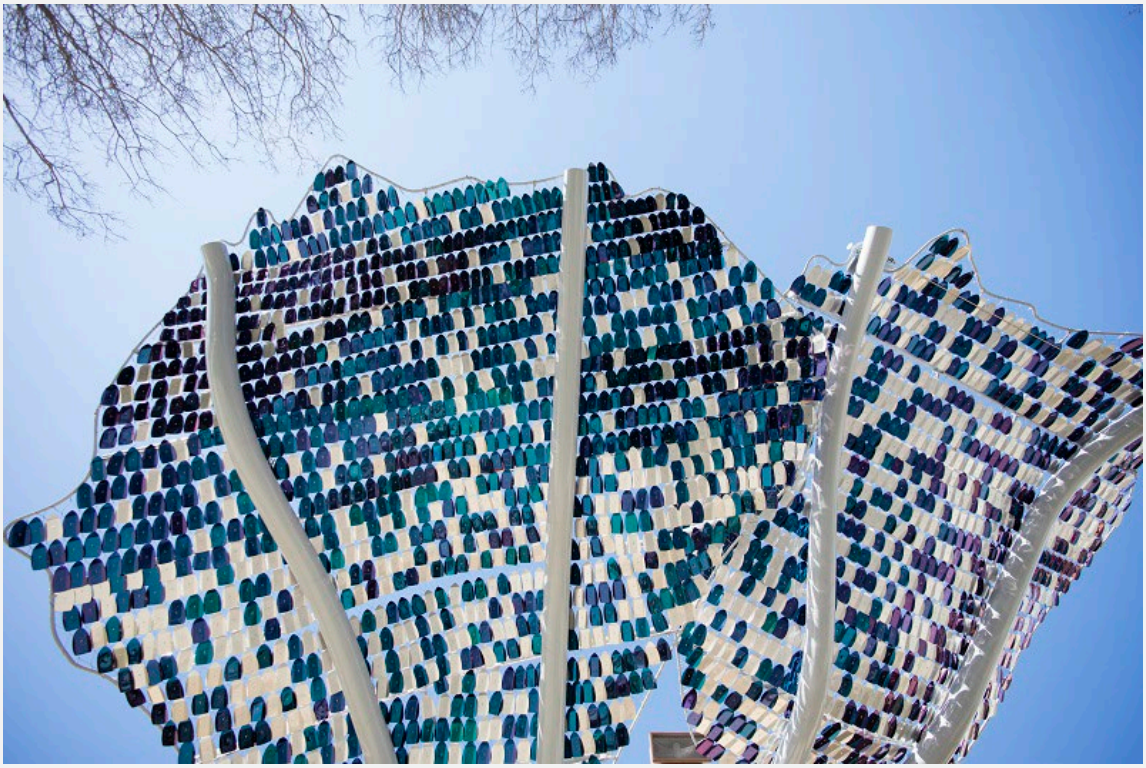
In the early 2000s, the LACAC began funding public art projects throughout the MAP. The LACAC's mission was to develop programs and policies related to art and culture in the County through investing in public art. Projects of this nature included murals at Ruben F. Salazar Park, the art inside East Rancho Dominguez Library, ceramic murals on the Enterprise Pool in Willowbrook, and a sculpture at Woodcrest Library in Westmont (Exbibit 21). The LACAC also commissioned four Civic Art Publications as part of the Some Place Chronicles. The publications were intended to be a creative method of public outreach and develop community profiles. Of the four books written three profiled MAP communities including *Willowbrook Is… Es…* written by Rosen Woo in 2013, *A Paseo Through Time in Florence-Firestone* written by Jeannene Przyblyski in 2018, and *East Rancho Dominguez: I'll Make Me a World* written by Thomas Lawson in 2018.[415]

413 Robin Rauzi, "Points of Pride," *Los Angeles Times*, Feb. 4, 1999, 14.

414 Antonio Mejías-Rentas, "A Stroll Down East LA's forgotten Latino Walk of Fame," *The Eastsider,* February 24, 2021, https://www.theeastsiderla.com/neighborhoods/east_los_angeles/a-stroll-down-east-las-forgotten-latino-walk-of-fame/article_9e162e3a-7657-11eb-bef9-5ffe63103d06.html.

415 "Hot off the Presses: Some Place Chronicles," *Los Angeles County Arts & Culture*, March 9, 2018, https://www.lacountyarts.org/article/hot-presses-some-place-chronicles.

Exhibit 21. County-funded sculpture titled *Butterfly Wings and Scales* outside the Woodcrest Library in Westmont, created by Swift Lee Office in 2017



Source: Los Angeles County Arts & Culture, https://www.lacountyarts.org/civicart/objects-1/info/676

Music

The MAP's music history is intertwined with the people that made up its communities and reflected the heritage of its citizens. Music often served as a creative outlet during periods of turmoil and conflict as well as a way to bring people together. After World War I, Florence-Firestone's western boundary, Central Avenue, became a bustling economic and cultural center for African-Americans. By the 1920s, a cultural renaissance was occurring in the area with African-American musicians attracted to the area's high potential for employment. A thriving jazz and blues scene emerged out of the nightclubs and theaters along Central Avenue. A sense of community formed in the area amid Jim Crow-style segregation laws and discriminatory practices in housing, hiring, and education.[416]

Similar to the CYO's legacy with Chicano art, the Self-Help Graphics & Art Building located at 3800 East Cesar Chavez Avenue in East Los Angeles also served as a pivotal meeting location for young Latino musicians to practice during the 1950s and 1960s (Exhibit 22). Local bands including Thee Midniters, Cannibal and the Headhunters, the Premiers, and the Salas Brothers frequented the Self-Help Graphics & Art Building performing the emerging genre of rock and roll.[417] The Salas Brothers were comprised of brothers Steve and Rudy Salas who grew up in Lincoln Heights. The two later formed the pioneering Latin R&B band Tierra.

416 Karin L. Stanford, *Images of America: African Americans in Los Angeles*, (Charleston, SC: Arcadia Publishing, 2010), 7-8.
417 "Self Help Graphics & Art Building / Brooklyn State Bank," *Los Angeles Conservancy.*

Exhibit 22. Self Help Graphics & Art Building / Brooklyn State Bank, 3800 East Cesar Chavez Avenue, East Los Angeles

Source: Los Angeles Conservancy, https://www.laconservancy.org/locations/self-help-graphics-art-building-brooklyn-state-bank

The Pan Afrikan Peoples Arkestra was an African-American music ensemble founded in Los Angeles in 1961 by pianist Horace Tapscott.[418] The group performed at Immanuel United Church of Christ in Florence-Firestone (1785 E 85th Street) for nine years, with the last concert occurring in 1981. The tradition of Last Sunday of the Month free community concerts at the church goes back to the 1960s with concerts commencing at 4 PM. "Horace's scene always seemed slightly subversive. Certainly, it was underground, as we used to say, and under the radar, even for the Black community. Horace was dealing in very strong statements. Inequalities to be reconciled — he seemed to have been born with a very strong social awareness, and strong commitments. He loved the history of jazz in Los Angeles and knew the entire scope and ramifications."[419] An LP titled *Live at I.U.C.C.* features a photograph of Horace Tapscott alongside Reverend E. Edwards. "The two fondly clasp hands in front of a stucco church glaring brightly in the Southern California sun. It was here, in the Immanuel United Church of Christ on 85th and Holmes in South Central Los Angeles, that the reverend provided space for the Pan Afrikan Peoples Arkestra to perform a decade's worth of free, monthly concerts."[420]

418 Mark Weber, "Horace Tapscott & The Pan Afrikan Peoples Arkestra," April 20, 2012, https://markweber.free-jazz.net/2012/04/23/horace-tapscott-the-pan-afrikan-peoples-arkestra-the-scene-at-i-u-c-c//.

419 Ibid.

420 Mark "Frosty" McNeill, "The Music Lives On: The Legacy of Pan Afrikan Peoples Arkestra Today," *KCET,* October 8, 2020, https://www.kcet.org/shows/artbound/the-music-lives-on-the-legacy-of-pan-afrikan-peoples-arkestra-today.

Starting in the 1980s and 1990s, clashes between street gangs and the Los Angeles Police Department (LAPD) were put into the national consciousness by the rise of Gangster Rap. The genre was defined by its "controversial" lyrics discussing street culture in Los Angeles including gang activity, the use of drugs, and gun violence. The genre became a medium for communication between the marginalized members of the community and mainstream media and eventually become popular music played by radio stations and music television shows. In 1988, the rap group N.W.A, established by Compton and Los Angeles County-based musicians Dr. Dre, Ice Cube, Eazy-E, MC Ren, and DJ Yella (formerly Arabian Prince), released *Straight Outta Compton*, a chronicle of violent gang life, frustration over imposed institutional barriers, and a collective fury focused on the LAPD. The genre of rap music that originated in East Rancho Dominquez-Victoria's (then East Compton) periphery reflected a reality that many southeast County residents experienced during the 1980s and 1990s.[421] Important sites to the genre or influential artists have not been identified within the boundaries of the community.

Parade Routes (Sites of Community Celebrations)

Sites of cultural celebrations and performing arts are an important aspect of public art; however, more community input is needed to identify the specific locations of venues and events in the MAP. Known celebrations included the celebration of Our Lady of Guadalupe which attracts thousands of marchers and spectators to East Los Angeles and includes a parade with elaborate floats and music that begins at the Our Lady of Guadalupe Church in the foothills of City Terrace through the MAP community of East Los Angeles. This celebration began in 1927 and is a continued tradition.

4.4.10.1 Registration Requirements

Associated Property Types

Public art, music, and cultural celebrations, unlike many other themes of the MAP's development, have functioned as a direct and often immediate reflection of the community. Art, music, and cultural events function as representations of how the members of these communities feel. Public art can be in any media form if it intends to be visually and physically accessible to the public. Within the MAP, public art often took the form of murals reflecting the daily struggles of life in marginalized communities. While every mural has importance, not all will rise to a level of eligibility for an association with the history of the MAP communities and each should be evaluated within the larger context of its creation. Other property types eligible under this theme include exhibition spaces such as galleries and museums; meeting places such as art clubs and residences; art foundations; art schools. Cultural celebrations within the MAP communities included parades, festivals, art shows, and music concerts. Frequently, these events encouraged community unity and often were grass-roots events funded and organized by community members. Only properties with demonstrated significance and integrity are eligible for designation.

Eligibility Standards

- Was designed, constructed, or used during the period of significance
- Is directly associated with important developments in the history of the visual arts in the County, either as the location of discrete events or cumulative activities over time

[421] Angus Batey, "Forget 'Straight Outta Compton' – This is the Real Story Of NWA," *NME*, August 25, 2015, https://www.nme.com/features/forget-straight-outta-compton-this-is-the-real-story-of-nwa-756894.

- Property functioned as an important place for the production, display, appreciation of, or education in, the visual arts
- Property conveys an important aspect of community heritage and identity

Character-Defining/Associative Features

- Buildings that are associated with a particular group or institution significant in the cultural history of the MAP
- Buildings that served as a gathering place for artists
- Documented location of an important event or series of events in the visual arts or performing arts cultural history of the MAP

Considerations

- Works of visual art should retain integrity of Location, Setting, Feeling, Design, Materials, Workmanship, and Association from the period of significance as defined in Section 3
- Some original materials may have been altered or removed
- Locations of cultural celebrations should retain integrity of Location, Setting, Feeling, and Association from the period of significance
- Setting may be compromised by nearby construction that post-dates the period of significance

4.4.11 Public and Private Health and Medicine

Overview

The history of public and private health and medicine within the MAP communities reflects the inequities of access to healthcare in African-American and Latino communities throughout Los Angeles. The Los Angeles County General Hospital opened in 1933 and became the primary point of care for marginalized communities. Limited healthcare options in underserved communities resulted in the establishment of smaller health clinics during the mid-twentieth century. Following the 1965 Watts uprising and the Chicano Civil Rights Movement of the 1960s and 1970s, inequities in health care in Los Angeles could no longer be ignored. In 1968, the construction of the Martin Luther King Jr. General Hospital and Charles R. Drew University of Medicine and Science was a huge step forward in health care progress for the African-American community in Willowbrook. Likewise, the East LA Free Clinic which opened in 1969, was the result of activism from the Brown Berets, who championed affordable healthcare for the Latino community. Inequities in access to quality health care are still a significant problem throughout the MAP, within initiatives like the Center for Health Equity recognizing the need for further change.

Hospitals and Clinics

Los Angeles County hospitals have provided care to the needy since 1858, following the passage of the Pauper Act of 1855. The act evolved to become Section 17000 of the state Welfare and Institutions Code, which placed the responsibility for the health and welfare of the indigent population on counties. "Counites [in California] appropriated a portion of their tax base to health care, and by 1966, 66 public hospitals were distributed across all but 9 of the 58 counties."[422] The Los Angeles County healthcare system began in 1856 when the Daughters of Charity of St. Vincent DePaul came to Los Angeles to open an eight-bed hospital. The County paid the hospital to care for the indigent, but it soon became overwhelmed. In response, the County opened its 100-bed hospital in 1888 known as the Los Angeles County Hospital and Poor Farm (later, Rancho Los Amigos, located outside the MAP in what is now the City of Downey to serve "the destitute, the infirm, the addicted, and the elderly".[423]

Healthcare was segregated and biased in mid-nineteenth century Los Angeles, with minority groups typically relying on their own, unofficial systems to keep themselves and their communities healthy. African-American settlers that came to Los Angeles in the 1850s depended on community leaders who lacked formal medical training for health care. With time, professionally trained African-American medical professionals migrated to Los Angeles. Arriving in Los Angeles in 1888, Monroe Majors, M.D. was the first African-American doctor in Los Angeles and the first to pass the state medical exam.[424] Access to medical care was limited by segregation, as African-American doctors were not permitted to train in Los Angeles' hospitals and African-American patients were denied care at every hospital except County-owned facilities.[425] The Jewish community faced similar challenges and created its own hospitals and clinics.[426]

Los Angeles County's health services were largely concentrated within the limits of the City of Los Angeles. The arrival of the railroad in the 1870s led to a large influx of families from the east coast, as well as an inflow of

422 Michael R. Cousineau and Robert E. Tranquada, "Crisis & Commitment: 150 years of Service by Los Angeles County Public Hospitals," *American Journal of Public Health* 97, no. 4 (2007): 606-15, doi:10.2105/AJPH.2006.091637.

423 Hadley Meares, "The Pride of West Adams," *Curbed Los Angeles*, February 18, 2020, https://la.curbed.com/2020/2/18/21138451/golden-state-mutual-life-insurance-building-los-angeles.

424 "Monroe A. Majors, Physician Born," *African American Registry (AAREG),* accessed on March 3, 2022, https://aaregistry.org/story/monroe-majors-physician-born/.

425 Jennifer M. Smith, "The Color of Pain: Blacks and the U.S. Health Care System – Can the Affordable Care Act Help to Heal a History of Injustice? Part I," *NLG Review*, April 2012, https://www.nlg.org/nlg-review/article/the-color-of-pain-blacks-and-the-u-s-health-care-system-can-the-affordable-care-act-help-to-heal-a-history-of-injustice-part-i/.

426 Edward C. Halperin, "The Rise and Fall of the American Jewish Hospital," *American Medicine* 87, no. 5 (May 2012), http://journals.lww.com/academicmedicine/Fulltext/2012/05000/The_Rise_and_Fall_of_the_American_Jewish_Hospital.21.aspx.

immigrants from Mexico and Asia, who came to Southern California in search of employment. These immigrant communities largely settled outside the city's boundaries to avoid the restrictive covenants that became prevalent at the beginning of the twentieth century.

The rise in infectious diseases in these outlying communities of Los Angeles put a strain on the County hospital. One of the biggest disease battles in the U.S. and Europe was the tuberculosis (TB) epidemic (also referred to as "consumption"), identified as one of the two leading causes of death in the early 1900s (the other being pneumonia). The disease often killed slowly, with patients coughing up infected sputum, sometimes for years, while ravaging the lungs. Overcrowded and unsanitary conditions in tenement housing in big cities provided the ideal conditions for the transmission of TB, particularly among the poor and immigrant populations. Among the more privileged in Caucasian communities, a common method for treatment at the turn of the century was to send patients in the early stages of TB to a specialized sanatorium where they could be treated with fresh air, a healthy diet, and rest to help with their recovery.[427] In response to the need for TB treatment, businessman and banker Kaspare Cohn donated his home for use as the first Jewish hospital in Los Angeles in 1902. Located in Angelino Heights, it was named the Kaspare Cohn Hospital and operated until 1910, when the municipal code prohibited the operation of TB care centers within city limits.[428] The hospital moved to a location on Whittier Boulevard in East Los Angeles (since demolished). It subsequently moved locations several times and changed its name to Cedars of Lebanon. In 1961, it merged with another Jewish-founded hospital, Mount Sinai, and became Cedars-Sinai located in the Beverly Grove neighborhood of Los Angeles.[429]

In 1915, the Los Angeles Public Health Department appointed John Larabee Pomeroy as the county's first health officer. He "developed a series of 12 free health clinics strategically placed throughout the County that would provide a new front against communicable diseases and alleviate some of the patient care demands at the county hospital"[430] The locations of these health clinics are unknown. Neighboring private doctors were opposed to these clinics, arguing that these free clinics took patients away from them. The County's Board of Directors was pressured to close the clinics but decided against the idea when concern mounted that immigrants would spread infectious diseases to others since they did not have the financial means to access private health care.[431]

The Black Hospital Movement was initiated in the 1920s by African-American physicians associated with the two leading African-American medical societies, the National Medical Association and the National Hospital Association. The goal of the movement was to improve medical and educational programs at African-American hospitals. [432] The movement helped to slowly expand healthcare opportunities for African-Americans in Los Angeles during the 1920s and 1930s. In 1919, the NAACP succeeded in convincing Los Angeles County General Hospital to integrate its nursing school, pointing to the benefits it could have provided during nursing shortages in World War I. Two private hospitals open to African-Americans were also founded during the 1920s. Influential African-American physicians during this time included Ruth J. Temple, M.D. who operated the Temple Health Institute from her home and would go on to hold many prominent positions with the Los Angeles City Health Department; and Leonard Stovall, M.D.,

427 Susan L. Speaker, "Revealing Data: Collecting Data About TB, CA. 1900," *Circulating Now: From the Historical Collections of the National Library of Medicine. National Institute of Health. U.S. National Library of Medicine,* January 31, 2018, https://circulatingnow.nlm.nih.gov/2018/01/31/collecting-data-about-tuberculosis-ca1900/#:~:text=Tuberculosis%20of%20the%20lungs%20(aka,lungs%20and%20wasted%20their%20bodies.

428 "Cedars-Sinai Medical Center began as The Kaspare Cohn Hospital—1902," *Jewish Museum of the American West*, accessed February 25, 2022, http://www.jmaw.org/cedars-sinai-jewish-los-angeles/.

429 Ibid.

430 Cousineau and Tranquada, "Crisis & Commitment."

431 Ibid.

432 Vanessa N. Gamble, *Making a Place for Ourselves: The Black Hospital Movement, 1920–1945* (New York: Oxford University Press, 1995).

who became the first African-American on staff at County Hospital in 1925 and established the first TB facility that treated African-American patients.[433]

The Los Angeles County General Hospital, located just west of East Los Angeles in the City of Los Angeles, opened in 1933 at the cost of $12 million. After infectious diseases subsided with the advent of antibiotics, many of the county's ancillary hospitals were converted to provide general and acute care. The postwar population growth in the 1950s had an impact on the health care system. As Caucasian families moved to suburban communities, jobs and industry followed. "As employment related private health insurance expanded and private hospitals were built to serve growing middle-class suburban communities, healthcare for the poor became the prominent domain of the Los Angeles County General Hospital."[434]

In response to the need for medical care in underserved communities, hospitals, and medical offices were established, including Rose-Netta Hospital (since demolished) located at 4412 South Hooper Avenue just outside the MAP in the City of Los Angeles. Founded in 1941 as an interracial institution, it was one of the first interracial hospitals that employed African-American, Mexican, Japanese, and Caucasian people. Several African-American medical professionals and pharmacists opened stores outside of the hospital. "*The Green Book* of 1949 lists five African-American drug stores in the southeastern section of Los Angeles (none extant)."[435] Golden State Mutual Life Insurance Company, a revolutionary insurance company that offered industrial policies and whole life insurance policies to African-Americans in California, provided financing for medical facilities in Los Angeles to serve the African-American community, including the Julian W. Ross Medical Center in West Adams.[436][437]

After the Watts Uprising in 1965, an independent commission's report identified one of the root causes of the unrest was the lack of health care in the south-central area of Los Angeles. As a result, County Supervisor Kenneth Hahn encouraged his fellow board members to green light a project that would construct a medical center in Willowbrook. Hahn's persistency paid off, and ground for the hospital broke in 1968, the same year as Dr. Martin Luther King, Jr's assassination. The hospital was originally named Los Angeles Southwest General Hospital and was renamed Martin Luther King Jr. General Hospital in 1972 after Hahn led a name-changing campaign. The hospital paired with the Charles R. Drew University of Medicine and Science, founded in 1966. Known as the King/Drew Medical Center, the hospital "became a source of African-American pride: first-class care at a community-oriented facility, staffed by African-American doctors, nurses and other personnel."[438] However, conditions at the hospital deteriorated due to a lack of adequate funding in the decades that followed, and care declined, with the hospital becoming known as "Killer King."[439] The hospital closed in 2007 after evidence surfaced of a complete breakdown in patient care. After extensive renovations, the hospital reopened in 2015 as Martin Luther King Jr. Community Hospital with the adoption of "some of the best standards and technologies in the healthcare industry, capitalizing on a unique opportunity to design a hospital from the ground up."[440]

433 SurveyLA Citywide Historic Context Statement*, African American History of Los Angeles*, City of Los Angeles Department of City Planning, February 2018, 154-155.
434 Ibid.
435 Ibid., 155.
436 Mitchell F. Rice and Woodrow Jones, Jr., *Public Policy and the Black Hospital: From Slavery to Segregation to Integration* (Connecticut: Greenwood Press, 1994), 51.
437 Meares, "The Pride of West Adams."
438 No Author, "A Hospital in South L.A.," *Los Angeles Times*, August 7, 2015, 14.
439 Ibid.
440 Soumya Karlamangla, "Rehabbing Its Image," *Los Angeles Times*, September 22, 2015, 1.

The Chicano Civil Rights Movement of the 1960s and 1970s raised questions about the poor quality and lack of access to health care within Mexican American communities.[441] East LA Free Clinic was a result of activism from the Brown Berets, an activist group during the Movement. The clinic opened on May 30, 1969, providing affordable healthcare to the Latino community. It was located within the East Los Angeles CPA at 5012 Whittier Boulevard. David Sanchez, head of the Brown Berets, "partnered with a health group to find professionals willing to volunteer and serve the community…"[442] Gloria Arellanes, a prominent female leader among the Brown Berets, was tasked with operating the clinic. The clinic, later named the El Barrio Free Clinic, "provided a wide range of medical services, including drug addiction counseling, immunizations, physical exams, STI screenings, and even small surgical procedures."[443] The clinic closed in December 1970 due to internal conflict within the Brown Berets and is now a furniture store.[444] While it did not operate for long, the El Barrio Free Clinic set a precedent for affordable health care in East Los Angeles' Latino community and represents the important role of women in the Chicano Civil Rights Movement. AltaMed, a large network of clinics for underserved communities in Southern California, was founded by many of the volunteers who helped establish the El Barrio Free Clinic.

In 2017, the Los Angeles County Health Agency launched the Center for Health Equity, an initiative led by the Department of Public Health in collaboration with the Departments of Health Services and Mental Health. Recognizing that where people live and the color of their skin greatly influence their access to health care and health outcomes, the Center "strives to advance racial, social, economic and environmental justice in partnership with committed County partners, local organizations and community members."[445] In 2022, Governor Gavin Newsom released a budget proposal for the 2022-23 fiscal year that leverages a projected $45 billion surplus to take bold steps to further California's leadership in expanding health care coverage and addressing health, economic, environmental, and racial inequities. "Community-based organizations, clinics, and tribal organizations are on the front lines and play a distinct role in identifying equity and justice issues at the local level and developing and implementing local solutions."[446]

4.4.11.1 Registration Requirements

Associated Property Types

Very few resources are identified for an association with the Health and Medicine theme of the MAP. The Martin Luther King Jr. Community Hospital is located in the Willowbrook community and comprises a campus of related buildings reflecting multiple periods of development. El Barrio Free Clinic in East Los Angeles is a storefront retail building that is designated as a historical resource for its association with the Chicano Moratorium movement of the 1960s and 1970s. Like many buildings that bring medical care to the community, El Barrio Free Clinic did not operate from a property initially constructed to serve as a medical or healthcare facility. Properties eligible under this theme may have been built expressly for use by a particular organization; others may have had different primary uses, such as an individual's home, offices, or retail stores.

441 "Chicano Health," Georgia State University, accessed on February 28, 2022, https://exhibits.library.gsu.edu/current/exhibits/show/health-is-a-human-right/healthcare-for-all/chicano-health.
442 Vanessa Martinez and Julia Barajas, "The Chicano Revolt," *Los Angeles Times*, August 23, 2020.
443 Ibid.
444 "El Barrio Free Clinic," *Los Angeles Conservancy.*
445 "Action Plan," *Center for Health Equity*, accessed on February 28, 2022, http://publichealth.lacounty.gov/CenterForHealthEquity/PDF/CHE-ActionPlan.PDF.
446 Taryn Burks, "Governor's May Revise Takes Bold Steps to Expand Coverage; Health Care Workforce Investments are Critical," Community Clinic Association, May 13, 2022, https://ccalac.org/category/featured-news/.

A building or district evaluated under this theme may be considered eligible if it is important and directly related to an important aspect of Health and Medicine in the MAP communities or if it was the location of an important event, such as being affiliated with a political movement. It may also be eligible under this theme if it is the place most directly associated with the work of an individual who was significant within the theme of Health and Medicine. This does not include commemorative associations; a place or institution named for a particular individual is not necessarily associated with that individual's lifetime and contributions. Only properties with demonstrated significance and integrity are eligible for designation.

Eligibility Standards

- It has a direct and significant relationship to the development of Health and Medicine; and/or was the primary location of an important organization; and/or was the primary place of work of an individual important within the theme of Health and Medicine; or
- It was constructed or used by members of the MAP communities during the period of significance; or
- It is a medical building or clinic with a significant relationship to the MAP community; or
- It was associated with an individual who made significant contributions in the theme of Health and Medicine within the MAP or larger community: or
- It was the founding location of, or the long-term location of, a healthcare or medical institution significant to the MAP community.

Considerations

- Is associated with a healthcare or medical institution that has gained regional or national importance
- Retains integrity of Location, Setting, Feeling, and Association from the period of significance as defined in Section 3
- Setting may be compromised by nearby construction that post-dates the period of significance
- For buildings, limited door and window replacements are acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder.
- An eligible under this theme, may also be eligible under Civil Rights and Social Justice.

4.4.12 Civic Development

Overview

Civic development within the MAP communities included libraries, police stations, and fire stations which each had a unique timeline and pattern of development. Libraries became the backbone of many communities, providing community services to people in areas that otherwise might not have them. In comparing County libraries to the Los Angeles County Sheriff's Department (LASD) and Los Angeles County Fire Department (LACoFD) there is a vast difference in the way they are viewed by the public. Historically racist and sexist hiring practices had minorities and women challenge the status quo to be given equal employment opportunities. The LASD and LACoFD took part in many major events within MAP communities including the 1965 and 1992 Uprisings and the Chicano Moratorium Marches often at odds with citizens. Despite their intention to aid the public, their relationship with the residents of the MAP Communities continues to be contentious.

Libraries (1912–1969)

The Los Angeles County Library system began in 1912 with the passing of the County Free Library Act and operated under the authority of the County Board of Supervisors with the official name of Los Angeles County Free Library. Celia Gleason, the former assistant librarian of the City of Los Angeles public library, acted as a head librarian with Mary L. Jones as her chief assistant. The purpose of the county library system was to serve those who lived outside city limits and in areas without established free circulating libraries. Any neighborhood that applied to have a branch library was given a set of standard books for reference and requested new books periodically. These early libraries were located in churches, stores, post offices, and private residences.[447] In 1912, Willowbrook residents petitioned the County to allow their community to create the first Los Angeles County Free Library, which became the Willowbrook Library.[448] In April 1913, Belle Jenks opened the first library in Los Angeles County, comprised of 50 books housed in the parlor of her home (Exhibit 23). By September 1913, more than twenty-five branch libraries were established in Los Angeles County.

447 No Author, "County Library Grows Rapidly," *Los Angeles Herald*, Sep. 20, 1913, 12.
448 No Author, "Willowbrook to Get First County Library," *Los Angeles Herald*, Jan. 23, 1913, 13.

Exhibit 23. Belle Jenks kneeling in front of her home, the first branch of the County Free Library, 1913

Source: Public Library History, LA County Library Digital Collections.

Within ten years, the Los Angeles County free public library had become one of the largest library systems in the United States from both the standpoint of circulation and the areas served. By 1928, the system comprised 157 branch libraries serving 3,549 square miles. Annually, 300,000 volumes were circulated among two million readers, and the system had 213 employees.[449] Into the 1930s, County libraries continued to be housed in alternative buildings, not purpose-built libraries. Between 1931 and 1932, the Florence Library moved to a storefront building at the corner of Makee Avenue and Florence Avenue (1551 East Florence Avenue).[450] The East Rancho Dominguez Library, formerly known as the East Compton Library, continued to be located in a one-story residential home through 1938.[451] In 1932, the library system was renamed the Los Angeles County Public Library. In April 1956, the Los Angeles County Public Library added the one-millionth book to its collection.[452]

To remain connected with the communities it served, in 1959 the library system developed a district council called the Regional Library Councils that comprised representatives for the eight County Library Regions. These representatives served without compensation and guided the programs of their local libraries.[453] They worked under the head County librarian to improve County library services and vote on library issues. Starting in 1960, the

449 No Author, "County Free Public Library Largest in World," *Monrovia Daily News*, June 1, 1928, 9.
450 "Florence Library, Los Angeles, California," *County of Los Angeles Public Library History,* accessed January 26, 2022, https://calisphere.org/item/92f4eaf73b9238265e0c8f7cbd0b174b/.
451 "East Rancho Dominguez Library, Compton, California," *County of Los Angeles Public Library History,* accessed January 26, 2022, https://calisphere.org/item/7accf5d0fbb3b0319f8347c7224e9616/.
452 No Author, "One Millionth Book Added to LA Library." *Los Angeles Evening Citizen*, Apr. 25, 1956, 23.
453 Burton W. Chace, "County Report: Dominguez Resident put on County Library Group," *News-Pilot*, Sep. 29, 1967, 7.

County began planning purpose-built library locations as many of the library's ad hoc buildings and facilities, specifically in the First District, needed to be improved, enlarged, or relocated. Between 1960 and 1969, new buildings were leased, and multiple new County libraries were constructed using County library funds. These buildings were typically freestanding, offered parking, and were centrally located. As opposed to being in churches, stores, post offices, and private residences, they were buildings constructed or rented specifically for library purposes.

In 1994, the Regional Library Councils changed to the County Library Commission by order of the Board of Supervisors. The County Library Commission was composed of 15 members appointed by the Board. Two years later, the Commission was restructured with 20 members, ten selected by the City Selection Committee to be representatives of the communities served by the County Library and ten appointed by the Board of Supervisors.[454] As of 2022, the Los Angeles County Library provides service to over 3.4 million residents living in incorporated and unincorporated areas of the County over 3,000 square miles.[455]

Law Enforcement (1894–1980)

The LASD was formed soon after the organization of California into counties in April 1850. In 1852, the Los Angeles Rangers were formed as a posse-type group that took orders through their Captain from the office of the Sheriff. Throughout this early period, vigilante justice or "lynch law," which is the punishment for crimes usually by death without due process of the law, was prevalent. This came to a head in October 1871 when a feud between two rival Huignan (benevolent organizations in the Chinese American and Chinese immigrant community) led to a shootout between several Chinese men and the death of a Caucasian rancher, Robert Thompson. A mob of rioters soon formed, targeting Chinese men, creating makeshift gallows, and killing up to twenty Chinese citizens by the end of the night.[456] The Sheriff's Department was responsible for obtaining the warrants for participants' arrests and subsequently enforced due process over lynch law in Los Angeles.

In 1894, elections for Sheriff were held every four years. The first Sheriff was George T. Burrill. In January 1899, William A. Hammel became the Sheriff of Los Angeles County. During his campaign, he promised the Afro-American League (a forerunner of the NAACP) that he would appoint an African-American Deputy. Julius Boyd Loving became the first African-American Deputy and for eleven years was the only African-American Deputy in the Sheriff's Department.[457] In 1912, Sheriff Hammel appointed the first female Deputy Sheriff in the United States, Margaret Queen Phillips.[458] Phillips was Sheriff Hammel's sister-in-law. She had recently separated from her husband and needed to support her two children. She served the LASD for 35 years until her retirement in 1947.[459] It was typical for Sheriffs to appoint friends, family, and people who supported them politically. Deputies would serve for the duration of their hiring Sheriff's term and be routinely dismissed by the incoming administration. To incentivize more long-term law enforcement, in 1912 the fee system of compensation was abolished, and officers began receiving a salary and were hired based on the civil service system. The civil service system, also known as the

454 "Library Commission," *County of Los Angeles Public Library*, accessed January 2022, https://www.colapublib.org/aboutus/commission.html.
455 Los Angeles County Library, "About the Library," accessed January 25, 2022, https://lacountylibrary.org/aboutus/.
456 Kelly Wallace, "Forgotten Los Angeles History: The Chinese Massacre of 1871," *Los Angeles Public Library*, May 19, 2017.
457 John J. Stanley, "Julius Boyd Loving: The First African American Deputy on the Los Angeles County Sheriff's Department," *Southern California Quarterly* 93, no. 4 (2011): 459-493, https://doi.org/10.2307/41328537.
458 Also known as Margret Q. Adams, Adams being her married name.
459 No Author, "County's First Woman Deputy Sheriff, 99, Dies," *Los Angeles Times*, Jan. 9, 1974, 1.

merit system, was used to assure that the recruitment and retention of a qualified workforce were impartial and competitive.[460]

By the 1920s, the population of Los Angeles County surged due to emigration from the South and Midwest, which created new demands to formalize the Department and its services. In 1921, the first Sherriff's Station opened in Florence-Firestone as Station #1 with 25 Deputies, two patrol cars, two motorcycles, and a small detective unit.[461] In July 1926, the Los Angeles County Board of Supervisors voted to create four additional substations in addition to the original Florence-Firestone and East Los Angeles stations.[462] In 1932, the department began wearing assigned uniforms, and in 1937 began the marked car patrol system to identify Deputies in public.[463]

The high volume of new Deputies joining the LASD and the need for standardized training resulted in the creation of the Sheriff's School of Instruction in 1935. The school was later known as the Sheriff's Academy. A building for the Academy was constructed in 1952 at 1060 N Eastern Avenue in East Los Angeles. Eventually, several buildings formed a campus along Sheriff Road between N Eastern Avenue and I-710 Freeway. The campus included the Sheriff's Academy, the Los Angeles County Fire Department headquarters, the Biscailuz Center (which operated as a men's jail), and the Sybil Brand Institute for Women.[464] Up until 1955, African-American Deputies were primarily restricted to custodial work at the County Jail and on the Sheriff's Honor Farm (renamed Peter J. Pitchess Detention Center). The Sheriff's Honor Farm was the all-male County detention center and correctional facility located in the unincorporated community of Castaic. After pressure from the NAACP, 44 African-American Deputies were integrated into the Sheriff's Department in 1955. The African-American Deputies were assigned to the 12 Sheriff sub-stations in Los Angeles County. Caucasian and African-American Deputies were paired together, and African-American Deputies had their duties enlarged to include the transportation of all prisoners and were no longer barred from transporting Caucasian female prisoners.[465]

The LASD often partnered with the LAPD during times of unrest that were not confined to one force's authority. Los Angeles County in the 1960s and 1970s was a center of political and social change and the site of multiple events that often-put citizens at odds with the LASD and law enforcement from the LAPD. On August 11, 1965, Los Angeles police officer Lee Minikus tried to arrest Marquette Frye for drunk driving in Watts. A crowd of African-American people gathered and, after an altercation between Frye's mother and the LAPD officer Marquette, his brother and mother were arrested. The arrests set off protests that sparked five-day civil unrest involving approximately 30,000 people in Los Angeles. The Watts Uprising was a reaction to the inequality, poverty, and alienation experienced by members of the African-American community. The California Army National Guard was called to assist a force of 934 LAPD officers and 718 officers from the LASD. Over the next several days, rioters overturned and burned cars and looted stores. The uprising ended on August 15 with 34 people killed, 1,032 people injured, 3,438 arrests, and $40 million in property damage. The event brought attention to the area's conditions but failed to lead to substantial improvements in the lives of the community's population.[466] The LASD would serve a similar role partnering with the LAPD in 1992 during the 1992 Los Angeles Uprising, which resulted after four LAPD officers were acquitted of using excessive force in the arrest and beating of an African-American man, Rodney King.

460 Dr. John R. Haynes, "Salaries Ordinance Extremely Defective," *Los Angeles Evening Express*, July 7, 1913, 3.
461 Duane Preimsberger, "Firestone Park Sheriff's Station," accessed February 3, 2022, http://www.fpk11a.com/files/legacy.htm.
462 No Author, "Sheriff Opens 4 Substations," *Los Angeles Evening Express*, Aug. 23, 1926. 7.
463 "History of the Los Angeles County Sheriff's Department (1849-1871)," *Los Angeles County Sheriff's Department*, accessed February 3, 2022, http://shq.lasdnews.net/content/captains/LASD_History.pdf.
464 National Environmental Title Research, "aerial photos and topography maps," *Historic Aerials Courtesy of NETR Online*, T1956 and T1968, https://www.historicaerials.com/viewer.
465 No Author, "Sheriff Shifts Policy, Drops Segregation," *California Eagle*, Dec. 29, 1955, 1.
466 Casey Nichols, "Watts Riot (August 1965)," *Black Past*, October 23, 2007, https://www.blackpast.org/african-american-history/watts-rebellion-august-1965/.

On August 29, 1970, more than 20,000 Latino citizens marched throughout East Los Angeles in protest of the Vietnam War. Before the march, the organizers, who were part of the Chicano Moratorium Committee, opened a dialog with the LASD to keep them informed of the program for the march, rally, and related events. Despite having a plan in place to mitigate any problems that might arise as a result of the march, the LASD, along with the LAPD, was uncomfortable with the number of demonstrators and placed Deputies at street corners with riot guns. At the end of the march's route, Laguna Park, the peaceful rally turned into violence with law enforcement entering the park and dispersing the crowd using tear gas. Demonstrators who had boarded buses to flee were beaten by officers. Thirty-one civilians and forty-three law enforcement officers were injured, and three people were killed, including prominent journalist Ruben Salazar.[467] Salazar was killed when Sheriff's Deputies fired high-velocity projectiles into the Silver Dollar Café at 4945 Whittier Boulevard, hitting Salazar in the head.[468] This event led to long-term tension and suspicions between the Latino community and the LASD.

Throughout the 1980s and 1990s, the LASD attempted to develop new programs to combat the rise in crime throughout Los Angeles County. In July 1980, a 12-year-old record was broken for the greatest number of homicides in a month with 254 reported cases. Homicides continued to rise into the 1990s with newspapers pointing to African-American gangs, including the Bloods and Crips, and rivalries between Latino gangs.[469] In 1988, the LASD created the Gang Enforcement Team (G.E.T.) to curb gang recruitment and curb gang-related violence within the County. In 1999, the Deputy Leadership Institute, Asian Crime Task Force, and Community Oriented Policing Services (COPS) Bureau were created. In addition, mentoring programs were expanded including the Vital Intervention and Directional Alternatives (VIDA) Program and the Town Sheriff program.[470]

Fire Department (1924–1980)

The first fire protection district for the unincorporated areas of Los Angeles was created in 1924 under the responsibility of the County Department of Forester and Fire Warden. In March 1949, the Board of Supervisors established the Consolidated Fire Protection District (CFPD). The CFPD united 32 smaller districts and 33 engine companies that were established in the 1920s. The larger entity had 207 officers and firemen on staff.[471] The small districts included the Florence-Southwest County Fire Protection District, Southeast County Fire District, and Walnut Park County Fire Protection District.[472] In 1952, the County Fire Department's new headquarters opened in East Los Angeles at 1320 North Eastern Avenue, in a larger campus that included many buildings for the LASD's operations. Throughout the 1950s, multiple fire stations were constructed in Los Angeles County, including West Rancho Dominguez's Station 95. Fire stations from this period frequently were designed in the Mid-Century Modern and Contemporary architectural styles including brick or stucco exteriors with integrated planters, flat or angled roofs, and limited exterior ornament. Up to 1953, the County Fire District was comprised of Caucasian men only. In January 1953, James L. Garcia Jr. became the first African-American to join the County Fire Department, as well as the youngest at age 21. Garcia graduated from the department's training school at Santa Fe Springs and was assigned to a south-central Los Angeles fire station.[473]

Between 1967 and 1986, the County Board of Supervisors controlled four fire protection districts within Los Angeles County. These included the Consolidated Fire Protection District (CFPD), Universal Fire Protection District, Dominguez Fire Protection District, and Wrightwood Fire Protection District. A fifth district, the Forester and Fire

467 GPA Consulting, Inc., *National Register of Historic Places Registration Form, National Chicano Moratorium March August 29, 1970.*
468 No Author, "TV Channels Will Provide Coverage of Salazar Inquest," *Los Angeles Times*, Sep. 9, 1970, 3.
469 Jesse Katz, "August: Grim Milepost in L.A. County's Bloody Year," *Los Angeles Times*, Sep. 3, 1992, B7.
470 "History of the Los Angeles County Sheriff's Department (1849-1871)," *Los Angeles County Sheriff's Department*.
471 Cleophus Saunders, "Forester and Fire Warden for County of Los Angeles," *California Eagle*, May 5, 1949, 20.
472 No Author, "Advertisement," *Metropolitan Pasadena Star-News*, March 17, 1949, 22.
473 No Author, "Jim Crow Smashed in County Fire Dept." *California Eagle*, Jan. 22, 1953, 1.

Warden (F&FW) was also located within the County but was funded by a separate fund, the General Fund. Each of these districts was a separate entity operating jointly. The primary reason for keeping these fire districts separate was to maintain a separate legal status for tax purposes. The tax rate was different for each district, which influenced funding.[474] These two remaining legal entities made up what was commonly known as LACoFD.

In 1973, a class-action lawsuit was filed in the U.S. District Court against the LACoFD for racially discriminatory employment practices. The complaint stated that the LACoFD had been "engaging in nepotistic and 'word-of-mouth' recruitment procedures… to perpetuate the present virtually all-white force…" and used culturally biased written and oral tests. The suit charged that such practices violated the plaintiffs' civil rights as outlined in the 1966 Civil Rights Act. The plaintiffs included firemen Hershel Clady, Van Davis, and Fred Vega and 11 African-Americans or Latino men who applied for employment as firemen in 1971.[475] Clady later went on to be the first African-American promoted in the LACoFD to engineer in 1975 and later captain in 1977.[476]

In 1978, Proposition 13 established the standardization of tax rates, restricting the increase of property taxes as amended by voters to the California Constitution. As a result of this change, there was no longer a need to keep multiple separate fire protection districts, and by 1986 the Universal, Wrightwood, and Dominguez districts were dissolved and annexed to the CFPD. In 1983, Cindy Barbee became the first woman to join the LACoFD, followed by JeriLynn Scavarda in 1986. Barbee and Scavarda worked to establish grooming standards for women, women's cut for gear, and private restrooms in firehouses.[477] In 1988, Tonya Burns was hired as the County's first African-American female firefighter after completing training at the Los Angeles County Fire Department Academy in East Los Angeles.[478] The CFPD and F&FW operated as the LACFD until 1992 when the CFPD annexed all the remaining unincorporated areas in the County. The two separate departments became unified with all property taxes and charted responsibilities of the F&FW being transferred to the CFPD under the name the County of Los Angeles Fire Department.[479] Included in the LACoFD are the following emergency operations departments: Firefighting, Dispatch, Training and Medical Services Bureau, Lifeguards, Urban Search and Rescue, Air and Wildland, Hazardous Materials Response, and Homeland Security.

4.4.12.1 Registration Requirements

Associated Property Types

Property types associated with the theme of Civic Development include buildings and campuses constructed for County-run entities. They include fire stations, office buildings, law enforcement stations, and libraries. As monuments to municipal government, these buildings are often architecturally notable Mid-Century Modern, Late Modern, or Brutalist designs. Buildings related to Civic Development may also be utilitarian, such as fire stations. They may include the long-term location of a library, police, or fire station that is no longer used for that purpose but retains sufficient integrity to convey its original or adapted use to serve a function of Civic Development.

474 "History," County of Los Angeles Fire Department, accessed February 1, 2022, https://fire.lacounty.gov/history/.
475 "Suit Charges County Fire Dept. with Unfair Hiring Practices," *Los Angeles Times*, Jan. 16, 1973, 21.
476 "History of Black Firefighters in Los Angeles," *The African American Firefighter Museum*, accessed February 1, 2022, http://www.aaffmuseum.org/wp-content/uploads/2012/11/Black-firefighter-timeline.pdf.
477 Sarah McGrew, "Trailblazers: LA County Women Firefighters," accessed February 1, 2022, http://archive.uscstoryspace.com/2017-2018/srmcgrew/Capstone/.
478 Sheldon Ito, "Black Woman Blazing Trails as Firefighter," *Los Angeles Times*, Nov. 11, 1988, 46.
479 "History," County of Los Angeles Fire Department.

Eligibility Standards

- Has a direct and significant relationship to a significant theme of Civic Development within the MAP communities and/or was the primary place of work of an individual important within the theme of Civic Development
- Reflects one of the significant types of Civic Development in the history of the MAP communities and embodies the distinctive characteristics of the type from a specific period:
  - Libraries (1912-1969)
  - Law Enforcement (1894-1980)
  - Fire Department (1924-1980)
- An eligible resource must have been important in the overall Civic Development of the County. Examples might include resources related to libraries, law enforcement, the fire department, or a department that played an important role during a major uprising

Character-Defining Features

- May include buildings constructed in one of the popular architectural styles of the period, such as Mid-Century Modern or Brutalist.
- Features typical of its property type, such as large garages for firetrucks at a fire station

Considerations

- Eligible resources should retain integrity of Location, Design, Materials, Workmanship, Feeling, and Association from their period of significance as defined in Section 3
- Setting may be compromised by nearby construction that post-dates the period of significance
- If the building is the historic location of a Civic Development function but is no longer associated with this use, it must retain features that reflect its use as a type of Civic Development.
- The majority of the resource's original materials and design features must remain intact and visible, including wall cladding, windows, fenestration pattern and size of openings, roof features, and details related to its architectural style for buildings, and plant materials, site plan, and related buildings, structures, and fixtures for parks
- For buildings, limited door and window replacements may be acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- May include the long-term location of a library, law enforcement facility, or fire station that is no longer used for that purpose
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder.
- In some cases, if a resource is eligible under this theme, it may also be eligible under Civil Rights and Social Justice and Public Art, Music, and Cultural Celebrations.

5 Architectural Styles

The following Tables present an overview of all major architectural styles by property type (residential, commercial, and civic and institutional) for properties identified during the windshield survey and properties previously listed on the County Historical Landmarks Registry. For future historic resource evaluations, the styles listed below should be used to create consistency. Styles displaying similar character-defining features are grouped together. The tables reflect only architectural styles that could be identified and grouped by name, date, and character-defining features found within the MAP.

5.1 Residential Properties

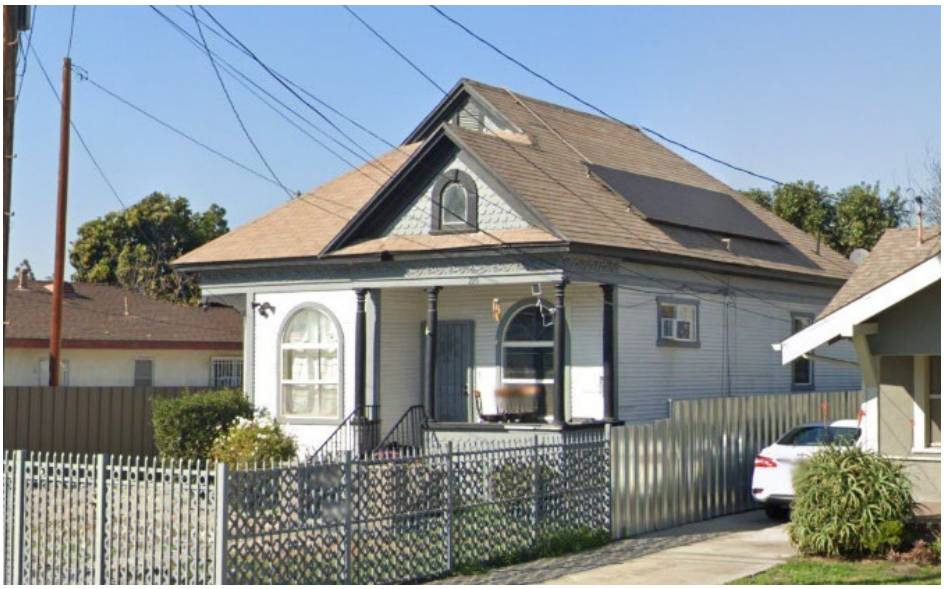
Table 3. Architectural Styles for Residential Properties

Victorian

The Victorian era of architecture in the United States occurred during the second half of the nineteenth century and roughly corresponded with the reign of Britain's Queen Victoria (1837-1901). During this period of rapid industrialization, Victorian-style buildings reflected the complex shapes and machine-made elaborate detailing that were previously reserved for very expensive homes. Within the MAP, the styles of residences that fall under this period include Victorian Vernacular Cottages and Queen Anne.

Victorian Vernacular Cottages (1885–1910)

Victorian Vernacular Cottages were popularized in Los Angeles during the late nineteenth century through the advancement of the balloon frame and architectural pattern books. Derived from Victorian styles on the east coast, Victorian Vernacular Cottages were often constructed by the owner or builder with minimal details beyond combinations of wood cladding and stylistic flourishes around the porch. Technological advances allowed for the mass production of building elements to create a vernacular style that was affordable to a variety of socio-economic classes. The gabled and hipped cottage styles were the most prevalent Victorian Vernacular Cottage styles. These residences feature a single story, square or L-shaped plan, slightly overhanging boxed eaves and a partial or full-width front porch. Many examples of the style can be found situated in early streetcar suburbs, representing the earliest patterns of residential development in the County. However, by 1906, the Craftsman style homes surpassed the Victorian Vernacular Cottage style as the most popular form of middle-class housing in Los Angeles, and the use of the style began to decrease.[480]



2111 East 119th Street, Willowbrook

480 Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2018), 314-315.; SurveyLA Citywide Historic Context Statement, *Architecture and Engineering, 1850-1980: Late 19th and Early 20th Century Residential Architecture, 1885-1910: Housing the Masses, 1880-1975,* City of Los Angeles Department of City Planning, July 2019, 30-37.

Character-defining Features

- Square or L-shaped floor plans
- Gabled, hipped, or pyramidal roof designs
- Mass-produced embellishments such as brackets, spindles, or flat porch railings and trim
- Front bay window
- Asymmetrical facades
- Slightly overhanging boxed eaves
- Combination of wood cladding materials
- Partial or full-width front porch

Queen Anne (1886–1910)

The Queen Anne style emerged in the United States during the Philadelphia Exposition in 1876 and the American audience immediately embraced the eclectic functionality of the style. The style arrived in Los Angeles with the railroad in the late 1880s. In direct contradiction to the boxy regularity of built forms up until this point, the form of the Queen Anne house was dictated from the inside out by the organization of interior spaces and their desired use. This resulted in unique, asymmetrical built forms with steep, complex rooflines, protruding balconies, turrets, wide, meandering porches, and bursts of texture from a varied use of contrasting materials and ornament. Aided by recent advancements in the mechanized production of construction materials, making them much more affordable than ever before, the Queen Anne house absorbed and combined stylistic influences of past and contemporary styles alike.[481]

1138 E 71st Street, Florence- Firestone

Character-defining Features

- Asymmetrical built forms with protruding balconies, turrets, bays, overhangs, towers, and wall projections
- Steeply pitched, irregular roof designs, usually with a front-facing gable
- Partial or full-length asymmetrical porch
- Ornamental turned wood porch supports and balustrades
- Wood weatherboard siding was frequently accompanied by several decorative shingle designs
- Decorative elements utilized include half-timbering, spindlework, and patterned masonry
- The use of common Classical Greek and Roman decorative motifs such as swags, garlands, classical columns, and the tri-partite Palladian window
- Windows and dormers of inconsistent sizes are unevenly placed throughout the façade
- Beveled, etched, or stained glass in doors and feature windows

[481] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2018), 345-370.; Lloyd Vogt, *New Orleans Houses: A House-Watcher's Guide* (Gretna, Louisiana: Pelican Publishing, 1997).

Arts and Crafts

The Arts and Crafts movement was led by designer William Morris in England as a response to the increase in mass production and materialism seen in the earlier Victorian era. Morris called for a return to the use of natural materials, simplicity of form, quality of craftsmanship, and attention to detail in all aspects of design, not only buildings. The Arts and Crafts era began at the start of the twentieth century and ended just before World War II. Within the MAP, the style of residences that fall under this movement includes Craftsman.

Craftsman (1900–1935)

The Craftsman Style was the dominant style for small houses built in Southern California from roughly 1900 to 1930. The style evolved from previously popular Prairie style architecture, traditional wooden architecture, and the Arts and Crafts Movement. The typical vernacular Craftsman was heavily influenced by the works of Charles Sumner Greene and Henry Mather Greene of Southern California, which were given extensive publicity and copied in many pattern books and home and garden periodicals.[482]

2019 East 118th Street, Willowbrook

Character-defining Features

- Rectangular massing
- One or one and a half stories in height
- Partial or full-width porches supported by squared or battered columns
- Columns frequently continue to ground level
- Exterior walls clad in either stucco, wood, stone, or brick
- Low-pitched front-gabled roof, occasionally hipped, with wide unenclosed eave overhangs
- Multiple roof planes
- Exposed roof rafters, decorative false beams, or braces under gables
- Numerous windows, typically wood sash with decorative transoms above broad bottom light
- Windows framed in wood surrounds
- Windows grouped in three or more

[482] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2018), 567.

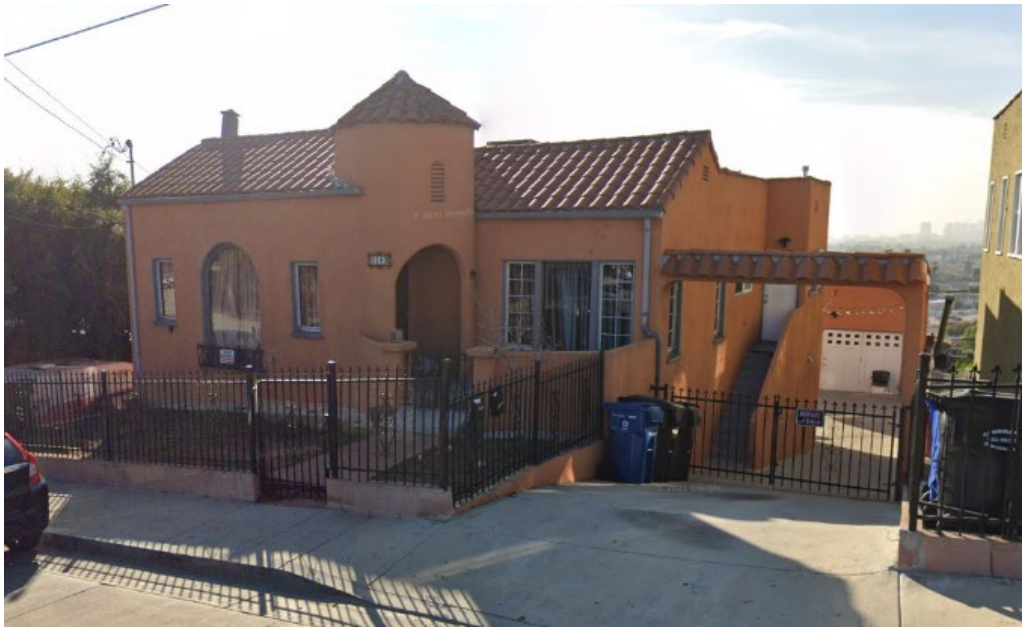
- Slopped or battered foundation
- Stickwork in gables or porch
- Stone exterior chimneys
- Airplane variation will have a center “cockpit” form a single room second story

Period Revival

Period Revival architectural styles became popular in the United States primarily after World War I when tastes shifted from the modern-influenced Arts and Crafts to styles that referenced various historical periods. In California, especially Southern California, these styles were used in rapidly developing cities, including Los Angeles, between 1920 and the 1940s. Within the MAP, residences that fall under this period include Spanish Colonial Revival.

Spanish Colonial Revival (1915–1940)

The Spanish Colonial Revival style has a rich history and popularity in California with a basis in architectural forms that were influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, or Baroque architectural vocabulary, but also drew from modernist styles of Art Deco and popular nineteenth-century Mediterranean Revival, Monterey Revival, Pueblo and Santa Fe Revival, and Mission Revival styles. The style achieved state-wide popularity after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue using the late-Baroque Churrigueresque style of Spain and Mexico. Goodhue's designs featured intricate ornamentation applied to plain stucco surfaces, towers, domes, and was well-suited to public/civic buildings, churches, and commercial buildings, though smaller scale versions of the style are well represented in residential architecture as well. The San Diego Exposition was an exploration of and attempt to create a specific California architectural style, romanticizing the region's Spanish colonial past, and Mexican farmhouse/hacienda living, while at the same time bearing little resemblance to the actual Spanish colonial-era buildings in California. The California-specific mode also broke with the American Colonial Revival and Tudor Revival styles popular elsewhere in the United States during the 1910s through the 1940s. Spanish Colonial Revival's popularity coincided with a population boom for the state in the 1920s, resulting in the widespread use of the style, eventually tapering off in the 1940s as more austere Minimal Traditional and International styles gained popularity during the later Great Depression and World War II years. Despite a decrease in overall popularity, Spanish Colonial Revival continued to inform and influence modern architectural styles and is a popular influencing style for Neo-Traditional style architecture today.[483]



1143 Hicks Avenue, East Los Angeles

[483] David Gebhard, "The Spanish Colonial Revival in Southern California (1895-1930)," *Journal of the Society of Architectural Historians* 26, no. 2 (1967): 131–147.; HPP (Historic Preservation Partners), *Covina Town Center Historic Resource Survey*, City of Covina Town Center Specific Plan, Spring 2006, 32.; ARG/HRG (Architectural Resources Group and Historic Resources Group), *City of Santa Monica Historic Resources Inventory Update*, City of Santa Monica Planning & Community Development Department, March 2018, 344.

Character-defining Features

- Asymmetrical façade
- Simple rectangular or L-shaped massing
- One or one and a half stories in height
- Round, square, or polygonal towers
- Low-pitched side or cross-gabled roof, occasionally hipped or flat roof section
- Minimal eaves with little to no overhang
- Red clay tile roofs either Spanish (S-shaped) or Mission (half-cylinder)
- Painted stucco exterior walls in natural colors typically white or tan, walls extend into gable without a break
- Fenestration is irregular and often recessed
- Elaborately carved wood entry doors with rounded arches above both doors and windows
- May have wrought iron features such as grilles over windows, lanterns, and handrails
- Elaborate chimney caps
- Courtyards with or without covered arcaded walkways

Modernism

European architects such as Le Corbusier, Mies van der Rohe, and Walter Gropius were developing a radically new style that rejected ornament and reduced buildings to their basic functional forms. This led to the International style, which emerged in the United States with European emigres in the 1920s and 1930s, led in Southern California by architects such as Rudolph Schindler and Richard Neutra. By the 1940s, the popularity of Modernism rose with machine-made building materials and assembly-line style construction techniques that met the intense demand for new buildings in the region. Within the MAP, the styles of residences that fall under this period include Mid-Century Modern and Minimal Traditional.

Mid-Century Modern (1933–1965)

Mid-Century Modern style is reflective of International and Bauhaus styles popular in Europe in the early twentieth century. The development of the Mid-Century Modern style in the United States was largely fostered by World War II. As a result of the war, the United States became a manufacturing and industrial leader. Materials and aesthetics evolved to reflect modern innovations that dominated design and construction following the war. Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements. There was a need for a style that could meet the demand for mass construction of many property types – from residences to schools to offices – and convey the modern sensibility of an era that valued a departure from the past; middle-class growth; economic efficiency; and new material technology.[484]

1224 W 10th Street, Westmont

Character-defining Features

- One- to two stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical

484 David Gebhard and R. Winter, *An Architectural Guidebook to Los Angeles* (Layton, Utah: Gibbs Smith Publishing, 2003); ARG (Architectural Resources Group), *City of Arcadia: Citywide Historic Context Statement,* City of Arcadia, Development Services, Planning Division, January 11, 2016, 98.; Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2018), 630-646.

- Flat roofed without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior walls are flat with smooth sheathing and typically display whites, buffs, and pale pastel colors
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Plain doors, often industrial in character
- Large window groupings
  Interior-exterior connection

Minimal Traditional (1935–1950)

The Minimal Traditional style was a nationally prevalent style that emerged during the Great Depression. Minimal Traditional homes were designed to be simplistic, economical, and able to be mass-produced. The prevalence of the style was the result of federal policies. Franklin D. Roosevelt enacted the National Housing Act in 1934, creating the Federal Housing Administration (FHA). The Minimal Traditional style house was explicitly preferred in FHA guidelines for homeowners to secure FHA-insured home loans. The style continued to be popular through World War II and the postwar housing boom, due to the increased use of factory-produced materials, the ability to be quickly mass-produced and deployed, and the general rejection of excessive, material-intensive Craftsman, Victorian, or Period Revival styles. The popularity of the Minimal Traditional style faded by the mid-1950s as the effects of the Great Depression and war-time fiscal conservativism were forgotten.[485]

13032 Stanford Avenue, West Rancho Dominguez-Victoria

Character-defining Features

- Small scale
- One-story in height
- Located on small lots
- Typically features a low- or intermediate-pitched gable roof with minimal eave overhang
- Lack roof dormers
- Features a variety of exterior materials including vertical and horizontal wood boards, shingles, brick veneer, and board-and-batten siding
- Minimal added architectural detail, often slightly classical
- Typically feature double-hung windows with either multi-light or simulated multi-light

485 Architectural Resources Group (ARG), *Architectural Style Guide: Minimal Traditional*, City of Anaheim Planning and Building Department, July 2019.; Caltrans, *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Sacramento, CA: California Department of Transportation, 2011, 67-70.; Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2018), 587-589.

5.2 Commercial Properties

Table 4. Architectural Styles for Commercial Properties in the MAP

Period Revival

Period Revival architectural styles became popular in the United States primarily after World War I when tastes shifted from the modern-influenced Arts and Crafts to styles that referenced various historical periods. In California, especially Southern California, these styles were used in rapidly developing cities, including Los Angeles, between 1920 and the 1940s. Within the MAP, commercial properties that fall under this period include Spanish Colonial Revival.

Spanish Colonial Revival (1915–1940)

The Spanish Colonial Revival style has a rich history and popularity in California with a basis in architectural forms that were influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, or Baroque architectural vocabulary, but also drew from modernist styles of Art Deco and popular nineteenth-century Mediterranean Revival, Monterey Revival, Pueblo and Santa Fe Revival, and Mission Revival styles. The style achieved state-wide popularity after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue using the late-Baroque Churrigueresque style of Spain and Mexico. Goodhue's designs featured intricate ornamentation applied to plain stucco surfaces, towers, domes, and was well-suited to public/civic buildings, churches, and commercial buildings, though smaller scale versions of the style are well represented in residential architecture as well. The San Diego Exposition was an exploration of and attempt to create a specific California architectural style, romanticizing the region's Spanish colonial past, Mexican farmhouse/hacienda living, while at the same time bearing little resemblance to the actual Spanish colonial-era buildings in California. The California-specific mode also broke with the American Colonial Revival and Tudor Revival styles popular elsewhere in the United States during the 1910s through the 1940s. Spanish Colonial Revival's popularity coincided with a population boom for the state in the 1920s, resulting in the widespread use of the style, eventually tapering off in the 1940s as more austere Minimal Traditional and International styles gained popularity during the later Great Depression and World War II years. Despite a decrease in overall popularity, Spanish Colonial Revival continued to inform and influence modern architectural styles and is a popular influencing style for Neo-Traditional style architecture today.[486]

[486] David Gebhard, "The Spanish Colonial Revival in Southern California (1895-1930)," *Journal of the Society of Architectural Historians* 26, no. 2 (1967): 131–147.; HPP (Historic Preservation Partners), *Covina Town Center Historic Resource Survey*, City of Covina Town Center Specific Plan, Spring 2006, 32.; ARG/HRG (Architectural Resources Group and Historic Resources Group), *City of Santa Monica Historic Resources Inventory Update*, City of Santa Monica Planning & Community Development Department, March 2018, 344.

Castañeda-Crollet Mortuary, 3715 Cesar East Chavez Avenue, East Los Angeles

Character-defining Features

- Simple rectangular or L-shaped massing, typically one- to two stories in height with round, square, or polygonal towers
- Asymmetrical façades
- Low-pitched side or cross-gabled roof, occasionally hipped or flat roof section
- Minimal eaves with little to no overhang
- Red clay tile roofs either Spanish (S-shaped) or Mission (half-cylinder)
- Painted stucco exterior walls in natural colors typically white or tan, walls extend into gable without a break
- Fenestration irregularly placed and recessed
- Elaborately carved wood entry doors with rounded arches above both doors and windows
- Decorative details typically include wrought-iron balconies and elaborate chimney tops
- Outdoors spaces take the form of courtyards with or without covered arcaded walkways

Early and Mid-Twentieth Century Commercial

Early and Mid-Twentieth Century Commercial buildings developed between 1920 and 1950 during periods of American optimism and economic prosperity. Large concentrations of commercial buildings from this period were clustered around transportation routes including railway tracks and heavily trafficked roads. Within the MAP, the styles of commercial properties that fall under this period include Programmatic/Mimetic and Brick Commercial/Streetcar.

Programmatic/Mimetic (1918–1950)

The Programmatic/Mimetic style was popularized in Los Angeles during the 1920s and 1930s along roadsides. While the Programmatic style refers to a structure that takes the form of a product sold within the building, the Mimetic style refers to a building with the form of a non-architectural object that may reference the name or theme of the business. The style was typically applied to restaurants, food stands, and retail stores along well-traveled streets. Such buildings were designed to catch the attention of motorists during the expansion of car culture and urban sprawl and were intended to be viewed in three dimensions, so car passengers could distinguish them from any angle. Often the buildings were surrounded by large parking lots to provide visibility as a form of large-scale advertising. Programmatic/Mimetic architecture reached its peak between 1928 and 1934, yet the style continued to be used up to the early 1940s.[487]

Tamale Building, 6421 Whittier Boulevard, East Los Angeles

[487] SurveyLA Citywide Historic Context Statement, *Commercial Development, 1850-1980: Commercial Development and the Automobile, 1910-1970,* City of Los Angeles Department of City Planning, August 2016, 80-87.; "The Tamale," Los Angeles Conservancy, accessed June 2022, https://www.laconservancy.org/locations/tamale.

Character-defining Features

- Structure takes shape directly from the product sold
- May also mimic a form that reflects the name of the business
- Typically, low-scale commercial building
- Conveys an advertising message through adaptation in the building form itself
- Historically applied to restaurants, food stands, and retail stores

Brick Commercial/Streetcar (1920–1940)

Brick Commercial buildings were prevalent throughout the entire United States before 1940 and were common in California in the post-statehood years through World War II. They are typically brick masonry buildings in free-standing or attached forms as part of larger local commercial districts. In the eastern United States, they may be taller, but in California, these brick commercial buildings are typically one to three stories. There is no single roof or cladding style, but a parapet typically hides the gabled or flat roof behind it, presenting a unified front elevation, while side and rear elevations lack distinctive decoration. Main elevations may have applied details or ornament from popular architectural styles, such as Neo-Classical columns and cornices, or modest geometric Art Deco decoration.[488]

7911-7917 Seville Avenue, Walnut Park

Character-defining Features

- One to three stories in height
- Brick masonry walls
- Rectangular forms
- Either attached or freestanding in commercial districts
- Raised parapet obscures flat or shallow barrel roof
- Recessed doorway
- Sign band between parapet and tops of fenestration
- The primary façade features a unified elevation with side and rear elevations displaying no distinctive decoration
- May be located on prominent corner
- Lack of dedicated parking as part of original design
- Storefronts with large display windows
- One or more multiple storefronts which open directly to sidewalk
- Set to sidewalk limit
- May have historic blade signage
- Shared party walls

488 Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Walnut Creek, CA: AltaMira Press).

Modernism

European architects such as Le Corbusier, Mies van der Rohe, and Walter Gropius were developing a radically new style that rejected ornament and reduced buildings to their basic functional forms. This led to the International style, which emerged in the United States with European emigres in the 1920s and 1930s, led in Southern California by architects such as Rudolph Schindler and Richard Neutra. By the 1940s, the popularity of Modernism rose with machine-made building materials and assembly-line style construction techniques that met the intense demand for new buildings in the region. Within the MAP the styles of commercial properties that fall under this period include Mid-Century Modern, Art Deco, Streamline Moderne, Googie, and Brutalist.

Mid-Century Modern (1933–1965)

Mid-Century Modern style is reflective of International and Bauhaus styles popular in Europe in the early twentieth century. The development of the Mid-Century Modern style in the United States was largely fostered by World War II. As a result of the war, the United States became a manufacturing and industrial leader. Materials and aesthetics evolved to reflect modern innovations that dominated design and construction following the war. Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements. There was a need for a style that could meet the demand for mass construction of many property types – from residences to schools to offices – and convey the modern sensibility of an era that valued a departure from the past; middle-class growth; economic efficiency; and new material technology.[489]

7625 Compton Avenue, Florence-Firestone

Character-defining Features

- One- to two stories in height
- Low, boxy, horizontal proportions

[489] David Gebhard and R. Winter, *An Architectural Guidebook to Los Angeles* (Layton, Utah: Gibbs Smith Publishing, 2003); ARG (Architectural Resources Group), *City of Arcadia: Citywide Historic Context Statement,* City of Arcadia, Development Services, Planning Division, January 11, 2016, 98.; Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2018), 630-646.

- Simple geometric forms with a lack of exterior decoration
- Flat roofed without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior walls are flat with smooth sheathing and typically display whites, buffs, and pale pastel colors
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Plain, unglazed doors
- Large window groupings

Art Deco —Theater/Commercial (1935–1950)

Art Deco was introduced in the mid-1920s to the mid-1930s as a reaction against the Beaux Arts tradition. In the 1920s when Los Angeles was experiencing a population boom, the Art Deco style reached its peak and became emblematic of the economic and cultural identity of the city. Although the roots of the style can be traced to the International Exposition of Modern Decorative and Industrial Arts that was held in Paris in 1925, the Art Deco style was applied to American architecture prior to the Exposition. Classical ornamentation such as columns was replaced with simplified ornamentation such as clean lines, abstract-geometric motifs, and vertical projections. Buildings designed in the Art Deco style convey a sense of vertical orientation with towers and multiple stepped volumes clad in smooth material such as terra cotta or cast stone. In Los Angeles, the style was embraced as an appropriate style to reflect the theatric qualities of the film industry and was often applied to theaters and commercial structures. However, the style was only briefly popular and fell out of popularity during the Great Depression due to the lack of affordability of the opulent design and its associated property types.[490]

5136 Whittier Boulevard, East Los Angeles

Character-defining Features

- Irregular building forms with sharp edges and a linear appearance
- Stepped or setback front façade with towers and other vertical projections
- Smooth wall surfaces typically stucco, concrete, smooth-faced stone, and terra cotta
- Stylized decorative elements using geometric forms such as zigzags and chevrons
- Feature low relief decorate panels with strips of windows with decorative spandrels
- Doorways surrounded with elaborate pilasters and pediments and door surrounds are often embellished with reeding or fluting
- Flat roof
- Prominent marquee
- Rounded corners

490 Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2018), 580-582.; SurveyLA Citywide Historic Context Statement, *Architecture and Engineering: L.A. Modernism, 1919-1980*, City of Los Angeles Department of City Planning, August 2021, 50-64.

Streamline Moderne (1935–1950)

The Streamline Moderne style became popular in the 1930s. Breaking away from heavily designed and ornate stylings seen in the Art Deco period popular in the 1910s and 1920s, Streamline Moderne offered clean lines and simplistic detailing that could be offered at more affordable construction costs during the Great Depression years. Its affordability, popularity, and ability to be stylistically scaled up or down also facilitated its use in PWA/WPA projects, which led to a substyle known as PWA/WPA Moderne. Drawing its inspirations from transportation and advances in industrialization, practitioners of the style used more curves in their designs and incorporated smoother wall surfaces than seen in the Art Deco style. The lack of excessive ornamentation and smooth wall surfaces also helped to emphasize the curving and sweeping lines of the building. The Streamline Moderne style was popular throughout the United States for a variety of architectural forms including residential buildings, commercial buildings, and institutional buildings.[491]

Gentry Theatre, 6525 Compton Avenue, Florence-Firestone

Character-defining Features

- Irregular building forms with rounded edges
- Linear appearance
- Stepped or setback front façade
- Smooth wall surface typically clad in stucco
- Stylized decorative elements using geometric forms such as zigzags and chevrons
- Speed lines continuing across multiple elevations
- Feature low relief decorate panels with strips of windows with decorative spandrels
- Reeding and fluting around doors and windows
- Porthole windows

[491] ARG (Architectural Resources Group and Historic Resources Group), *City of Santa Monica Citywide Historic Resources Inventory Update,* September 13, 2018.; Sapphos Environmental, Inc., *Los Angeles Unified School District Historic Context Statement, 1870 to 1969*, Los Angeles Unified School District, March 2014, 123.

Googie (c. 1940s–1960s)

The Googie style was introduced after World War II as a new style of roadside architecture. The term "Googie" was derived from coffee shops of that name that were designed in such a style. This car-oriented architecture was characterized by a sculptural structure, dominant signage, and vast expanses of glass that provide transparency at night. The concept of transparency was to appeal to motorists and to further promote visibility, designs often included elongated or distorted roofs, extended beams and columns, and spear-like protruding objects. Much of the style owes its design to the late work of Frank Lloyd Wright and his son Lloyd Wright, as well as 1950s-era structures such as the Eero Saarinen's TWA Terminal at the Kennedy Airport in New York. Although the Googie style was emblematic of the postwar streetscape, the style declined in the late 1960s with the rise of freeways.[492]

Florence Car Wash - 1662 East Florence Avenue, Florence-Firestone

Character-defining Features

- Upswept rooflines
- Curvaceous and geometric shapes
- Sculptural structure
- Dominant signage
- Bold use of glass, steel, and neon
- Characterized by space age designed and symbolized by motion with shapes such as boomerangs, atoms, and parabolas

492 SurveyLA Citywide Historic Context Statement, *Commercial Development and the Automobile, 1910-1970*, City of Los Angeles Department of City Planning, August 2016, 20-23.

Brutalist (1960–1975)

Brutalism, coined in the mid-1950s, involved the use of brut (French for raw) concrete. This style typically refers to monumental concrete forms and bulky massed buildings. Stylistically, its heavy concrete materials and deep recesses in the wall plane represent an antithesis to the glass curtain wall in corporate modern-style buildings. Indeed, windows, in general, are usually deeply recessed and comparatively small in relation to the building scale. The style is mainly used for institutional, government, or commercial office buildings.[493]

491 East Compton Avenue, West Rancho Dominguez-Victoria

Character-defining Features

- Rough unadorned poured concrete construction
- Massive form and heavy cubic shapes
- Visible imprints of wood grain forms
- Recessed windows that read as voids
- Repeating patterns geometric patterns
- Strong right angles and simple cubic forms
- Deeply shadowed irregular openings
- Rectangular block-like shapes
- Precast concrete panels with exposed joinery
- May be set on a landscaped berm

493 Fung Associates Inc., *Hawai'i Modernism Context Study,* Historic Hawai'i Foundation, November 2011, A-8.; Docomomo, "Styles of a modern era: Brutalist," accessed June 2022, https://docomomo-us.org/style/brutalist.

5.3 Civic and Institutional Properties

Table 5. Architectural Styles for Civic and Institutional Properties

Period Revival

Period Revival architectural styles became popular in the United States primarily after World War I when tastes shifted from the modern-influenced Arts and Crafts to styles that referenced various historical periods. In California, especially Southern California, these styles were used in rapidly developing cities, including Los Angeles, between 1920 and the 1940s. Within the MAP the styles of civic and institutional properties that fall under this period include Mediterranean Revival and Spanish Colonial Revival.

Mediterranean Revival (1905–1955)

The Mediterranean Revival style originated in Italy and was popularized in America between the two World Wars from 1918 to 1942. The style was nostalgic of the heritage of Southern California with aspects inspired by the California Missions from the 1770s through the 1820s. Mediterranean Revival architecture is a combination of elements from Spanish forms with an increased formality that contrasts the picturesque quality of the Spanish Colonial Revival style. Uniformly horizontal roof lines, hipped roofs, and symmetry are characteristic of the style and differentiated it from the Spanish Colonial Revival style. Yet they share similarities such as stucco cladding, low-pitched clay tile roofs, arched openings, and limited use of applied decoration. Furthermore, the Mediterranean Revival style is typically set back to incorporate a formal garden that extends from the façade.[494]

St. Michael's School, 1027 West 87th Street, West Athens-Westmont

Character-defining Features

- Symmetrical
- Rectangular or walled courtyard form

[494] SurveyLA Citywide Historic Context Statement, *Mediterranean & Indigenous Revival Architecture, 1893-1948,* City of Los Angeles Department of City Planning, November 2018, 44-49.

- Shallow gable or hipped roof or flat roof with parapet
- Raised parapet, flat or stepped
- Projecting wooden roof beams (vigas)
- Wall and roof parapet with irregular rounded edges
- Stucco walls, usually earth-colored
- Divided light windows often with hewn-wood lintels

Spanish Colonial Revival (1915–1940)

The Spanish Colonial Revival style has a rich history and popularity in California with a basis in architectural forms that were influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, or Baroque architectural vocabulary, but also drew from modernist styles of Art Deco and popular nineteenth-century Mediterranean Revival, Monterey Revival, Pueblo and Santa Fe Revival, and Mission Revival styles. The style achieved state-wide popularity after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue using the late-Baroque Churrigueresque style of Spain and Mexico. Goodhue's designs featured intricate ornamentation applied to plain stucco surfaces, towers, domes, and was well-suited to public/civic buildings, churches, and commercial buildings, though smaller scale versions of the style are well represented in residential architecture as well. The San Diego Exposition was an exploration of and attempt to create a specific California architectural style, romanticizing the region's Spanish colonial past, Mexican farmhouse/hacienda living, while at the same time bearing little resemblance to the actual Spanish colonial-era buildings in California. The California-specific mode also broke with the American Colonial Revival and Tudor Revival styles popular elsewhere in the United States during the 1910s through the 1940s. Spanish Colonial Revival's popularity coincided with a population boom for the state in the 1920s, resulting in the widespread use of the style, eventually tapering off in the 1940s as more austere Minimal Traditional and International styles gained popularity during the later Great Depression and World War II years. Despite a decrease in overall popularity, Spanish Colonial Revival continued to inform and influence modern architectural styles and is a popular influencing style for Neo-Traditional style architecture today.[495]

St. Alphonsus Catholic Church, 532 South Atlantic Boulevard, East Los Angeles

Character-defining Features

- Simple rectangular or L-shaped massing, typically one- to two stories in height with round, square, or polygonal towers

[495] David Gebhard, "The Spanish Colonial Revival in Southern California (1895-1930)," *Journal of the Society of Architectural Historians* 26, no. 2 (1967): 131–147.; HPP (Historic Preservation Partners), *Covina Town Center Historic Resource Survey*, City of Covina Town Center Specific Plan, Spring 2006, 32.; ARG/HRG (Architectural Resources Group and Historic Resources Group), *City of Santa Monica Historic Resources Inventory Update*, City of Santa Monica Planning & Community Development Department, March 2018, 344.

- Asymmetrical façades
- Low-pitched side or cross-gabled roof, occasionally hipped or flat roof section
- Minimal eaves with little to no overhang
- Red clay tile roofs either Spanish (S-shaped) or Mission (half-cylinder)
- Painted stucco exterior walls in natural colors typically white or tan, walls extend into gable without a break
- Fenestration irregularly placed and recessed
- Elaborately carved wood entry doors with rounded arches above both doors and windows
- Decorative details typically include wrought-iron balconies and elaborate chimney tops
- Outdoors spaces take the form of courtyards with or without covered arcaded walkways

Modernism

European architects such as Le Corbusier, Mies van der Rohe, and Walter Gropius were developing a radically new style that rejected ornament and reduced buildings to their basic functional forms. This led to the International style, which emerged in the United States with European emigres in the 1920s and 1930s, led in Southern California by architects such as Rudolph Schindler and Richard Neutra. By the 1940s, the popularity of Modernism rose with machine-made building materials and assembly-line style construction techniques that met the intense demand for new buildings in the region. Within the MAP, the styles of civic and institutional properties that fall under this period include Mid-Century Modern, Streamline Moderne, New Formalism, and Brutalist.

Mid-Century Modern (1933–1965)

Mid-Century Modern style is reflective of International and Bauhaus styles popular in Europe in the early twentieth century. The development of the Mid-Century Modern style in the United States was largely fostered by World War II. As a result of the war, the United States became a manufacturing and industrial leader. Materials and aesthetics evolved to reflect modern innovations that dominated design and construction following the war. Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements. There was a need for a style that could meet the demand for mass construction of many property types – from residences to schools to offices – and convey the modern sensibility of an era that valued a departure from the past; middle-class growth; economic efficiency; and new material technology.[496]

Century Sheriff's Youth Activity League, 7901 Compton Avenue, Florence-Firestone

Character-defining Features

- One- to two stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical

[496] David Gebhard and R. Winter, *An Architectural Guidebook to Los Angeles* (Layton, Utah: Gibbs Smith Publishing, 2003); ARG (Architectural Resources Group), *City of Arcadia: Citywide Historic Context Statement,* City of Arcadia, Development Services, Planning Division, January 11, 2016, 98.; Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2018), 630-646.

- Flat roofed without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior walls are flat with smooth sheathing and typically display whites, buffs, and pale pastel colors
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Plain, unglazed doors
- Large window groupings

Streamline Moderne (1935–1950)

The Streamline Moderne style became popular in the 1930s. Breaking away from heavily designed and ornate stylings seen in the Art Deco period popular in the 1910s and 1920s, Streamline Moderne offered clean lines and simplistic detailing that could be offered at more affordable construction costs during the Great Depression years. Its affordability, popularity, and ability to be stylistically scaled up or down also facilitated its use in PWA/WPA projects, which led to a substyle known as PWA/WPA Moderne. Drawing its inspirations from transportation and advances in industrialization, practitioners of the style used more curves in their designs and incorporated smoother wall surfaces than seen in the Art Deco style. The lack of excessive ornamentation and smooth wall surfaces, also helped to emphasize the curving and sweeping lines of the building. The Streamline Moderne style was popular throughout the United States for a variety of architectural forms including residential buildings, commercial buildings, and institutional buildings.[497]

Thomas A. Edison Middle School, 8500 Hooper Avenue, Florence-Firestone

Character-defining Features

- Irregular building forms with rounded edges
- Linear appearance
- Stepped or setback front façade
- Smooth wall surfaces typically stucco
- Stylized decorative elements using geometric forms such as zigzags and chevrons
- Speed lines continuing across multiple elevations
- Feature low relief decorate panels with strips of windows with decorative spandrels
- Reeding and fluting around doors and windows

[497] ARG (Architectural Resources Group and Historic Resources Group), *City of Santa Monica Citywide Historic Resources Inventory Update,* September 13, 2018.; Sapphos Environmental, Inc., *Los Angeles Unified School District Historic Context Statement, 1870 to 1969*, Los Angeles Unified School District, March 2014, 123.

New Formalism (1955–1975)

The New Formalism movement emerged as a reactionary movement against the International style. Some of the most acclaimed architects of the style are Edward Durrell Stone, Philip Johnson, and Minoru Yamasaki, who all had experience working in the International style but wanted to create a more formal and ceremonial form of architecture that was strongly rooted in Classical design motifs and principles. The design of the New Delhi American Embassy in by Edward Durrell Stone is often noted as the starting point for the New Formalism movement. The New Formalism movement had its limitations, in that it was used primarily in large-scale cultural and institutional buildings with little use in other architectural sectors. Examples of New Formalism in the United States include Lincoln Center in New York City, the Los Angeles Music Center, and the Kennedy Center for the Performing Arts in Washington DC. Smaller cities and universities also embraced the New Formalism style, and examples of the style are seen in Fullerton with the City Hall built in 1963 and the Western University College of Law built in 1975.[498]

A.C. Bilbrew Library, 150 East El Segundo Boulevard, West Rancho Dominguez-Victoria

Character-defining Features

- Architectural reference to Classicism, such as the use of evenly spaced columns, repetitive patterns, arches and use of decoration
- Symmetry
- Monumental scale
- Formal landscape; often use of pools, fountains, sculpture within a central plaza
- Use of traditionally rich materials, such as travertine, marble, and granite or man-made materials that mimic their luxurious qualities

[498] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2018), 662-664.; David Gebhard and R. Winter, *An Architectural Guidebook to Los Angeles* (Layton, Utah: Gibbs Smith Publishing, 2003).

Brutalist (1960–1975)

Brutalism, coined in the mid-1950s, involved the use of brut (French for raw) concrete. This style typically refers to monumental concrete forms and bulky massed buildings. Stylistically, its heavy concrete materials and deep recesses in the wall plane represent an antithesis to the glass curtain wall in corporate modern-style buildings. Indeed, windows, in general, are usually deeply recessed and comparatively small in relation to the building scale. The style is mainly used for institutional, government, or commercial office buildings.[499]

Firestone Library, 1900 Firestone Boulevard, Florence-Firestone

Character-defining Features

- Rough unadorned poured concrete construction
- Massive form and heavy cubic shapes
- Visible imprints of wood grain forms
- Recessed windows that read as voids
- Repeating patterns geometric patterns
- Strong right angles and simple cubic forms
- Deeply shadowed irregular openings
- Rectangular block-like shapes
- Precast concrete panels with exposed joinery

499 Fung Associates Inc., *Hawai'i Modernism Context Study,* Historic Hawai'i Foundation, November 2011, A-8.; Docomomo, "Styles of a modern era: Brutalist," accessed June 2022, https://docomomo-us.org/style/brutalist.

6 Recommendations

The Historic Context Statement recommendations presented below are intended to guide future planning and preservation efforts for the County and inform Land Use policies in the Metro Area Plan. These recommendations can also serve as a baseline for future planning efforts within the County such as the creation of a General Plan Historic Preservation Element, which would provide specific Implementation Programs, Policies, and Goals for the continued preservation and protection of historical resources, cultural resources, and community-identified cultural assets.

6.1 County-wide Recommendations

6.1.1 Preserve historic resources

Overall, the County has a lack of designated landmarks.

Increase County Designations by:

- Collaborating with community groups to nominate properties and provide technical assistance to help them through the nomination process.
- Prioritizing the reduction of nomination related fees as part of future planning efforts such as the Program Update project.

6.1.2 Streamline the nomination process

The most efficient way to evaluate and nominate historic resources that share common themes or geographies is through a group documentation method that streamlines both the research and survey process. This method aligns with National Park Service guidance provided in National Register Bulletin No. 16B *How to Complete the National Register Multiple Property Documentation Form* and National Register Bulletin No. 24 *Guidelines for Local Surveys: A Basis for Preservation Planning*.

Prepare focused Historic Context Statements, conduct intensive level surveys, and nominate non-contiguous historic districts for historic resources that share common themes or geographies to improve efficiency.

6.1.3 Preserve legacy businesses

The preservation of long-operating local small businesses preserves community character.

Preserve legacy businesses by:

- Preparing a study of other jurisdictions' incentives that protect legacy businesses.
- Developing a legacy business program based on study findings that includes but is not limited to grant funding, legacy business registry establishment, technical assistance, and marketing support.
- Engaging the public in identifying legacy businesses by using the Historic Resource Mapper.

- Conducting community outreach to legacy businesses identified by the public to inform them of program eligibility.

6.2 Facilitate designations related to broad patterns of development and historically significant people.

Identifying significant properties based on their physical appearance alone (i.e., Criterion 3) is not an adequate methodology for the MAP. Historic preservation within the MAP must go beyond the traditional practice of identifying buildings in public spaces with recognizable architectural styles completed by important architects. When evaluating a property that is associated with a locally significant event or pattern of development (Criterion 1), or individual (Criterion 2), its alterations should not immediately preclude it from eligibility based on a lack of integrity. The history of the built environment within the MAP is often told through its alterations, which can represent layers of time. For communities within the MAP that have experienced significant cultural change over time, alterations to properties may have acquired significance in their own right and should be adequately examined. For example, many of today's storefront churches were originally commercial businesses that were left vacant following "white flight" from older neighborhoods. In more recent history, these commercial storefronts were converted to churches by their new African-American and/or Latino tenants and were typically altered in the process. These churches often exhibit their own unique set of character-defining features centered on their alterations such as reuse of a former commercial business, application of Fieldstone or Permastone veneer to the exterior, and the addition of security windows and doors.

The use of study lists for the MAP and the Historic Resource Mapper allowed the MAP project team to capture information on important community resources that could easily be dismissed as not eligible for their architectural integrity. The most notable of these resources is the storefront churches that were identified in the MAP.

Facilitate designation of Criteria 1 and 2 historic resources by:

- Preparing focused historic context statements and surveys to identify historic resources subject Criteria 1 & 2.
- Evaluating resources not only through the lens of architecture but through the lens of association of broad patterns of development (Criteria 1) and individuals (Criteria 2).
- Permitting lower integrity thresholds when evaluating resources under Criteria 1 & 2.

6.2.1 Utilize technology to engage the public in the identification of historic resources

As part of community outreach efforts for the Historic Context Statement, the project team created an interactive, ArcGIS-based Historic Resource Mapper. This mapping tool allowed members of the community to add "pins" that identified properties of significance to them.

To facilitate community engagement in the historic resource identification process, utilize a historic resource mapping tool (such as the Historic Resource Mapper), or similar technology, on all large-scale projects impacting historic resources.

6.2.2 Improve internal plan check procedures

Improve internal plan check procedures by:

- Updating the County's Historic Resources GIS layer with data from the Historic Resource Mapper utilized for projects such as the MAP historic context statement.
- Placing alerts on historic resources in the permitting system.
- Establishing guidelines for the plan check process that includes:
  - Identifying historic resources on project sites.
  - Encourage developers to preserve and integrate historic resources into their projects.
  - Educating property owners about the benefits of historic preservation and incentives at the earliest point in the project.

6.3 Metro Planning Area Recommendations

6.3.1 Preserve historic resources

Overall, the MAP has a lack of designated landmarks, with East Los Angeles having more than most.

- Increase County Designations by: Encouraging community groups to nominate properties and provide technical assistance to help them through the nomination process.
- Prioritizing the properties identified in the MAP Historic Context Statement Study List for future evaluations and nominations.
- Prioritizing the nomination of residential and commercial properties in East Los Angeles and Florence-Firestone, as they appear to be at highest risk for demolition based on current development patterns.
- Streamlining the nomination process for historic resources that share common themes or geographies by the preparation of a focused Historic Context Statements, conducting intensive level surveys and nominating non-contiguous historic districts. Currently, a focused Historic Context Statement is being prepared for Blade Signs located in East Los Angeles. Prioritize a streamlined process for:
  - Murals (East Los Angeles)
  - Programmatic Architecture (MAP)
  - Storefront Churches (MAP)

6.3.2 Survey all Metro Area Plan communities to help streamline the entitlement process while preserving historic resources.

As part of the County's ongoing commitment to identify and document historical resources located within the MAP, the County should consider completing reconnaissance-level surveys for all of the remaining MAP communities. Context-based surveys make it possible to evaluate resources for land use planning purposes without needing to research each individual property. A survey can greatly streamline the entitlement process and streamline environmental reviews pursuant to CEQA. Dudek recommends that the County secure funding for a Historic Resources Survey in East Los Angeles prior to the other neighborhoods. Like Florence-Firestone, East Los Angeles is developing very rapidly with large-scale housing and development projects taking place on a regular basis that are resulting in the continued loss of potential historical resources. The survey would ensure that the potential historical resources within East Los Angeles are documented, and recommendations are made for their preservation. While it is clear that there are redevelopment concerns in all of the MAP communities, the speed of

growth and re-development in East Los Angeles appears to be a more pressing threat to historical resources. Once the survey of East Los Angeles is completed, Dudek recommends that the County secure funding to complete surveys in the remaining MAP communities and use the current Florence-Firestone survey as a model.

Increase survey efforts by:

- Seeking funding, such as CLG grants, for surveys.
- Conducting reconnaissance level surveys of all MAP communities beginning with East Los Angeles.
- Modeling future survey and research efforts after the current Florence-Firestone Historic Resources Survey

6.3.3 Encourage a sense of place and history within commercial areas located in Metro Area Plan communities.

Commercial corridors within the MAP are strongly tied to the cultural, developmental, and architectural heritage of the MAP communities. These corridors may not retain sufficient integrity or garner enough owner support to be designated as historic districts.

Develop an interpretation plan for commercial corridors that:

- Encourages a sense of place and communicates their historic significance. The plan should include signage programs and design standards and should allow for public input
- Prioritizes the following corridors: City Terrace (East Los Angeles), Whittier Boulevard (East Los Angeles), Florence Avenue (Florence-Firestone), and Seville Avenue (Walnut Park).

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Appendix A
Study List

Study List

Study lists were compiled for each of the seven MAP communities including important events, people, and buildings/structures/spaces/art. These lists were completed using two methods. The first method was during the development phase of the Metro Area Plan Historic Context Statement where Dudek identified important aspects of each community through research. The second method was through community outreach during the stakeholder engagement process. Stakeholders identified including important events, people, and buildings/structures/spaces/art within their communities through the Historic Resource Mapper and sending information to the project specific email metroareaplan@dudek.com. This list is not intended to be exhaustive rather serves as a base for future study.

East Los Angeles

Important Events

- Zoot Suit Riots, 1943
- East Los Angeles Blowouts, 1968
- Chicano Moratorium marches, 1969-1970
- Contamination from the Exide Battery Plant

Important People

- Ruben Salazar
- Sal Castro
- Brown Berets
- David Hidalgo
- Louie Pérez
- Rudy Salas
- Edward Roybal
- Gloria Molina

Important Buildings/Structures/Spaces/Art

- Belvedere Community regional Park, 4914 E Cesar E Chavez Ave
- Calvary Cemetery, 4201 Whittier Boulevard
- City Terrace neighborhood, 3.5 acres bounded by the city limits of Los Angeles on the north and west, Floral Drive, on the south the city limits of Los Angeles. Monterey Park and East Los Angeles on the East. Boyle Heights is on the West, Lincoln Heights, El Sereno, University Hills, California State University, Los Angeles is to the Northwest, and City of Commerce are to the south
- City Terrace Park, 1126 N Hazard Ave
- CVS/Golden Gate Theatre, 5176 Whittier Blvd

- David Wark Griffith Junior High School, 4765 E 4th Street
- El Barrio Free Clinic, 5012 E. Whitter Boulevard
- Former Brooklyn Market on corner of Ford and Cesar Chavez, 4500 E Cesar E Chavez Ave (address will need to be confirmed).
- Former Library, 679 S Fetterly Ave
- Home of Peace Memorial Park, 4334 Whittier Boulevard
- Humphreys Ave Elementary School, 500 S Humphreys Ave
- James A. Garfield High School, 5101 E. 6th Street
- Maravilla Handball Court and El Centro Grocery, 4787 Hammel St
- Mexico-Tenochtitlan: A Sequence of Time and Culture (mural), 6037 N. Figueroa Street and Avenue 61
- Mount Zion Cemetery, 1030 S. Downey Road
- Mural of Virgen at near Maravilla senior housing off of Mednik between Floral and Cesar Chavez.
- Muro que Habla, Canta y Grita (The Wall That Speak, Sings, and Shouts), 3864 Whittier Boulevard
- Our Lady of Lourdes Catholic Church, 3772 E. 3rd Street
- Our Lady of Solitude (Soledad Church), 4561 East Cesar E. Chavez Avenue
- Salazar Park, 3864 Whittier Boulevard
- Self Help Graphics and Art Building, 1300 E. 1st Street
- Senior Housing Project Maravilla, 4919 Cesar E. Chavez
- Silver Dollar Café, 4945 Whittier Boulevard
- Tamale Building, 6421 Whittier Boulevard
- Una Trenza (mural), 1300 E. 1st Street
- Unique Theater, 3645 E. 1st Street
- United States Postal Service, East Los Angeles Branch, 975 S Atlantic Blvd
- Whittier Blvd archway sign

East Rancho Dominguez

Important Events

- Discovery of local oil wells, 1921
- Long Beach Earthquake, 1933
- Watts Uprising, 1965
- Redesignated as East Rancho Dominguez, 1990
- Los Angeles Uprising, 1992

Important People

- Griffith Dickenson Compton
- N.W.A
- Venus and Serena Williams

Important Buildings/Structures/Spaces/Art

- East Rancho Dominguez Park and Community Center, 15116 Atlantic Avenue
- Northgate Market, 15107 Atlantic Avenue

Florence-Firestone

Important Events

- Watts Uprising, 1965
- Edison Junior High School walkouts, March 1968
- Closing of the Firestone Tire Company Plant, 1983
- Los Angeles Uprising, 1992
- Construction of the MTA Metro Blue Line, 1990
- Demolition of the Florence Library, 2019

Important People

- Alprentice “Bunchy” Carter
- The South Gate Five
- Nolan McCoy
- Henry and Texanna Laws
- Carl’s Jr. family (Carl and Margaret Karcher)
- Ken Jones
- Michael Antonovich
- Henry Waxman

Important Buildings/Structures/Spaces/Art

- Florence Car Wash, 7220 Maie Avenue
- Pedestrian Bridge at Roosevelt Park, Between 1672 E. 76th Street and 7600 Graham Avenue
- Presentation of Mary Catholic Church, 6406 Parmelee Avenue
- Roosevelt Park, 7600 Graham Avenue
- Graham Library, 1900 E. Firestone Boulevard
- Alameda Plaza, 2140 Florence Avenue
- Elia’s Pet Shop, 1808 E. Florence Avenue
- Miramonte Elementary School, 1400 E. 68th Street
- Thomas A. Edison Middle School, 6500 Hooper Avenue
- El Paraiso Fruit Bars, 1760 E. Florence Avenue
- A Florence Moment, located at the Florence Metro stop, 7225 Graham Avenue
- Firestone Sheriff’s Station (now The Century Youth Activities League), 2201 Firestone Boulevard
- Gentry Theater, 6525 Compton Avenue
- Ted Watkins Memorial Park, 1335 E. 103rd Street
- Leon H Washington Park, 8908 Maie Avenue
- Pancho’s Bakery, 1747 E. Florence Avenue

Walnut Park

Important Events

- Residential development. 1920s
- Annexation attempts, 1959, 1964, and 1979

Important Buildings/Structures/Spaces/Art

- Walnut Park Elementary School, 2642 Olive Street
- Walnut Nature Park, 7818 Pacific Boulevard
- Pop's Burgers, 7623 State Street
- Tommy's Burgers, 7200 Seville Avenue
- El Sinaloense Restaurant, 7915 Seville Avenue

West Athens-Westmont

Important Events

- Development of the La Avenida Golf Course, 1926
- Vermont Avenue replaces the Redondo Railroad, 1942
- County obtains Western Avenue Golf Course, 1954
- Watts Uprising, 1965

Important People

- Maggie Hathaway
- Charles Sifford
- Kenneth Hahn
- Odessa and Raymond Cox

Important Buildings/Structures/Spaces/Art

- Chester Washington Golf Course, 1818 Charlie Sifford Drive
- Los Angeles Southwest College, 1600 West Imperial Highway
- Helen Keller Park, 12521 Vermont Avenue
- West Athens Elementary School, 1110 W. 119th Street
- Ánimo Legacy Charter Middle School, 12226 S. Western Avenue
- Ninety-Fifth Street Preparatory School, 1109 W. 96th Street
- Washington High School, 10860 Denker Avenue
- Woodcrest Elementary School, 1151 W. 109th Street
- Woodcrest Library, 1340 W. 106th Street

West Rancho Dominguez-Victoria

Important Events

- Watts Uprising, 1965
- Pacific Electric Railroad replaced by 105 Freeway, 1990

Important Buildings/Structures/Spaces/Art

- Earvin “Magic” Johnson Park, 1050 E. 120th Street
- Enterprise Park, 13055 Clovis Avenue
- Los Angeles Adventist Academy, 846 E. El Segundo Boulevard
- Athens Park, 12603 S. Broadway
- 122nd Street Elementary School, 405 E. 122nd Street
- Roy Campanella Park, 14812 S. Stanford Avenue
- Compton Adult School, 1104 E. 148th Street
- McKinley/Vanguard Elementary School, 14431 S. Stanford Avenue
- Avalon Gardens Elementary School, 13940 San Pedro Street
- St. Albert the Great Church, 804 E. Compton Boulevard

Willowbrook

Important Events

- Watts Uprising, 1965
- Construction of the 105 Freeway, 1982
- Main portion of the hospital closes, 2007
- Watts/Willowbrook Christmas Day Parade

Important People

- William Pinkney Ranseur
- Charles H. Watts
- Paul Revere Williams
- Charles R. Drew
- Edna Aliewine

Important Buildings/Structures/Spaces/Art

- Willowbrook Library, 11737 Wilmington Avenue
- Martin Luther King Jr. Community Hospital, 1680 E. 120th Street
- Charles R. Drew University of Medicine and Science, 1731 E. 120th Street
- Carver Manor, east of the Athens on a Hill neighborhood of Los Angeles, north of Compton, west of Lynwood and immediately south of Watts and the 105 Freeway.
- George Washington Carver Park, 1400 E. 118th Street
- King Drew Magnet High School, 1601 E. 120th Street
- Mona Park, 2291 E. 121st St
- Jefferson Elementary School, 2508 E. 133rd Street

Appendix B
Preparers' Resumes

Sarah Corder, MFA

HISTORIC BUILT ENVIRONMENT LEAD

Education

Savannah College of Art and Design
MFA, Historic Preservation, 2004

Bridgewater College
BA, History, 2002

Professional Affiliations

National Trust for Historic Preservation

Los Angeles Conservancy

California Preservation Foundation

Society for Architectural Historians

Sarah Corder (*SARE-uh COR-der; she/her*) is an architectural historian with 18 years' experience throughout the United States in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Corder has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, and agricultural properties. She has also provided expertise on numerous projects requiring conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Ms. Corder meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act.

Project Experience

University CPA Historic Context Statement and Focused Reconnaissance Survey, City of San Diego Planning Department, California. Dudek was retained by the City of San Diego to prepare a historic context statement identifying the historical themes and associated property types important to the development of University City, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the University CPA. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between the 1960s and 1990s. Served as project manager leading the survey efforts, senior architectural historian, and co-author of the historic context statement and survey reports. Also provided QA/QC of survey information. (2020–Present)

Coronado Citywide Historic Resources Inventory and Historic Context Statement, City of Coronado, California. Dudek is currently in the process of preparing a historic context statement and historic resources inventory survey for all properties at least 50 years old within City of Coronado limits. Following current professional methodology standards and procedures developed by the California Office of Historic Preservation and the National Park Service, Dudek developed a detailed historic context statement for the City that identifies and discusses the important themes, patterns of development, property types, and architectural styles prevalent throughout the City. Dudek also conducted a reconnaissance-level survey of all properties within City limits that are at least 50 years old to identify individual properties and groupings of properties (i.e., historic districts) with potential for historical significance under City Criterion C (properties that possess distinctive characteristics of an architectural style; are

valuable for the study of a type, period, or method of construction; and have not been substantially altered). This document also developed registration requirements for resource evaluation that are specific to Coronado, in consideration of both historical significance and integrity requirements. Serves as the project manager, principal architectural historian, and co-author of the report. Also led and conducted reconnaissance and intensive-level surveys and provided QA/QC for all project deliverables. (2019–Present)

Los Angeles Department of Water and Power Century Trunk Line, Los Angeles Department of Water and Power, City of Los Angeles, California. Dudek was retained by Los Angeles Department of Water and Power (LADWP) to prepare an Avoidance and Protection Plan for Air Raid Siren No. 150. The resource is eligible for the NRHP and CRHR and as a City of Los Angeles Historic-Cultural Monument under Criteria A/1/1 and C/3/3 for its association with World War II and Cold War military infrastructure, and is an historical resource under CEQA. Responsibilities included co-authorship of the Avoidance and Protection Plan, on-site implementation of protection measures, on-site monitoring, and pre-construction field survey, and post-construction survey and reporting. (2020–2021)

8730 Sunset Boulevard Billboard Project Historical Resource Assessment Report, City of West Hollywood, California. The 8730 Sunset Boulevard Billboard Project consists of the installation and operation of a new billboard and associated façade improvements at the existing "Sunset Towers" building. The Sunset Towers building at 8730 Sunset Boulevard was constructed in the 1950s and 1960s in two phases. A smaller building was constructed on the northern portion of the parcel between 1957 and 1959. Dudek was retained by the City of West Hollywood to complete this Historic Resource Assessment, an intensive-level evaluation, as part of the environmental review of the proposed project in compliance with CEQA. This study included an intensive survey of the exterior of the Sunset Towers building by a qualified architectural historian; building development and archival research; development of an appropriate historic context; and evaluation of the Sunset Towers building for historical significance and integrity in consideration of NRHP, CRHR, and City of West Hollywood Cultural Heritage Preservation Ordinance designation criteria. Responsibilities included QA/QC of project deliverables. (2021)

Pacific Coast Commons Specific Plan Project, City of El Segundo, Los Angeles County, California. Dudek was retained by the City of El Segundo to complete a cultural resources technical report for the Fairfield Inn & Suites property (525 Sepulveda Boulevard) within the Pacific Coast Commons Specific Plan Project area. Dudek evaluated the Fairfield Inn & Suites property and found it not eligible for listing in the NRHP, CRHR, or at the local level due to a lack of significant historical associations, architectural merit, and physical integrity. Responsibilities included archival research, architectural field survey, and co-authorship of the technical report. (2020)

8850 Sunset Boulevard Project, City of West Hollywood, Los Angeles County, California. Dudek was retained by the City of West Hollywood to complete a Cultural Resources Technical Report and Environmental Impact Report (EIR) for the 8850 Sunset Boulevard Project. The proposed project consisted of the demolition of existing buildings and the construction and operation of a new mixed-use hotel and residential building on a property along the south side of Sunset Boulevard, extending the full city block between Larrabee Street and San Vicente Boulevard, in the City of West Hollywood. Built environment work included a pedestrian survey of the project site by a qualified architectural historian; building development and archival research; development of an appropriate historic context for the project site; and evaluation of four commercial properties for historical significance and integrity in consideration of NRHP, CRHR, and City of West Hollywood Cultural Heritage Preservation Ordinance designation criteria. Responsibilities included archival research, field survey, significance evaluations, and co-authorship of the report. (2020)

740-790 East Green Street Mixed-Use Project, City of Pasadena, Los Angeles County, California. The proposed project involves the demolition of five commercial buildings in order to accommodate the development of a new three- to six-story mixed-use building. Dudek prepared a cultural resources technical report that included the

results of a pedestrian survey of the project site by a qualified architectural historian, building development and archival research, development of an appropriate historic context for the project site, and recordation and evaluation of five commercial properties over 45 years old for historical significance and integrity in consideration of NRHP, CRHR, and City of Pasadena designation criteria and integrity requirements. Responsibilities included archival research, field survey, and co-authorship of the report. (2020)

Enlightenment Plaza/Juanita Avenue Project, Los Angeles, Los Angeles County, California. The applicant retained Dudek to complete a historical resources evaluation report for the project that proposes to demolish buildings on four parcels to develop 400–500 units of housing dedicated to permanent supportive housing for formerly homeless individuals. Served as a senior architectural historian on the project and performed archival research. As a result of extensive archival research, field surveying, and property significance evaluations, all six built environment resources on the project site appear not eligible; however, the adjacent building located at 307 North Madison Avenue appears eligible as a Los Angeles Historic Cultural Monument under Criterion 3, for being an excellent example of a Quonset hut building type. Responsibilities included archival research and project oversight. (2020)

Historic Resource Assessment for 9000 Dicks Street, City of West Hollywood, California (2020). Dudek was retained by 9000 Dicks Street Capital LLC to complete an Historic Resource Assessment (HRA) for a residential property located at 9000 Dicks Street in West Hollywood, California. The Spanish colonial revival residence was built in 1926. As a result of Dudek's study, the property at did not appear eligible for the NRHP, CRHR, or as a locally significant resource, due to a lack of significant historical associations, architectural merit, and compromised integrity. Responsibilities included project management, archival research, and co-authorship of the HRA.

Historic Resource Assessment for 9004 Dicks Street, City of West Hollywood, California (2020). Dudek was retained by 9004 Dicks Street Capital LLC to complete an HRA for a residential property located at 9004 Dicks Street in West Hollywood, California. The Spanish Colonial Revival residence was built in 1924. As a result of Dudek's study, the property at did not appear eligible for the NRHP, CRHR, or as a locally significant resource, due to a lack of significant historical associations, architectural merit, and compromised integrity. Responsibilities included project management, archival research, and co-authorship of the HRA. (2020)

Historic Resource Assessment for 1223-1225 North Ogden Drive, City of West Hollywood, California (2020). Dudek was retained by 1223 Ogden, LLC to complete an HRA for a multi-family property with four buildings located at 1223-1225 North Ogden Drive in the City of West Hollywood, California. The Spanish Colonial Revival-style bungalow court was built in 1923. As a result of Dudek's study, the property at 1223-1225 North Ogden Drive did not appear eligible for the NRHP, CRHR, or as a locally significant resource, due to a lack of significant historical associations, architectural merit, and compromised integrity. Responsibilities included project management, archival research, significance evaluation, response to City comments, field survey, and co-authorship of the HRA. (2020)

Modelo Project EIR, City of Commerce, Los Angeles County, California. Dudek was retained by the City of Commerce to complete a cultural resources technical report and accompanying EIR for the proposed Modelo Project. The project involved the demolition of the existing Veterans Memorial Park (which is currently in an advanced state of disrepair) and an adjacent vacant parcel and the redevelopment of the project site to accommodate a mixed-use development. Built environment work included field survey, building and structure descriptions, archival research, integrity assessments, and significance evaluations. The park was found ineligible for listing in the NRHP, CRHR, or as a locally significant resource due to a lack of significant historical associations or architectural merit. Responsibilities included co-authorship of the report. (2019)

HRA for 852-854 Westmount Drive, Metros Capital LLC, City of West Hollywood, California. Dudek was retained to complete an HRA for a multifamily residential property located at 852-854 Westmount Drive in the City of West Hollywood, California. The Spanish Colonial Revival-style duplex was built in 1924. The property appeared not eligible for the NRHP, CRHR, or City of West Hollywood register due to a lack of significant historical associations and architectural merit and compromised integrity. Responsibilities included archival research and co-authorship of the report. (2018)

Victoria Greens Project, City of Carson, Los Angeles County, California. Dudek was retained by the City of Carson Planning Division for a cultural resource inventory of three parcels at the intersection of Central Avenue and Victoria Street. Responsibilities included field survey, building permit research, background research, preparation of DPR forms, and authoring the cultural resources report. (2018)

Birch Specific Plan 32-Unit Condo Project, City of Carson, California. Dudek was retained by the City of Carson to prepare a cultural resources report for a project that proposes to demolish approximately 6,200 square feet of existing residential buildings and roughly 5,850 square feet of pavement on the project site and construct a 32-unit residential condominium community with on-grade parking, landscaping, and other associated improvements. The historical significance evaluation included three residential properties proposed for demolition. All properties were found not eligible under all designation criteria and integrity requirements. Responsibilities included field survey, archival research, and co-authoring the report. (2018)

Gilroy Citywide Historic Resources Inventory and Historic Context Statement, City of Gilroy, California. Dudek worked with the City of Gilroy to prepare a citywide historic context statement and update its 1986 historic resource inventory. For the purposes of this project, Dudek developed highly detailed and efficient iPad field forms that allow surveyors to record a property in less than 5 minutes and provide the city with real-time survey data. As survey lead, completed reconnaissance-level survey of over 3,400 properties on time and within budget. Also served as a senior architectural historian for the project and co-authored the historic context statement, attended the public kick-off meeting, prepared DPR forms, developed registration requirements, performed QA/QC on DPR forms, and worked closely with the geographic information system (GIS) team to facilitate the final digital mapping components for the project. (2018–2020)

The Santa Monica City Yards Master Plan Project, City of Santa Monica, California. The City of Santa Monica retained Dudek to complete a cultural resources study for the proposed City Yards Master Plan project site located at 2500 Michigan Avenue. The study involved evaluation of the entire City Yards site, including two murals and a set of concrete carvings, for historical significance and integrity. As a result, the City Yards and its associated public art work was found ineligible under all designation criteria. Responsibilities included building permit research and co-authorship of the technical report. (2017)

Allison Lyons, MSHP

SENIOR ARCHITECTURAL HISTORIAN

Allison Lyons (*AL-ih-suhn LYE-ons; she/her*) is an architectural historian with 12 years' experience throughout the western United States in all elements of cultural resources management. Her expertise includes the preparation of environmental compliance documents in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act, focusing on the evaluation of historical resources and analysis of project impacts. As a historic preservation consultant, she has been involved in the preparation of numerous large-scale historic resources surveys, Historic American Buildings Survey/Historic American Engineering Record recordation, Federal Rehabilitation Tax Credit and Mills Act Historic Property Contract applications, local landmark nominations, and evaluations of eligibility for a wide variety of projects and property types throughout California. She is highly experienced in writing National Register of Historic Places (NRHP) nominations and historic context statements for local governments.

Education

Columbia University, M.S., Historic Preservation, 2010

Scripps College, B.A., European Studies, 2006

Ms. Lyons meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to Title 36, Part 61, of the Code of Federal Regulations, Appendix A.

Previous Experience

Los Angeles Department of Water and Power Century Trunk Line, Los Angeles Department of Water and Power, City of Los Angeles, California. Dudek was retained by Los Angeles Department of Water and Power to prepare an Avoidance and Protection Plan for Air Raid Siren No. 150. The resource is eligible for the NRHP and California Register of Historical Resources and as a City of Los Angeles Historic-Cultural Monument under Criteria A/1/1 and C/3/3 for its association with World War II and Cold War military infrastructure, and is a historical resource under CEQA. Ms. Lyons is serving as a senior architectural historian, providing quality assurance/quality control for the Post-Construction Monitoring Report. (2021–Present)

William Mead MOU extension, Los Angeles, CA, 2020, 2020, Housing Authority of the City of Los Angeles Mitigation, Los Angeles, California. Ms. Lyons assisted the Housing Authority of the City of Los Angeles with the extension of their Memorandum of Understanding. The extension was required for continuing projects at multiple, historically significant housing projects across Los Angeles. (2020)

Nickerson Gardens National Register of Historic Places Nomination, Los Angeles, California. Nickerson Gardens is an expansive public housing complex designed by master architect Paul Revere Williams and completed in 1955. The complex is owned and managed by the Housing Authority of the City of Los Angeles. Ms. Lyons conducted fieldwork and research, and prepared the NRHP Nomination for the property under the Multiple Property Documentation Form for Garden Apartment Complexes in the City of Los Angeles. (2020)

Los Angeles County Metropolitan Transportation Authority North Hollywood to Pasadena Bus Rapid Transit Corridor Project Historic Resources Technical Report, Los Angeles, California. The North Hollywood to Pasadena Transit Corridor (NoHo to Pasadena Bus Rapid Transit) extends approximately 18 miles and is a key regional connection between the

San Fernando and San Gabriel Valleys with connections to the Metro B (Red), G (Orange), and L (Gold) Lines, as well as Metrolink and other municipal bus lines. The corridor passes through four different cities: Los Angeles, Burbank, Glendale, and Pasadena. Ms. Lyons helped define the Historical Resources Project Area, conducted fieldwork, and identified potential impacts to historical resources for the Environmental Impact Report. (2019–2020)

Los Angeles County Metropolitan Transportation Authority, Interstate 605/State Route 60 Corridor Improvement Historical Resource Evaluation Report (Caltrans), Los Angeles, California. The Los Angeles County Metropolitan Transportation Authority, Caltrans, Gateway Cities Council of Governments, and San Gabriel Valley Council of Governments proposed highway improvements along the Interstate (I) 605 Corridor, as well as improvements to State Route (SR) 60 and I-5 related to the interchanges. Assisted with the historic context, DPR forms, GIS tasks for the APE map, and peer-reviewed historic work products. (2017–ongoing)

Hollywood Roosevelt Hotel Historical Resource Treatment Plan, Los Angeles, California. In the early stages of planning for a potential rehabilitation project of interior public spaces, Ms. Lyons acted as a liaison between the design team and the City of Los Angeles' Office of Historic Resources. She prepared a historic structures report to guide design decisions for hotel renovations; engaged in design collaboration with the project team; and prepared a review of plans for conformance with the Secretary of the Interior's Standards. (2017)

Times Mirror Square Rehabilitation Project Historical Resource Evaluation and Impacts Analysis (for CEQA), Los Angeles, California. Times Mirror Square comprises buildings and additions constructed for the Los Angeles Times and Time Mirror companies in downtown Los Angeles. The buildings were constructed over several decades. Ms. Lyons worked on several aspects of documentation of Time Mirror Square, including writing historic context sections on the history of the Los Angeles Times, Times Mirror Company, and prominent individuals associated with the company for the CEQA report and Historic Structure Report. Ms. Lyons also assisted with the Historic American Buildings Survey (HABS) documentation of the complex that was completed to fulfill a mitigation measure. (2017)

Great Wall of Los Angeles National Register of Historic Places Nomination, Los Angeles, California. The Great Wall of Los Angeles is one of the world's largest murals and a significant artwork from the 1970s Chicano mural movement. The mural was designed by noted Chicana artist Judith Baca and executed with the help of over 400 community youth and artists coordinated by the Social and Public Art Resource Center (SPARC). It was Baca's first mural and SPARC's first public art project. The mural is painted on the western side of the Tujunga Wash in the Sherman Oaks area of Los Angeles. Ms. Lyons prepared the National Register of Historic Places Nomination for the Great Wall of Los Angeles under the Multiple Property Documentation Form for Latinos in 20th Century California. (2016)

California High-Speed Rail Authority Project Burbank to Los Angeles; Los Angeles to Anaheim, Historical Resource Evaluation Report, Los Angeles, California. The California High-Speed Rail Authority is proposing to construct a high-speed train from Burbank to Anaheim to provide the public with electric-powered, high-speed rail service that provides predictable and consistent travel times between major urban centers and connectivity to airports, mass transit, and the highway network from Los Angeles Union Station to the Anaheim Regional Transportation Intermodal Center in Anaheim. Completed geographic information system (GIS) mapping to identify historic resources within the APE and assisted with completing State of California Department of Parks and Recreation Series 523 Forms (DPR forms). (2015–2020)

City of Fremont Postwar Development and Architecture in Fremont, Historic Context Statement, 2015-2018 Historic Context Statement and Historic Resources Survey (Reconnaissance), Fremont, California. The purpose of the City of Fremont, Postwar Development and Architecture Historic Context Statement, 1945-1970 was to assist the City in the identification, evaluation, and protection of potential historic resources representing the City's development and architecture dating from the post-World War II period through 1970. Ms. Lyons was the lead

author of the Context Statement. She conducted research, authored a historic context statement, co-conducted a reconnaissance survey, and identified properties for further study. (2015)

Elks Lodge/The MacArthur/Park Plaza Federal Investment Tax Credit, Part 1, Los Angeles, California. The MacArthur was originally built in 1925 for the Benevolent and Protective Order of Elks. The 11-story building contained highly decorative meeting rooms and a tower of hotel rooms. The ornate building was designed by master architect Claud Beelman and the elaborate interior murals and decorative paintings were designed by Anthony Heinsbergen and Co, noted painter of numerous Los Angeles cultural landmarks. After the Elks sold the building, it operated as a hotel and filming location, but had generally fallen into disrepair. Ms. Lyons completed a Part 1 Federal Investment Tax Credit application to accompany the rehabilitation of the building into a hotel and restaurant space. (2016–2020)

National Chicano Moratorium National Register of Historic Places Nomination, Los Angeles, California. The Chicano Moratorium was a movement of Chicano anti-Vietnam war activists that built a coalition of Mexican-American groups to organize opposition to the Vietnam War, primarily marches. The legacy of the movement, which highlighted the unequal treatment of Mexican-Americans in multiple facets of American society, was the creation of community organizations that advocated for health and educational services. Ms. Lyons prepared a Multiple Property Documentation form and individual National Register of Historic Places nominations for five buildings and sites associated with the National Chicano Moratorium anti-Vietnam War protests. Sites included routes for marches held in 1969 and 1970, the Silver Dollar Café (site of Ruben Salazar's death), Brown Beret headquarters, and East Los Angeles Free Clinic. (2015–2018)

City of West Hollywood Commercial Properties Historic Context Statement and Historic Resources Survey (Intensive), West Hollywood, California. The City of West Hollywood completed the Commercial Survey as an update to the initial citywide survey conducted in 1986. The Commercial Survey focused on commercial, institutional, and industrial structures built before 1975. The project was completed in the fall of 2016. Ms. Lyons conducted research, co-conducted fieldwork, co-authored historic context statement, documented potential historic resources on inventory forms using the RuskinARC database, and prepared the final survey report. She presented multiple times at public meetings for the project. In conjunction with the project, a new website was developed. The project was awarded the California Governor's Historic Preservation Award and the California Preservation Foundation Preservation Design Award. (2015–2017)

SurveyLA, Los Angeles Citywide Historic Context Statement (2015-2019). Historic Context Statement, Los Angeles, California. Los Angeles's citywide historic context statement provides the framework for identifying and evaluating the City's historic resources. The document, created as part of SurveyLA, identifies important themes in the City's history and development. In addition to work on the fieldwork surveys, Ms. Lyons conducted research and authored several themes within the context. She was the lead author for two themes addressing architectural styles and all sub-themes: "Period Revival, 1919-1950" and "Late 19th and Early 20th Century Residential Architecture, 1865-1950." She also contributed to themes developed for two ethnic and cultural communities in Los Angeles. For the "African-Americans in Los Angeles" theme she wrote sub-themes on "Health and Medicine" and "Social Clubs." For the theme addressing "Jews in Los Angeles," she wrote sub-themes on "Religion and Spirituality," "Social Clubs," and the "Entertainment Industry." Ms. Lyons also peer-reviewed "American Colonial Revival, 1895-1960." During Group 1 surveys she identified and named a sub-theme "Asian Eclectic, 1920-1980," which was later developed for the "Exotic Revival, 1900-1980" theme. (2015–2019)

SurveyLA: Group 5 Survey, Westchester-Playa Del Rey Community Plan Area Historic Resources Survey (Intensive), Los Angeles, California. As part of SurveyLA, Ms. Lyons conducted research, co-conducted the fieldwork, and

recorded the eligible historic resources using FiGSS, a custom-designed GIS-based database. Following fieldwork, Ms. Lyons wrote the survey report for the Community Plan Area. (2013)

Mills Act Applicant Inspections, Los Angeles, California. While working as a consultant to the City of Los Angeles for preapproval inspections of houses whose owners were applying for Mills Act contracts, Ms. Lyons recognized a need to inform property owners about the requirements of the Mills Act program and professional standards for rehabilitation. Ms. Lyons proposed the City develop an applicants' workshop, which would educate applicants and streamline the inspection process. The Mills Act contract applicants' workshop increased the quality of the proposed work plans and significantly reduced the time consultants needed to inspect each property. The workshop is now an integral part of the Mills Act program in cities across the state of California. (2013–2015)

SurveyLA: Group 4 Survey, South San Fernando Valley Community Plan Areas Historic Resources Survey (Intensive), Los Angeles, California. As part of SurveyLA, Ms. Lyons conducted research, co-conducted the fieldwork, including reconnaissance surveys, and recorded eligible historic resources using FiGSS, a custom-designed GIS-based database. She served as manager for North Hollywood-Valley Village Community Plan Area. Following fieldwork, Ms. Lyons wrote the survey report for the Community Plan Area. (2012–2013)

SurveyLA, Bullet-Point Description Database Feature Historic Resources Survey (Intensive), Los Angeles, California. SurveyLA, the City of Los Angeles' comprehensive historic resources survey, utilized a custom-designed, GIS mobile field survey database called the Field Guide Survey System, or FiGSS. The Citywide context statement was converted into data fields and preloaded into the FiGSS. Ms. Lyons worked with the app developers from the Getty Institute and GIS specialists from the City of Los Angeles to create a supplemental data entry window for FiGSS to generate DPR forms using drop-down menu options to standardize building descriptions and evaluations of significance. (2011–2012)

SurveyLA: Group 2 Survey, South and Southeast Los Angeles Community Plan Areas Historic Resources Survey (Intensive), Los Angeles, California. As part of SurveyLA, Ms. Lyons conducted research, co-conducted the fieldwork, and recorded eligible historic resources using FiGSS, a custom-designed GIS-based database. Following fieldwork, Ms. Lyons wrote the survey report for the Community Plan Area. (2011–2012)

SurveyLA: Group 1 Survey, West Adams- Baldwin Hills - Leimert Park Community Plan Area Historic Resources Survey (Intensive), Los Angeles, California. As part of SurveyLA, Ms. Lyons conducted research, co-conducted the fieldwork, and recorded eligible historic resources using FiGSS, a custom-designed GIS-based database. Following fieldwork, Ms. Lyons wrote the survey report for the Community Plan Area. (2010–2011)

Hollywood Redevelopment Project Area Historic Context Statement and Historic Resources Survey (Intensive), Los Angeles, California. The Community Redevelopment Agency of the City of Los Angeles developed historic context statements and intensive-level assessment surveys for three areas of Los Angeles: Hollywood, Westlake, and Wilshire/Koreatown. Firms worked closely with the City's Office of Historic Resources staff to dovetail survey findings into the SurveyLA project that began two years later. As an intern with Chattel, Inc., Ms. Lyons contributed to the Hollywood Historic Context Statement, writing themes on education, film noir, and radio. She also assisted with fieldwork and documentation of potential historic resources. (2008–2009)

Nicole Frank, MSHP

ARCHITECTURAL HISTORIAN

Nicole Frank (*nih-COHL FRAYNK; she/her*) is an architectural historian with 5 years' experience in the historic preservation field. Ms. Frank's professional experience encompasses a variety of projects for local agencies, private developers, and homeowners in both highly urbanized and rural areas. Projects have included reconnaissance-level surveys, preparation of resource-appropriate and citywide historic contexts, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and local designation criteria. Ms. Frank has experience conducting historic research, writing landmark designations, performing conditions assessments, and working hands-on in building restoration projects throughout the United States. Ms. Frank also has governmental experience with the City of San Francisco's Planning Department and the City of Chicago's Landmark Designations Department. She meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.

Education

The School of the Art Institute of Chicago
MS, Historic Preservation, 2018

The College of Charleston
BA, Historic Preservation and Art History, 2016

Professional Affiliations

Encinitas Preservation Association, President

California Preservation Foundation

Association for Preservation Technology (APT)

Project Experience

Mira Mesa Community Plan Area Historic Context Statement and Focused Reconnaissance Survey, City of San Diego, California. Dudek prepared a historic context statement identifying the historical themes and associated property types important to the development of Mira Mesa, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the Mira Mesa Community Plan Area (CPA). This study was completed as part of the comprehensive update to the Mira Mesa CPA and Programmatic Environmental Impact Report. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between 1969 and 1990. Acting as architectural historian, co-authored and completed the historic context statement, the survey document, and all associated archival research efforts. (2020–Present)

University CPA Historic Context Statement and Focused Reconnaissance Survey, City of San Diego, California. Dudek prepared a historic context statement identifying the historical themes and associated property types important to the development of the University CPA, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the University CPA. This study was completed as part of the comprehensive update to the University CPA and Programmatic Environmental Impact Report. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between the 1960s and 1990s. Acting as architectural historian, co-authored and completed the historic context statement, the survey document, and all associated archival research efforts. (2020–Present)

Coronado Citywide Historic Resources Inventory and Historic Context Statement, City of Coronado, California. Dudek is currently in the process of preparing a historic context statement and historic resources inventory survey

for all properties at least 50 years old within City of Coronado limits. Following current professional methodology standards and procedures developed by the California Office of Historic Preservation and the National Park Service, Dudek will develop a detailed historic context statement for the City that identifies and discusses the important themes, patterns of development, property types, and architectural styles prevalent throughout the City. Dudek will also conduct a reconnaissance-level survey of all properties within City limits that are at least 50 years old to identify individual properties and groupings of properties (i.e., historic districts) with potential for historical significance under City Criterion C (properties that possess distinctive characteristics of an architectural style; are valuable for the study of a type, period, or method of construction; and have not been substantially altered). Acting as architectural historian, authored the historic context statement and conducted reconnaissance-level surveys of properties within City limits. (2019–Present)

As-Needed Historic Research Consulting Services, City of Coronado, California. Dudek provides as-needed historic consulting services for various projects. Each evaluation involves the creation of an occupancy timeline, supplemental research on occupants, building development research (including architects, builders, and property), a pedestrian survey of the project area, creation of a description of the surveyed resource, and completion of a historical significance evaluation report in consideration of designation criteria and integrity requirements. Acting as project manager and architectural historian, authored HRERs for the following properties: 936 J Avenue, 310 2nd Street, 718 B Avenue, 1027-1029 Orange Avenue, 735 Margarita Avenue, 519 Ocean Boulevard, 1901 Monterey Avenue, 269 Palm Avenue, 1113 Adella Avenue, 1519 4th Street, 745 A Avenue, 451–55 Alameda Boulevard, 503 10th Street, 121 G Avenue, 1152 Glorietta Boulevard, 711 Tolita Avenue, 951 G Avenue, 817 A Avenue, 625 B Avenue, 260 D Avenue, 761 I Avenue, 816 1st Street, 820 A Avenue,953-57 G Avenue, 725 Adella Avenue, 754 H Avenue, 168-70 F Avenue, 1011 E Avenue, 404 8th Street, and 1421 6th Street. (2019–Present)

Ocean Beach Pier Improvements, City of San Diego, California. Dudek was retained by the City of San Diego to prepare a HRTR for the Ocean Beach Pier Improvements Project (project). The City requested an evaluation of whether the Ocean Beach Pier (Ocean Beach Municipal, Pier, or Pier Project site) met eligibility criteria for local, state, and/or federal designation. The report was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15064.5, for historical resources and all applicable City of San Diego (City) guidelines and regulations. As a result of the evaluation, the Ocean Beach Pier is recommended eligible under NRHP and CRHR Criteria A/1 and C/3 and San Diego Historical Resources Board Designation Criteria A, C, and D. The Ocean Beach Pier reflects special elements of Ocean Beach's historical and economic development and embodies distinctive characteristics of the concrete fishing pier typology. Responsibilities include fieldwork, archival research, and the associated property significance evaluation. (2022-present)

Pier View Way Bridge and Lifeguard Headquarters Restoration/Replacement Project, Confidential Client, Oceanside, California. Dudek is preparing a CRTR for a project that proposes to restore or replace the concrete portion of the Pier View Way Bridge and the Lifeguard Headquarters in the City of Oceanside. This report includes a pedestrian survey for historic built environment resources, development research, archival research to develop the appropriate historic context, and a historical significance evaluation. The report discusses the proposed project description, regulatory framework, all sources consulted, research and field methodology, setting, and findings. In addition, the report discusses the proposed project's potential to impact historical resources under CEQA and will provide recommendations as appropriate. Acting as architectural historian, conducted pedestrian surveys and co-authored the technical report. (2021–Present)

Gilroy Citywide Historic Resources Inventory, City of Gilroy, California. Dudek is currently bringing to completion a citywide historic context statement and historic resources inventory update of the City of Gilroy's outdated 1986 historic resources inventory. Dudek hosted a public kickoff meeting/outreach session that was well-received by the community, successfully completed a reconnaissance-level survey of more than 3,000 properties on time

and within budget, and completed a draft citywide historic context statement. Dudek is also preparing a Public Guide to Preservation that provides an overview of the City's existing policies, what it means to live in a designated property/a district contributor, answers to commonly asked questions concerning restrictions on alterations, and clarification of common misconceptions about property owner requirements. Acting as surveyor, utilized Dudek's architectural survey application to record the features, alterations, and photographs of historic-era buildings throughout the City. Additionally, assisted in the data management and cleanup of the majority of the DPR Forms produced for each of the surveyed buildings. This process included assigning status codes, editing descriptions, choosing an accurate photograph, and adding proper narrative significance. (2020)

Historic Context Statement for Reservoirs, City of San Diego Public Utilities Department, San Diego, California. Dudek completed a survey and historic context statement for the City's surface water storage system, including 10 dam complexes and the Dulzura Conduit. Dudek also prepared detailed impacts assessments for proposed modification to dams, as required by the Department of Safety of Dams. The project involves evaluation of 10 dam complexes and conduit for historical significance in consideration of NRHP, CRHR, and City designation criteria and integrity requirements. The evaluation required extensive archival research and a pedestrian survey. Acting as architectural historian, evaluated five resources, including the Dulzura Conduit, Upper Otay Dam, Murray Dam, Sutherland Dam, and Miramar Dam. (2020)

740–790 East Green Street Mixed-Use Project, City of Pasadena, California. Dudek completed a Cultural Resources Technical Report (CRTR) for five commercial buildings located in the City of Pasadena (Assessor's Identification Nos. 5734-025-014, 024, 026, 029, 027). The study included a pedestrian survey of the proposed project area, building development and archival research, development of an appropriate historic context for the property, and recordation and evaluation of the property for historical significance and integrity in consideration of NRHP, CRHR, and local eligibility requirements. Acting as architectural historian, updated the Pasadena historic context, conducted archival research, and wrote significance evaluations for the five buildings that are more than 45 years old. (2019)

8850 Sunset Boulevard Project, City of West Hollywood, California. Dudek completed a CRTR for the proposed project, which consisted of the demolition of existing buildings and the construction and operation of a new mixed-use hotel and residential building on a property along the south side of Sunset Boulevard, extending the full city block between Larrabee Street and San Vicente Boulevard. Acting as architectural historian, assisted in the completion of the technical report as the primary writer. (2019)

14545 Lanark Street Project, Clifford Beers Housing Inc., Los Angeles, California. Dudek completed an HRER for a property located at 14545 Lanark Street in the Panorama City neighborhood of Los Angeles (APN 2210-011-900). Acting as architectural historian, authored the HRER for the subject property, a Public Social Services Department building constructed in 1967. (2019)

955 Hancock Avenue, City of West Hollywood, California. Dudek completed a City-compliant Historical Resource Assessment for a single-family residential property located at 955 Hancock Avenue in West Hollywood. The property was built in 1910 and did not appear to have been previously evaluated for historical significance. This study included a pedestrian survey of the property by a qualified architectural historian, building development and archival research, development of an appropriate historic context for the property, and recordation and evaluation of the property for historical significance and integrity in consideration of NRHP, CRHR, and City of West Hollywood Register eligibility requirements. Acting as architectural historian, assisted in the completion of the assessment as the primary writer. (2018)

Christopher Starbird

GIS ANALYST

Christopher Starbird (*KRIS-tuh-fer STAR-bird; he/him*) is a geographic information systems (GIS) analyst with 17 years' experience in environmental projects for municipal, regional, and federal public agencies and non-profit organizations. Mr. Starbird uses the latest in mapping software from the Environmental Systems Research Institute (ESRI). His skills include database design, spatial analyses, three-dimensional (3D) modeling with shade and shadow analysis, glint and glare analysis, interactive web development and design, web-based mapping, and high-quality cartographic design. Mr. Starbird has completed course work in the areas of computer programming, GIS, cartography, and field techniques in geographic research, web-based interactive map presentation, and digital graphics design.

Education

University of California, Santa Barbara
BA, Geography

Project Experience

Beverly Hills Creative Office Project Environmental Impact Report, City of Beverly Hills, California. Serving as lead GIS analyst in the preparation of the project's Environmental Impact Report (EIR) aesthetics assessment for the development of up to 11 new office buildings on a vacant, linear site in the City of Beverly Hills. The proposed four- to five-story office buildings would be designed in a range of architectural styles. Buildings at each end of the site would have traditional facades with columns and cornices, and buildings toward the center of the site would have more modern architectural treatments, such as glass screen walls and steel frames. Key issues include obstruction of views to the iconic City Hall tower and compatibility of bulk and scale with the surrounding development.

Pacific Coast Commons Specific Plan EIR, El Segundo, California. Serving as lead GIS analyst for preparation of an EIR for the Specific Plan. The project would involve redevelopment of the existing surface parking lots of the Fairfield Inn & Suites and Aloft Hotel properties, as well as the commercial properties, through the adoption of a Specific Plan that allows for the development of 263 new housing units and 11,252 square feet of commercial/retail uses on approximately 6.33 acres of land located in the City of El Segundo adjacent to Pacific Coast Highway. The Pacific Coast Commons-South portion proposes a six-story residential building with commercial/retail on the ground floor and an eight-level parking garage. The Pacific Coast Commons-Fairfield Parking portion of the project proposes a four-story parking garage with commercial/retail on the ground floor. The Pacific Coast Commons-North portion proposes a six-story residential building with commercial on the ground floor that faces Pacific Coast Highway, a six-story parking garage in the central portion of property, a new fire/access road, and apartment/townhome units. The project requires a General Plan amendment, zone change, site plan review, vesting tentative tract map, and a development agreement.

Buena Vista Project EIR, Los Angeles, California. Serving as lead GIS analyst for the EIR for a 2- to 26-story mixed-use project on an 8-acre parcel, which includes residential and commercial uses consisting of approximately 1,079,073 square feet of residential floor area (920 dwelling units); 15,000 square feet of neighborhood-serving retail uses; 23,800 square feet of indoor and outdoor restaurant; and 116,263 square feet of outdoor public trellis/balcony space. The project site is located in the Central City North Community Plan Area near the Metro Gold Line and the Los Angeles State Historic Park. The transit-priority project is proximate to a network of regional

transportation facilities, including the Chinatown Metro Station. The site is located in a Methane Zone and contains remnants of previous land uses, including former oil wells and a gas station. Additionally, the site is within the boundaries of the Historic Cultural Monument No. 82, River Station Area/Southern Pacific Railroad. The project requires a General Plan amendment, zone change, site plan review, height district change, zoning administrator adjustment to reduce setback, tentative tract map, and development agreement.

Clara Oaks Specific Plan Project EIR, Claremont, California. Serving as lead GIS Analyst for the EIR for the development of 40 semi-custom home residences within an undeveloped portion of the City of Claremont's hillside area and adjacent to the Webb Schools and Claremont Hillside Wilderness Park. A county-designated Significant Ecological Area is adjacent to the project site, which is also bisected by a flood control easement. The project includes parking for access to a new trail system within the portion of the site to remain open space. The project requires new utility infrastructure, off-site improvements to Webb Canyon Road, and wet/dry utility connections. The project requires a General Plan amendment, zone change, and tentative tract map.

Centennial Specific Plan EIR and Biological Resources Technical Report GIS Services, Los Angeles County. While at another firm, served as the primary GIS specialist for the Centennial Specific Plan and Phase One Implementation Project, which involved the development of approximately 12,000 acres with approximately 23,000 residential units and up to 14 million square feet of mixed urban service and employment-generating uses in addition to a variety of commercial, industrial, natural open space, and recreational land uses. Performed GIS analysis and produced exhibits for the Program EIR and supporting Biological Technical Report. Developed and consolidated GIS, AutoCAD, and other data from numerous public and private agencies for use in analysis and cartographic products.

Tesoro del Valle Supplemental EIR, GIS Services, Los Angeles County. While at another firm, served as GIS specialist for this EIR for the proposed construction of 710 single-family residential dwelling units, a fire station site, parks and recreational amenities (i.e., clubhouse, pool, trails), and supporting roadway and utility infrastructure within Phases B and C of the Tesoro del Valle project in Los Angeles County. Coordinated and performed the GIS mapping and analysis of the project site, and developed and consolidated GIS, AutoCAD, and other data from numerous public and private agencies for use in analysis and cartographic products.

Centennial Corridor Project Draft EIR/Environmental Impact Statement and Section 4(f) Evaluation, Kern County. While at another firm, served as the lead GIS specialist on the Centennial Corridor Project Draft EIR/Environmental Impact Statement (EIS), the purpose of which is to provide continuity for traffic using State Route 58 in Kern County. The large-scale project required the mapping and analysis of biological resources, the displacement of residences, potential archaeological resources, historic resources, parkland resources, aesthetics, community disruption, and noise. Responsibilities included coordinating data collection, data management, and spatial analysis of these various resources and project components, as well as the production of more than 100 maps and graphics.

8850 Sunset Boulevard Project EIR, City of West Hollywood, California. Serving as GIS analyst in the preparation of the project EIR aesthetics analysis for a new 15-story building that would include 115 hotel guestrooms, a new nightclub space (replacing the existing Viper Room building), 31 market-rate condominiums, 10 income-restricted units, and static and digital signage. Developed a state-of-the-art shade/shadow analysis technique that used existing LiDAR (light detection and ranging) to compare the proposed structure's shadows with the shadows of existing structures and vegetation.

Newport Banning Ranch EIR, Newport Beach. While at another firm, served as primary GIS specialist for this EIR. The Newport Banning Ranch project would allow for the development of 1,375 residential dwelling units; 75,000 square feet of commercial uses; a 75-room resort inn; and approximately 51 acres of public parks on a 401-acre oilfield site. Coordinated and performed the GIS mapping and analysis of the project site, and developed and consolidated GIS, AutoCAD, and other data from numerous public and private agencies for use in the analysis and cartographic products.

University of California, Los Angeles Capital Programs On-Call Contracts. While at another firm, served as the GIS manager for an on-call contract with the University of California, Los Angeles. Completed shade and shadow analyses, and coordinated and oversaw the production of maps and graphics to support the following on- and off-campus projects:

- 2008 Northwest Housing Infill Project and Long Range Development Plan Amendment EIR
- Weyburn Terrace Graduate Student Housing Initial Study/Mitigated Negative Declaration (IS/MND)
- Wasserman Building Project (medical office) IS/MND
- Meyer and Renee Luskin Conference and Guest Center Project EIR
- Glenrock and Landfair Apartments Project IS/MND
- Tesoro del Valle Supplemental EIR, GIS Services

Tehachapi Renewable Transmission Project Segments 4–11, Los Angeles County. While at another firm, served as the GIS analyst for Segments 4 through 11 of Southern California Edison's Tehachapi Renewable Transmission Project, which assisted in meeting California's Renewable Portfolio Standards requirements by providing transmission infrastructure for the distribution of generated electricity from new and upgraded wind and solar energy facilities and other forms of renewable and nonrenewable energy. The project consisted of the construction of several substations and 175 miles of transmission lines spanning the cities of Lancaster and Palmdale, the Antelope Valley in the western Mojave Desert, the Sierra Pelona and San Gabriel Mountains within the Angeles National Forest, and extending through the San Gabriel Valley to the City of Ontario. The objective of the project is to bring wind- and solar-sourced energy from the Tehachapi Mountains and western Antelope Valley to the Los Angeles basin. Coordinated the data collection and mapping of various field surveys, and managed production of many report graphics and exhibits. Also pioneered the use of tablet computing technology to reduce the use of paper field maps used during surveys, which also significantly increased the field personnel's ability to navigate the project site and collect data.

Aviation Station Transit-Oriented Development EIR, Los Angeles County. While at another firm, served as GIS specialist for this mixed-use, transit-oriented project on a 5.9-acre site located near the Interstate 105/Interstate 405 intersection within unincorporated Los Angeles County and the City of Los Angeles. Coordinated the production of maps and graphics for the project's EIR, and conducted the 3D analysis of future shade and shadow conditions on the project site and in surrounding residential areas.

California Aqueduct San Joaquin Field District Habitat Conservation Plan, California. Serving as the lead GIS analyst for the Habitat Conservation Plan project area that covers 11,816 acres (121 linear miles) in central and Southern California. During the 30-year term of the permits, California Department of Water Resources operations and maintenance activities, new construction, and emergency response could result in an estimated 895 acres of impacts (290 acres of permanent impact and 605 acres of temporary disturbance). This is approximately 10.8% of the 8,263 acres within the Habitat Conservation Plan area containing natural vegetation. The California Department of Water Resources will also mow approximately 915 acres. Third parties collectively may impact up to 400 acres (70 acres of permanent impact and 330 acres of temporary disturbance), approximately 4.8% of the naturally vegetated area.

Arroyo Seco Canyon Project Areas 2 and 3 EIR, Pasadena, California. Currently serving as GIS analyst for preparation of an EIR for water infrastructure improvements within Arroyo Seco, upstream of Devil's Gate Dam and within the Hahamongna Watershed Park Master Plan boundaries. The project would divert up to 25 cubic feet per second of Arroyo Seco flows into Pasadena Water and Power's spreading basins to augment drinking water supplies via groundwater infiltration into the Raymond Basin. The project includes demolition, reconfiguration, and expansion of the existing spreading basins, and the demolition and reconstruction of a new diversion and intake structure that would convey flows into the spreading basins. Dudek's technical staff are preparing the biological resources technical report, historic resources technical report, and air quality/greenhouse gas and noise/vibration analyses to support the EIR. Dudek is facilitating the application and coordination with resource agencies for regulatory permits.

Olympic Well Field Restoration and Arcadia Water Treatment Plant Expansion IS/MND and National Environmental Policy Act Compliance, Santa Monica, California. Currently serving as GIS analyst for a water infrastructure improvements project that would enhance sustainability of the City of Santa Monica's water supply through developing alternative water supplies and expanding local groundwater supplies to eliminate reliance on purchase of imported water. When completed, the project would provide up to 4,400 acre-feet per year of drinking water due to production efficiency enhancements and treatment facility expansions at the Arcadia Water Treatment Plant, the restoration of the Olympic Well Field to full capacity through new production and injection groundwater well development, and a new pipeline connection between the two facilities. An advanced water treatment facility would be constructed to treat contaminated groundwater extracted from the Olympic Well Field via an innovative reverse osmosis process. The project is within the jurisdiction of the City of Los Angeles and the City of Santa Monica. Also assisting with the National Environmental Policy Act documentation to satisfy State Revolving Fund and Water Infrastructure Finance and Innovation Act applications.

San Jose Community Forest Management Plan, Stakeholder Outreach Website, City of San Jose, California. Served as the lead web developer/designer for the City of San Jose's Community Forest Management Plan. The website's intended purpose was to inform and motivate the community to get involved in the planning process. In addition to developing the look and feel of the site, worked closely with Dudek's Urban Forestry Team to create engaging interactive elements to the site, including a game where visitors can plant trees around a virtual property to see the positive impact an urban forest has on the environment (https://sanjosecfmp.com/).

California Wildlife Damage Management EIR/EIS, Project Website, California Department of Food and Agriculture. Served as the lead web developer/designer for the project website, which was designed to provide detailed information about the project's goals and to engage stakeholders. The website was built from the ground up to meet the state's strict requirements for accessibility and readability (WCAG 2.0). Users of the site can choose between four different languages via a customized machine translation plugin. Worked with the project team to create a web presence on the WordPress platform that could be easily edited by non-technical staff and increase the ease of transfer of ownership of the site upon project completion (https://californiawdm.org/).

Indio Transformative Climate Communities Plan Public Outreach Website, City of Indio, California. Worked with the graphic design team to design and developed a mobile-friendly website to guide the general public through the many goals of this climate plan. The site includes an interactive map of the plan boundary, webinar registration information, Spanish translation, and mailing list registration forms. The site theme was custom-designed for the client on the WordPress platform to allow for easy transfer of ownership upon project completion (https://indiotccplan.com).

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EDUCATION

M.A., Anthropology, California State University, Los Angeles, 2013

B.A., Anthropology, California State University, Northridge, 2003

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Society of Architectural Historians

National Trust for Historic Preservation

PROFESSIONAL CERTIFICATIONS

Registered Professional Archaeologist (2013)

Samantha Murray, MA

PRINCIPAL ARCHITECTURAL HISTORIAN

Samantha Murray is the cultural resources director at South Environmental and the principal architectural historian and archaeologist with over 16 years' experience in all elements of cultural resources management, including project management, architectural history studies, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level designation criteria. Ms. Murray has conducted thousands of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles. She has also provided expertise on numerous projects requiring conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Archaeology. She is experienced managing multidisciplinary projects in the lines of private development, transportation, transmission and generation, federal land management, land development, and state and local government. She is an expert in preparation of cultural resources compliance documentation for projects that fall under the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). Ms. Murray has also served as an expert witness in legal proceedings concerning historical resources under CEQA and local ordinance protection.

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical, archaeological, and tribal cultural resources, and historic properties.
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.
- Assistance with complex mitigation including HABS/HAER/HALS, salvage, and interpretive displays.
- Peer review.

RECENT PROJECT EXPERIENCE

Southern California Edison (SCE) Sub Consultant Agreement for Environmental Clearance Projects (2021-ongoing). South Environmental is a subconsultant to Rincon Consultants, Inc. on SCE's Environmental Clearance contract and provides cultural resources services throughout SCE's service territory in Southern California. Ms. Murray functions as an Archaeological Principal Investigator and oversees both archaeological and historic built environment components of large utility projects subcontracted to South Environmental, including NRHP/CRHR significance evaluations for a variety of electrical substations and transmission lines. Projects currently in progress include the Del Valle Substation Project in Los Angeles and Ventura Counties and the Cal City 115 kv Upgrade Project in Los Angeles and Kern Counties.

Santa Clarita TTM 68203 Project, City of Santa Clarita, Los Angeles County, California (2021). South Environmental was retained to complete a cultural resources technical report for the Tentative Tract Map (TTM) 68203 Project (proposed project) located in the City of Santa Clarita, Los Angeles County, California. Ms. Murray served as principal archaeologist and architectural historian and prepared the report which included the results of a California Historical Resources Information Center (CHRIS) records search of the project site and a one-mile radius; a California Native American Heritage Commission (NAHC) Sacred Lands File search and informational letters to local tribes; an intensive pedestrian survey of the project site; building development and archival research; and recordation and evaluation of the existing single-family residence (built 1966) for historical significance and integrity in consideration of CRHR and City of Santa Clarita designation criteria. No archaeological or historical resources were identified within the project site.

Phase I and II Historical Resource Assessment Report for 4607 W. Melbourne Avenue, City of Los Angeles, California (2021). South Environmental was retained to complete a Historical Resource Assessment (HRA) for a property located at 4607 W. Melbourne Avenue in the City of Los Angeles, California. The HRA included the results of a pedestrian survey of the project site by a qualified architectural historian; building development and archival research; recordation and evaluation of one single-family residence for historical significance and integrity; meeting with Office of Historic Resources staff to discuss findings and recommendations; and review of proposed design plans for conformance with the Secretary of the Interior's Standards for Rehabilitation. The property was found eligible for designation in the NRHP, CRHR, and as a City HCM under Criteria C/3/3 as an individual property for its embodiment of the Craftsman-style of architecture and serving as an example of the airplane bungalow sub-type. The proposed project was found to be in conformance with the Standards for Rehabilitation such that the residence would continue to retain all its major character-defining features and would remain unchanged when viewed from the public right-of-way.

Hope Gardens Sequoia Building Project, Los Angeles County, California (2021). South Environmental was retained by Union Rescue Mission to complete a cultural resources technical report for the Hope Gardens Sequoia Building Project located at 12249 Lopez Canyon Drive in unincorporated Los Angeles County, California, which proposes demolition of the existing building on the site and construction of a new facility. Ms. Murray authored the cultural resources technical report, serving as principal archaeologist and architectural historian. This study included a CHRIS records search; Native American coordination; an intensive pedestrian survey of the project site; building development and archival research; and recordation and evaluation of the Hope Gardens property for historical significance and integrity in consideration of CRHR and Los Angeles County designation criteria. As a result of the property significance evaluation, eight buildings on the property were found eligible as contributing resources to the newly identified Forester Haven Historic District under CRHR and County

Criterion 3. South Environmental is currently assisting Union Rescue Mission with implementation of project-specific mitigation.

City of La Canada I-210 Soundwalls, Phase III Project, Los Angeles County, California (2021). While working for her previous firm, Ms. Murray served as principal architectural historian and oversaw all final deliverables. Dudek was retained by Ardurra and the City of La Canada for Phase III of a multi-phase traffic noise abatement project in the city along the I-210 during which three soundwall segments, S311, S335, and S336, will be constructed. Ms. Murray oversaw preparation of the HPSR which included multiple property exemptions under Attachment 4 of the Caltrans PA. The overarching finding for the HPSR was No Historic Properties Affected. The HPSR was approved by Caltrans PQS with no comments .

Wilmington Avenue Bridge Over Compton Creek Project, Los Angeles County, California (2020). While working for her previous firm, Ms. Murray served as principal architectural historian and oversaw all final deliverables and direct communication with the County of Los Angeles (CEQA lead agency) Caltrans District 7. The Los Angeles County Department of Public Works proposed to replace the Wilmington Avenue Bridge over Compton Creek. The proposed project has the potential to effect three historic properties: the Los Angeles County Flood Control District (LACFD) and two of its contributing resources (the Compton Creek Channel and the Wilmington Avenue Bridge), all of which were assumed eligible for the NRHP under Criterion A for the purposes of the project with CSO approval. As part of the required cultural resources documentation, Ms. Murray oversaw preparation of a Finding of No Adverse Effect document and a Secretary of the Interior's Standards Action Plan. The overarching finding for the proposed project was No Adverse Effect to Historic Properties with respect to the LAFCD. This overall finding incorporated a FNAE-SC SOIS AP for the Compton Creek Channel and a FNAE without Standard Conditions for the Wilmington Avenue Bridge. All documents have received SHPO concurrence.

Enlightenment Plaza/Juanita Avenue Project, City of Los Angeles, Los Angeles County, California (2020). While working for her previous firm, Ms. Murray served as principal architectural historian, co-author of report, and QA/QC of final work products. The applicant completed an historical resources evaluation report for a project that proposed to demolish buildings on four parcels to develop 400-500 units of housing dedicated to Permanent Supportive Housing for formerly homeless individuals. Buildings that will be directly impacted by this Project include 316 N. Juanita Avenue, 340 N. Juanita Avenue, 3812 Oakwood Avenue, and 3820 Oakwood Avenue. Indirect impacts were anticipated for adjacent properties, which include 3701 Beverly Boulevard, 3725 Beverly Boulevard, and 307 N. Madison Avenue. As a result of extensive archival research, field surveying, and property significance evaluations, six of the built environment resources located in the project site were found not eligible; however, the building located 307 N. Madison Avenue (APN 5501-001-027) was found eligible as a Los Angeles Historic Cultural Monument under Criterion 3, for being an excellent example of a Quonset hut building type.

14545 Lanark Street Project, Panorama City, City of Los Angeles, California (2019). While working for her previous firm, Ms. Murray served as principal architectural historian, co-author, and QA/QC of final work products. The County of Los Angeles retained Clifford Beers Housing Inc. (CBH) to develop a mixed-use affordable housing project in the City of Los Angeles on land owned by the County. The proposed Project involves the development of 120 studios, one-, two-, and three-bedroom apartments serving low-income individuals and families. The cultural resources technical report included conducting a CHRIS record search, reviewing permits held by the City of Angeles, archival research, historical context development, developing building and structure descriptions, and historical significance evaluations for the former Los Angeles County Social Services office in Panorama City. The building located at 14545 Lanark Street was found not eligible for the NRHP, CRHR, or as a City of Los Angeles HCM due to a lack of significant historical associations and architectural merit. (2019)

The Santa Fe Springs Transitional Living Center, City of Santa Fe Springs, Los Angeles County, California (2019). While working for her previous firm, Ms. Murray served as principal architectural historian, co-author, and QA/QC of final work products. The applicant required an historical significance evaluation report for a property located at 12000 Washington Boulevard in the City of Santa Fe Springs, California. The subject property was previously evaluated for historical significance 2010. The evaluation report study included a pedestrian survey of the property by a qualified architectural historian, a records search, building development and archival research, development of an appropriate historic context for the property, and updated recordation and evaluation of the property (19-191100) for historical significance and integrity. As a result of extensive archival research, field survey, and updated property significance evaluation, the property located at 12000 Washington Boulevard was found not eligible for the NRHP, CRHR, or as a locally significant resource, due to a lack of significant historical associations, architectural merit, and compromised integrity.

Los Angeles Department of Water and Power (LADWP) As-Needed Environmental Compliance Services, City of Los Angeles, California (2016-2020). While working for her previous firm, Ms. Murray prepared both CEQA and CEQA+ cultural resources documentation for a wide range of infrastructure projects throughout LADWP's service territory. When LADWP project funding sources include the State Water Resources Control Board's (SWRCB) Drinking Water State Revolving Fund (DWSRF), applications for funding must include proof of CEQA compliance and of compliance with federal requirements. CEQA+ documentation (addressing both CEQA and Section 106 of the NHPA regulatory requirements) typically includes development of an area of potential effects, completion of a CHRIS records search, Native American coordination, intensive pedestrian survey, identification of historical resources/historic properties, and an assessment of project-related impacts/effects to both archaeological and historic built environment resources. Role: while working for her previous firm, Ms. Murray served as the cultural resources principal investigator for both architectural history and archaeology, co-authored nearly all technical reports, and provided quality assurance/quality control (QA/QC) of numerous technical documents for a variety of projects.

Kaiser Permanente Los Angeles Specialty Medical Center Project, Los Angeles, Los Angeles County, California (2019). While working for her previous firm, Ms. Murray served as principal architectural historian; co-author, and QA/QC of all work products. The cultural resources technical report involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations for buildings greater than 45 years in age, and DPR forms for the medical center buildings and structures that were proposed for demolition as part of the multiphase project. As a result of the evaluations, all buildings were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements.

Kaiser Permanente Los Angeles Medical Center Project, Los Angeles, Los Angeles County, California (2019). While working for her previous firm, Ms. Murray served as principal architectural historian; co-author, and QA/QC of all work products. The cultural resources technical report included extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations, and DPR forms for six buildings over 45 years old that are proposed for demolition as part of the multiphase project. As a result of the evaluations, all buildings proposed for demolition were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements. DEIR chapter also analyzed potential indirect impacts on two other NRHP-listed or eligible sites: the Aline Barnsdall Complex and the Hollywood Presbyterian Medical Center.

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EDUCATION

M.A., Public History, California State University, Sacramento, 2006

B.A., History and Chicano Studies, California State University, Dominguez Hills, 2003

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Society of Architectural Historians

National Trust for Historic Preservation

Laura G. Carias, MA

SENIOR ARCHITECTURAL HISTORIAN

Laura Carias has over 17 years of experience in the field of historic and cultural resources evaluation, identification, documentation, and preservation Ms. Carias specialized in historic resources assessments including historic significance evaluation in consideration of the California Register of Historical Resources (CRHR), and the National Register of Historic Places (NRHP), and local-level evaluation criteria. She also has experience in intensive-level field surveys, historic structure reports, design consultation, conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, Historic American Buildings Survey and Historic American Engineering Record documentation, local Mills Act contracts, and local, state, and nation landmark designations.

Ms. Carias meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA/National Environmental Quality Act (NEPA), and Section 106 of the National Historic Preservation Act (NHPA).

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties
- Historic resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria
- Project design review for conformance with the Secretary of the Interior's Standards
- Preparation of archival documentation for HABS/HAER/HALS
- Historic Structure Reports
- Historic Preservation Certification Part 1 and 2 Tax Credit Applications

RECENT PROJECT EXPERIENCE

Historic Cultural Landmark Designation, Desmond's Department Store, Los Angeles, California (2019) While working for her previous firm, Ms. Carias served as architectural historian and principal author of the Historic Cultural Landmark Designation of the Desmond's Department Store on Broadway in downtown Los Angeles. The property is a contributor to the Broadway Theater and Commercial District and was nominated for its unique for the important contribution it made to the development of Broadway as the City's prime commercial corridor in the first half of the 20th century; as the much celebrated eighth home of Desmond's department store thus signifying the store's expansion; for its association with master architect Albert C. Martin, Sr, and architect Frank L. Stiff; and as an early 20th century Spanish Baroque commercial architecture, with uncharacteristic 1930s Streamline Moderne alterations.

Mills Act Historic Property Contract, Desmond's Department Store, Los Angeles, California (2019) While working for her previous firm, Ms. Carias served as architectural historian and principal author of the Mills Act Historic Property Contract for Desmond's Department Store.

Federal Investment Tax Credit, Hamburger's Department Store, Los Angeles, California (2017) While working for her previous firm, Ms. Carias served as architectural historian and principal author for the Investment Tax Credit application and design collaboration on rehabilitation of former Hamburger's Department Store for rehabilitation as a mixed-use property. Project involves review of construction plans for conformance with the Secretary of the Interior's Standards (Secretary's Standards).

Sears Boyle Heights, Los Angeles, Federal Investment Tax Credit, Los Angeles, California. While working for her previous firm, Ms. Carias served as architectural historian and principal author and submitted and received conditional approvals on Part II Federal Investment Tax Credit application for former Sears, Roebuck and Company retail store and warehouse in Boyle Heights. Participated in design collaboration on rehabilitation of subject property as a mixed-use property with retail, creative office, and residential space. Prior to South Environmental, Chattel, Inc.

Lincoln High School Small Learning Community Improvements, Los Angeles Unified School District, Los Angeles, California (2012) While working for her previous firm, Ms. Carias served as architectural historian and principal author of a historic resources assessment for Lincoln High School as part of the environmental compliance work performed for proposed landscaping and American Disabilities Act (ADA) compliance. Work was completed to confirm historic significance of school and character-defining features and document project conformance with the Secretary's Standards for Rehabilitation in support of Work compliance with California Environmental Quality Act (CEQA)

Central City North Community Plan Area, SurveyLA, Los Angeles, California (2012) While working for her previous firm, Ms. Carias served as architectural historian and managed the historic resources survey for the Central City North Community Plan Area. Work included the field survey and report with survey findings.

Historic Built Environment Evaluation Report for the 1200-1340 Old Bayshore Highway Project, Burlingame, San Mateo County, California (2022). South Environmental was retained by FirstCarbon Solutions to prepare a historic built environment assessment report for the City of Burlingame in support of the 1200-1340 Old Bayshore Highway Project. Three resources were identified within the proposed project area; a hotel, restaurant, and commercial building. The entire property was recorded and evaluated for historical significance in consideration of CRHR and City of Burlingame Zoning Code and integrity requirements. The property was found not eligible under all designation criteria due to a

lack of significant historical associations and integrity. The proposed project was found to have a less than significant impact on historical resources under CEQA.

Historic Built Environment Evaluation Report for the 215 Skelly Project, Hercules, Contra Costa County, California (2022) South Environmental was retained by FirstCarbon Solutions to prepare a historic built environment assessment report for the City of Hercules in support of the 215 Skelly Project. One historic built environment resource over 45 years old was identified within the project site: the previously identified Ellerhorst Home which consists of the main residence built circa 1873 along with several other outbuildings and structures. The entire property was recorded and evaluated for historical significance in consideration of CRHR criteria and integrity requirements. Although the property has important historical associations with early settlement patterns and significant individuals in Hercules, a recent fire destroyed much of the main residence such that the property can no longer convey these important associations. The proposed project was found to have a less than significant impact on historical resources under CEQA.

Historic Built Environment Evaluation Report for 1442 North Dale Avenue Project, Anaheim, Orange County, California (2022). South Environmental was retained by EcoTierra Consulting to prepare a historic built environment assessment report for the City of Burlingame in support of the 1442 North Dale Avenue Project. One resource, a single-family resource and associated ancillary buildings, were identified within the proposed project area. The entire property was recorded and evaluated for historical significance in consideration of CRHR and the City of Anaheim's Mills Act Program Guidelines. The property was found not eligible under all designation criteria due to a lack of significant historical associations and integrity. The proposed project was found to have a less than significant impact on historical resources under CEQA.

G-P Site Restoration Project, Long Beach, California. November 2021 – ongoing. While working for her previous firm, Ms. Carias served as architectural historian and principal author of the Historic Resources Cultural Report (report). The Port of Long Beach retained LSA Associates to prepare a cultural resources study in support of the Georgia-Pacific Gypsum Board Plant located at the port in Long Beach, California. The study included a pedestrian survey of the subject property for building and structures over 45 years of age; building development and archival research for the identified buildings located within the project site; recordation and evaluation of cultural resources identified within the study area for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local eligibility criteria and integrity requirements; and an assessment of potential impacts to historical resources in conformance with CEQA and all applicable local municipal code and planning documents. Responsibilities included site specific background research, authoring the cultural technical report. Prior to South Environmental, LSA Associates.

Historic Built Environment Evaluation Report for the Sycuan Fee to Trust Project, Sycuan Band of the Kumeyaay Nation Reservation, San Diego County, California (2020). While working for her previous firm, Ms. Carias co-authored a Historic Properties Inventory and Evaluation Report for the Sycuan Band of the Kumeyaay Nation Reservation (Sycuan) for the proposed Sycuan Fee to Trust Project (Project), located on the within the vicinity of El Cajon, California in unincorporated San Diego County. The Project proposes a fee-to-trust transfer of five (5) parcels that cumulatively total approximately 40 acres. The transfer of land from Sycuan to the Bureau of Indian Affairs (BIA), the federal lead agency. Responsibilities for the project included: background research and authoring the cultural resources report. Prior to South Environmental, DUDEK

Department of Veterans Affairs, Sepulveda Ambulatory Care Center, Van Nuys, California. Authored Finding of Effects report to satisfy Section 106. Project includes the demolition of 12 buildings located on a campus that has been determined ineligible as a historic district by the California Office of Historic Preservation. Prior to South Environmental, Chattel, Inc.

Second Church of Christ, Scientist, Historic Structure Report, Long Beach, California. Complied a Historic Structure Report to assist current owner in obtaining much needed funds for rehabilitation of 1914 church with extensive water damage. Prior to South Environmental, Chattel, Inc.

San Juan Capistrano Substation, Historic American Engineering Record (HAER), San Juan Capistrano, California. Prepared and submitted HAER documentation to the Library of Congress for the Southern California Edison Company Capistrano Substation as mitigation compliance as part of system upgrades. Providing construction monitoring of the rehabilitation of former utility structure located on San Diego Gas & Electric Company substation as part of a mitigation measure. Conducts bi-monthly site visits, provides design consultation, and monthly observation reports. Prior to South Environmental, Chattel, Inc.