

Appendix B2

Historic Resources Report Attachments

Attachment A: Photographs with Descriptions



1. Polytechnic High School, main building, c.1906



2. Polytechnic High School main building and first Auditorium Building, c 1910



3. Polytechnic High School main building and first Auditorium Building, no date.



4. Polytechnic High School main building and second Auditorium Building (now known as Grand Theater Building), c. 1925

Magnolia Hall



5. Magnolia Hall, north elevation facing Washington Boulevard



6. Magnolia Hall, north elevation and portion of west elevation



7. Magnolia Hall, north elevation



8. Magnolia Hall, north elevation and east elevation of Oak Hall



9. Magnolia Hall, north elevation and west elevation of Auditorium



10. Magnolia Hall, entrance on north elevation



11. Magnolia Hall, north elevation and west elevation



12. Magnolia Hall, west elevation



13. Magnolia Hall addition to west wing, south elev. facing the North Quad & east elevation



14. Magnolia Hall addition to west wing, south and east elevations



15. Magnolia Hall, addition to west wing and east wing, south elevations



16. Open space on south side of Magnolia Hall



17. Magnolia Hall, east elevation of west wing



18. Mature Fig Tree near west wing of Magnolia Hall



19. Magnolia Hall, east and south elevations



20. Magnolia Hall, south elevation of main wing



21. Magnolia Hall, south elevation of main wing and entrance addition



22. Magnolia Hall, entrance addition of main wing, south elevation



23. Magnolia Hall, south elevation of main wing, roof detail



24. Magnolia Hall, south and west elevations of main wing



25. Magnolia Hall, west and south elevations of east wing



26. Magnolia Hall, south elevation of east wing



27. Magnolia Hall, south and east elevations of east wing



28. Magnolia Hall, east elevation of east wing



29. Magnolia Hall, east elevation of east wing where it meets the auditorium



30. Magnolia Hall interior lobby



31. Magnolia Hall interior lobby



32. Magnolia Hall interior floor detail



33. Magnolia Hall interior corridor



34. Magnolia Hall interior corridor



35. Magnolia Hall interior corridor



36. Magnolia Hall interior corridor

Auditorium Building



37. Auditorium Building, east elevation



38. Auditorium Building, east elevation with east classroom wing of Magnolia Hall



39. Auditorium Building, north elevation facing Washington Boulevard



40. Auditorium Building, north elevation facing Washington Boulevard



41. Auditorium Building, windows along north elevation



42. Auditorium Building, south and west elevations



43. Auditorium Building, west elevation and south elevation of Magnolia Hall



44. Auditorium Building, west elevation



45. Auditorium Building with connection to Magnolia Hall



46. Connection between Auditorium Building and Magnolia Hall



47. Auditorium Building, concrete screen and canopy



48. Auditorium Building, ticket booth area along west elevation



49. Auditorium Building, ticket booth area along west elevation



50. Auditorium Building, recessed area above door



51. Auditorium Building, detail of canopy



52. Auditorium Building, close up of west elevation



53. Auditorium Building, interior lobby



54. Auditorium Building, interior lobby



55. Auditorium Building, interior lobby



56. Auditorium Building, interior stairs to balcony



57. Auditorium Building, interior looking back towards lobby



58. Auditorium Building, interior seating area under balcony



59. Auditorium Building, interior, rear of seating area



60. Auditorium Building, interior left side of auditorium



61. Auditorium Building, interior left side of auditorium



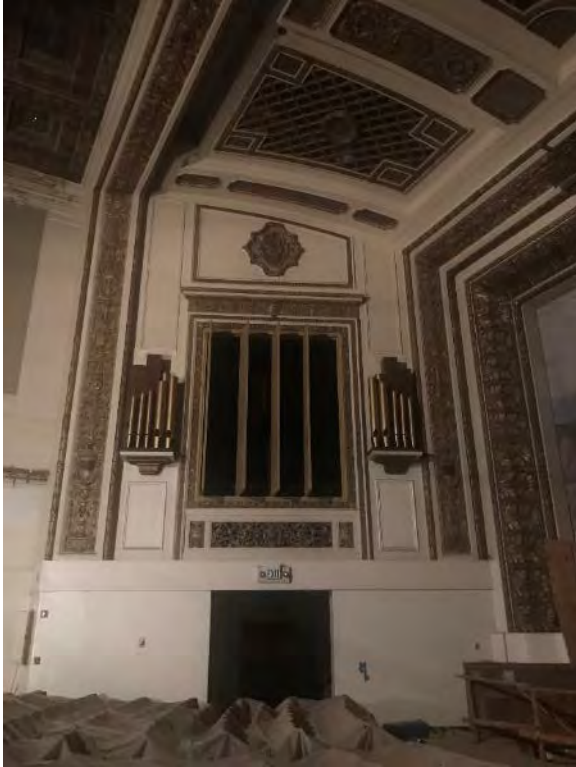
62. Auditorium Building, interior left side of auditorium



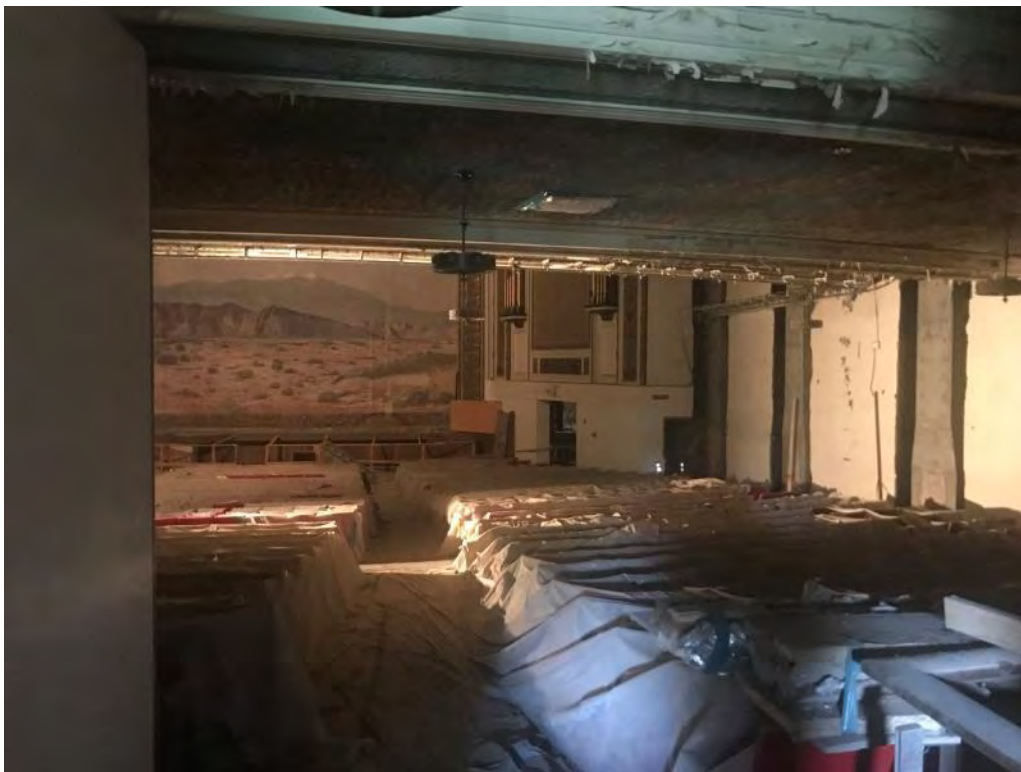
63. Auditorium Building, interior looking towards stage



64. Auditorium Building, interior, stage screen curtain



65. Auditorium Building, interior detail of proscenium arch



66. Auditorium Building, interior right side of auditorium



67. Auditorium Building, interior right side of auditorium



68. Auditorium Building, interior, detail of right side of auditorium



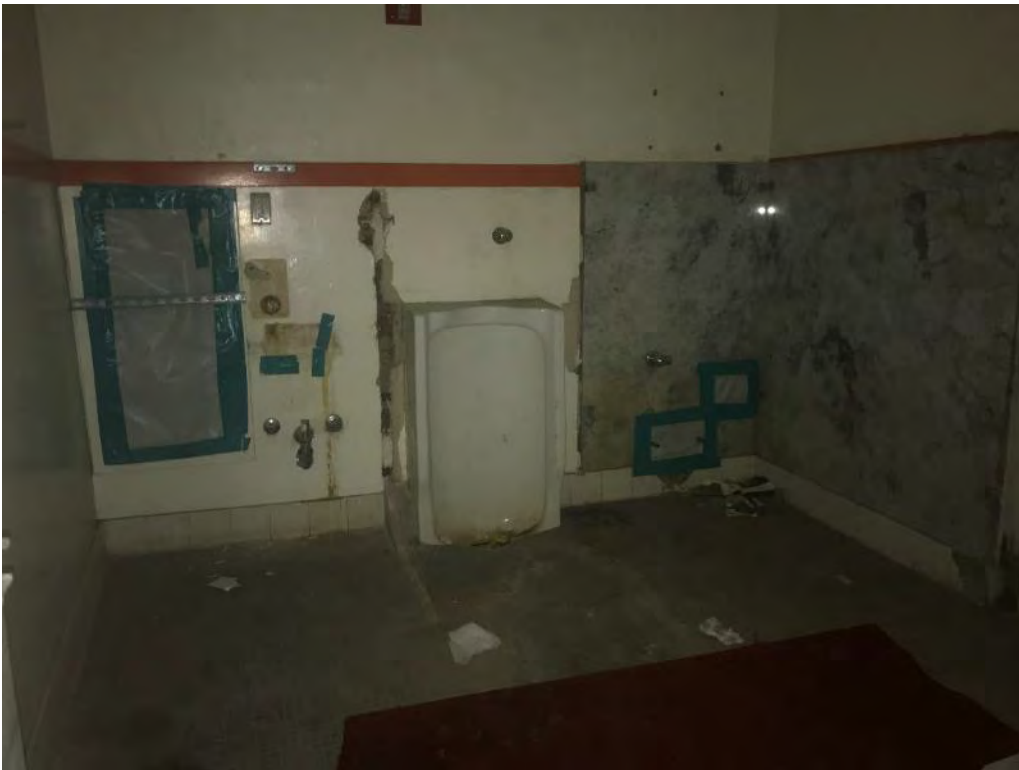
69. Auditorium Building, interior balcony lobby area



70. Auditorium Building, interior balcony lobby area



71. Auditorium Building, interior rear of balcony and seating



72. Auditorium Building, interior, restroom



73. Auditorium Building, interior, restroom



74. Auditorium Building, interior, wall and ceiling detail



75. Auditorium Building, interior, ceiling under the balcony



76. Auditorium Building, interior, ceiling and light fixture detail



77. Auditorium Building, interior c1977



78. South end of front (east) elevation and south elevation



79. Auditorium Building, interior c1981



80. Auditorium Building, interior, lobby c198



81. Auditorium Building, interior, looking toward balcony c1981



82. Auditorium Building, interior, looking toward stage c1981

A Walk Around the Campus Perimeter



83. Oak Hall along Washington Boulevard



84. Oak Hall, east elevation and Magnolia Hall, north elevation



85. Magnolia Hall along Washington Boulevard



86. Auditorium Building along Washington Boulevard



87. Sage Hall along Washington Boulevard



88. Sage Hall along Grand Avenue



89. Sage Hall and Cedar Hall along Grand Avenue



90. Cedar Hall along Grand Avenue



91. Toyon Hall along Grand Avenue



92. Toyon Hall and Juniper Hall along Grand Avenue



93. Juniper Hall along Grand Avenue



94. Aspen Hall and Juniper Hall along Grand Avenue



95. Aspen Hall at the intersection of 23rd Street and Grand Avenue



96. Aspen Hall and campus entrance along 23rd Street



97. Aspen Hall and South Campus Utility building along 23rd Street



98. South Campus Utility building and construction area along 23rd Street



99. Construction area along 23rd Street



100. Construction area along 23rd Street



101. Construction area and Laurel Gymnasium along 23rd Street



102. Laurel Gymnasium along 23rd Street



103. Laurel Gymnasium at intersection of 23rd Street and Flower Street



104. Laurel Gymnasium along Flower Street



105. Laurel Gymnasium & Willow Hall with outdoor class construction area along Flower St



106. Willow Hall along Flower Street



107. Central Receiving along Flower Street



108. Oak Hall and Central Receiving along Flower Street



109. Oak Hall along Flower Street



110. Oak Hall along Flower Street



111. Oak Hall along Flower Street

Oak Hall



112. Oak Hall east elevation



113. Oak Hall east elevation



114. Oak Hall east elevation



115. Oak Hall, upper level of east elevation



116. Oak Hall, south end, south and east elevations



117. Oak Hall, roof parking deck

Sequoia Hall



118. Sequoia Hall east and north elevations



119. Sequoia Hall south end of east elevation



120. Sequoia Hall south and east elevations

Willow Hall



121. Willow Hall north and east elevations



122. Willow Hall south and east elevations\
Laurel Gymnasium



123. Laurel Gymnasium south and east elevations

South Campus Utility Building



124. South Campus Utility Building south and east elevations
Aspen Hall and Juniper Hall



125. Juniper Hall and Aspen Hall, west elevations



126. Aspen Hall south elevation



127. Aspen Hall east elevation



128. Aspen Hall east elevation



129. Juniper Hall south and east elevations



130. Juniper Hall north and west elevations

Cypress Hall



131. Cypress Hall south and west elevations



132. Cypress Hall west elevation



133. Cypress Hall north and west elevations

Cedar Hall



134. Cedar Hall south and west elevations



135. Cedar Hall west elevation



136. Cedar Hall north and west elevations

Sage Hall



137. Sage Hall west and south elevations



138. Sage Hall south elevation



139. Sage Hall west and south elevation



140. Sage Hall north end of west elevation

Mariposa Hall



141. Mariposa Hall south elevation



142. Mariposa Hall east end of south elevation



143. Mariposa Hall middle of south elevation



144. Mariposa Hall south elevation



145. Mariposa Hall south elevation



146. Mariposa Hall north elevation



147. Mariposa Hall north and west elevations



148. Mariposa Hall west elevation

Tom Bradley Center for Student Life – Redwood Hall



149. Tom Bradley Center for Student Life east and north elevations



150. Tom Bradley Center for Student Life east elevation



151. Tom Bradley Center for Student Life east and north elevations



152. Tom Bradley Center for Student Life north elevation



153. Tom Bradley Center for Student Life north elevation, entry door



154. Tom Bradley Center for Student Life west elevation



155. Tom Bradley Center for Student Life west and south elevations of south addition



156. Tom Bradley Center for Student Life south elevation



157. Tom Bradley Center for Student Life south elevation



158. Tom Bradley Center for Student Life south elevation

Campus Interior



159. Magnolia Hall north of the North Quad



160. Magnolia Hall open space



161. Magnolia Hall open space, historic plaque



162. Mature fig tree in Magnolia Hall open space



163. Looking north over North Quad



164. Looking south over North Quad



165. Looking southeast over North Quad



166. Looking east over North Quad



167. Looking east over North Quad

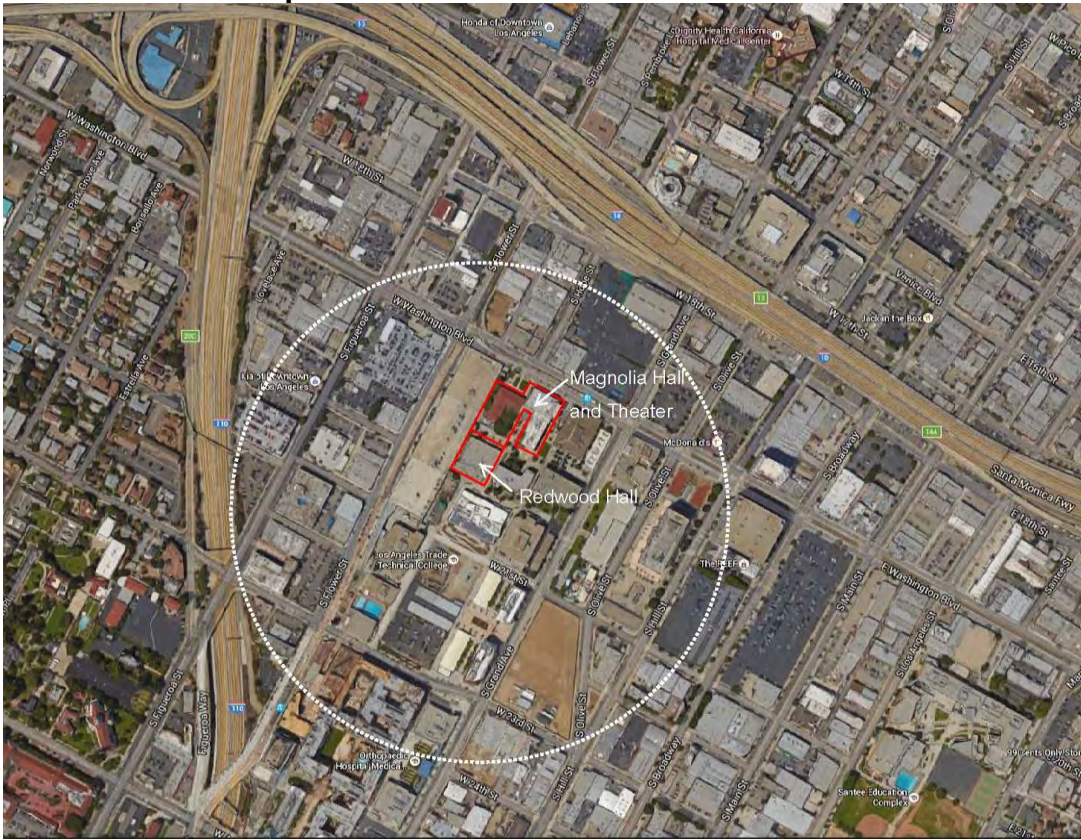


168. Area north of Mariposa Hall

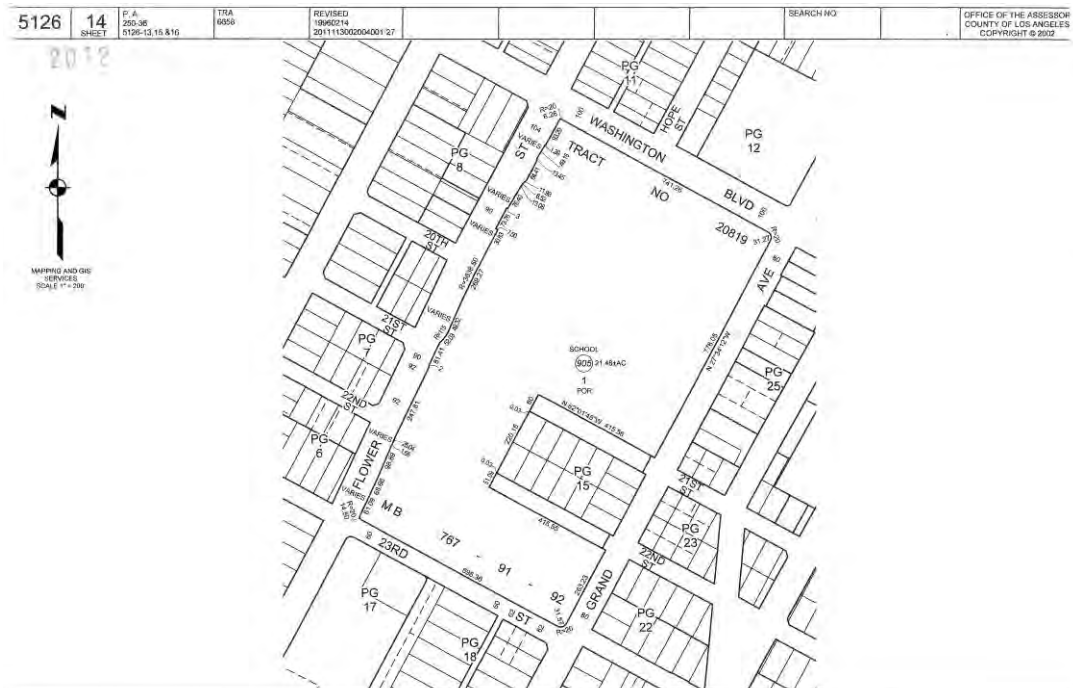


169. Southwest corner of campus

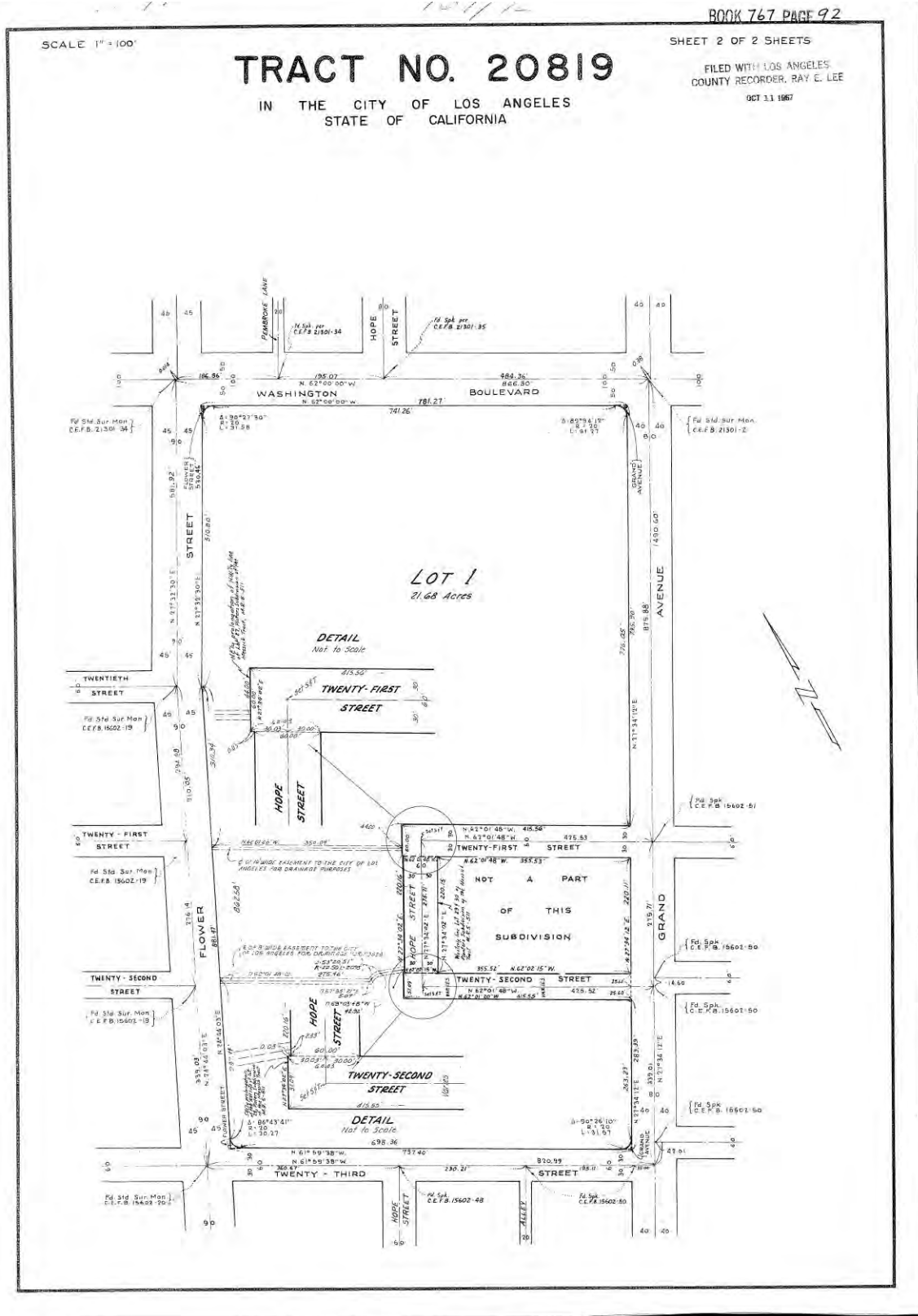
Attachment B: Maps



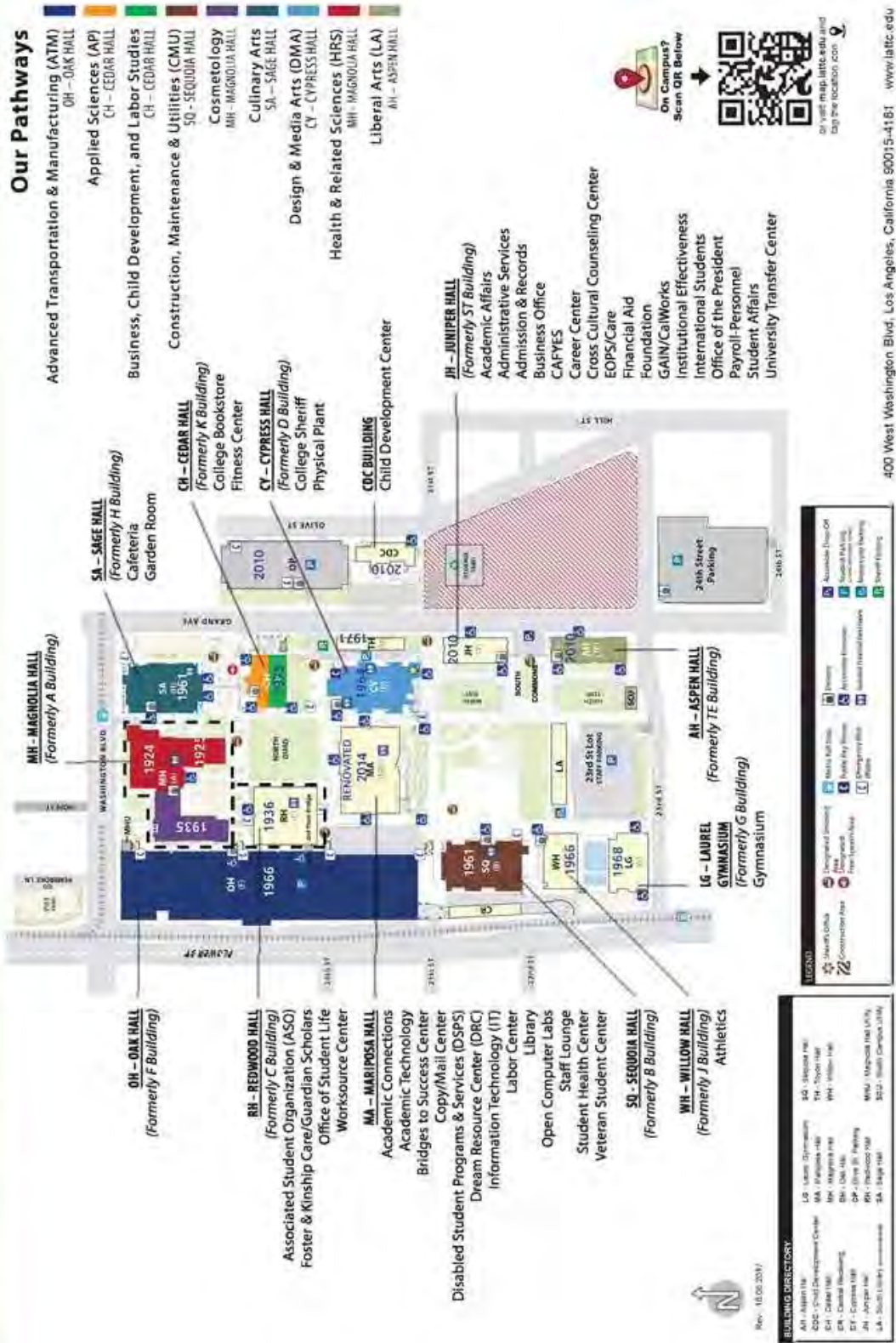
Aerial photograph (ca, 2012)



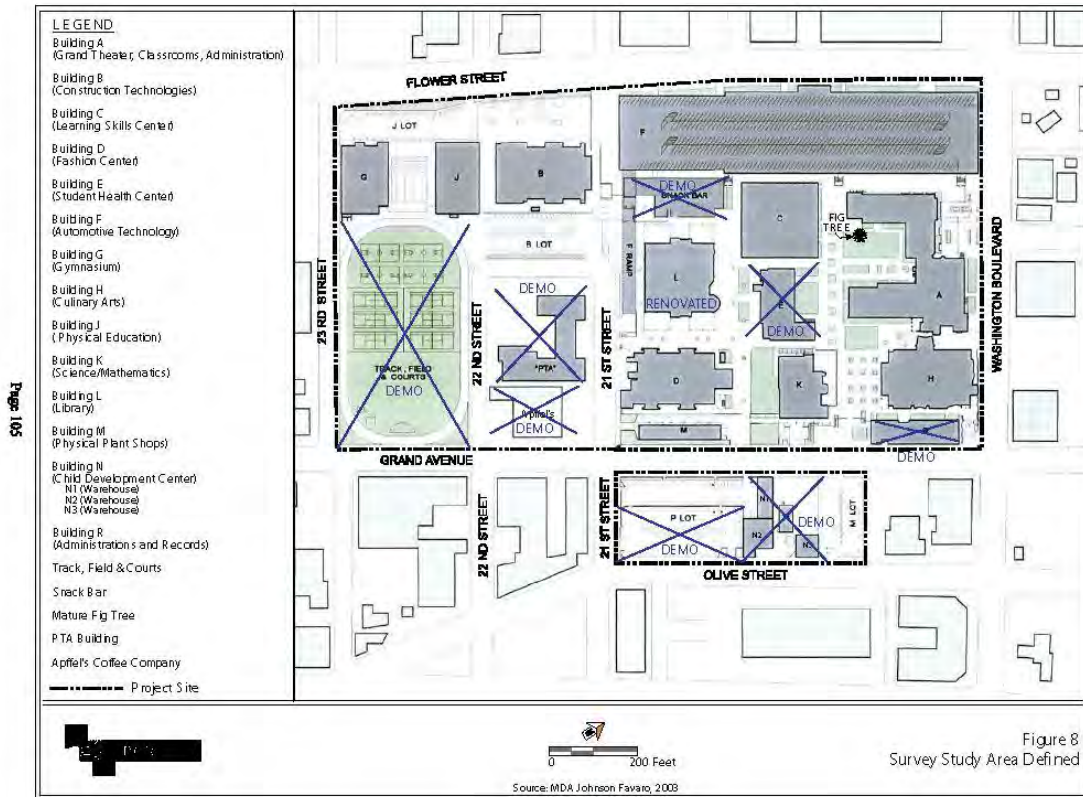
Los Angeles County Assessor's Map. Magnolia Hall and the Theater Building are along Washington Boulevard.



Original Tract Map sheet 2 of 2



Current campus map with construction dates



Campus Map from 2003 Environmental Impact Report with demolished facilities indicated.

ATTACHMENT C: Building Permits

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the descriptions and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM Lot X POLYTECHNIC HIGH SCHOOL Tract (SCIENCE BLDG.) #1. REMOVED TO Lot Y Present location of building } 400 W. Washington Blvd (House Number and Street) Approved by City Engineer. New location of building } Deputy. Between what cross streets } Grand & Flower

- 1. Purpose of PRESENT building: Public School. Families: — Rooms: 21. 2. Use of building AFTER alteration or moving: — Families: — Rooms: 2. 3. Owner (Print Name): Los Angeles City High School District. Phone: —. 4. Owner's address: 7th Floor of Building. 5. Certificated Architect: — State License No. — Phone: —. 6. Licensed Engineer: — State License No. — Phone: —. 7. Contractor: WORK DONE BY S.E.R.A. State License No. — Phone: —. 8. Contractor's address: —. 9. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building} \$ 1,500.00. 10. State how many buildings NOW } 8 - Schools. on lot and give use of each. Residence, Hotel, Apartment House, or any other purpose. 11. Size of existing building: 75' x 150'. Number of stories high: 2. Height to highest point: 40'. 12. Class of building: C. Material of existing walls: Brick. Exterior framework: Brick. Wood or Steel.

Describe briefly and fully all proposed construction and work: Demolish building to ground and remove.

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY PERMIT NO. 9145. Plans and Specifications checked. Zone. Fire District No. Corrections verified. Set Back. Street Widening Ft. Ft. Plans, Specifications and Applications rechecked and approved. Application checked and approved. JUL 18 1936. Inspector: [Signature]

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot X Lot X POLYTECHNIC HIGH SCHOOL Tract Tract

Present location of building } 400 W. Washington Blvd. (House Number and Street) Approved by City Engineer. New location of building } (House Number and Street) Deputy. Between what cross streets } GRAND AVE & FLOWER ST.

- 1. Purpose of PRESENT building Public School Families Rooms 2. Use of building AFTER alteration or moving Same Families Rooms 3. OWNER (Print Name) Los Angeles City High School District Phone Pa. 1121 4. Owner's address 7th Floor 2c Building St. 162 5. Certificated Architect Albert C. Martin State License No. Phone 6. Licensed Engineer Holmes & Harner - Inc. State License No. 1449 Phone 7. Contractor OUNIONS State License No. Phone 8. Contractor's address 9. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment} and Appliances in Completed Building. \$ 90,000.00 10. State how many buildings NOW on lot and give use of each. } 6 Schools. Residence, Hotel, Apartment House, or any other purpose. 11. Size of existing building 15 x 30 Number of stories high 3 Height to highest point 56'-0" 12. Class of building D Brick Material of existing walls Brick Exterior framework Brick Wood or Steel Describe briefly and fully all proposed construction and work:

Reconstruct present building to meet the requirements of the new state earthquake code.

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO. 14168 FOR DEPARTMENT USE ONLY Fee 18300 Stamp here when Permit is issued OCT 23 1934 Inspector W. J. Sheehan

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition NONE Size of Lot x Number of Stories when complete
Material of Foundation Width of Footing Depth of footing below ground
Width Foundation Wall Size of Reinforced Sill x Material Exterior Walls
Size of Exterior Studs x Size of Interior Bearing Studs x
Joists: First Floor x Second Floor x Rafters x Roofing Material

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Laws.

Sign Here BOARD OF EDUCATION
(Owner or Authorized Agent)
By [Signature]

Table with 4 columns: Application, Fire District, Set back, Termite Inspection, Construction, Zoning, Street-Widening, Forced Draft Ventil.

(1) REINFORCED CONCRETE
Barrels of Cement 1129
Tons of Reinforcing Steel 5

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from
Street
Sign Here (Owner or Authorized Agent)

(3) No required windows will be obstructed.
Sign Here (Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
Sign Here (Owner or Authorized Agent)

REMARKS:
ALL WOOD AND LUMBER REQUIREMENTS FOR GRADING WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 166 OF BUILDING ORDINANCE
OWNER OR AUTHORIZED AGENT

PLAN CHECKING
RECEIPT NO. 1299
VALUATION \$ 20000
FEE PAID \$ 100

Attachment D: Historic Aerials and Sanborn Insurance Maps

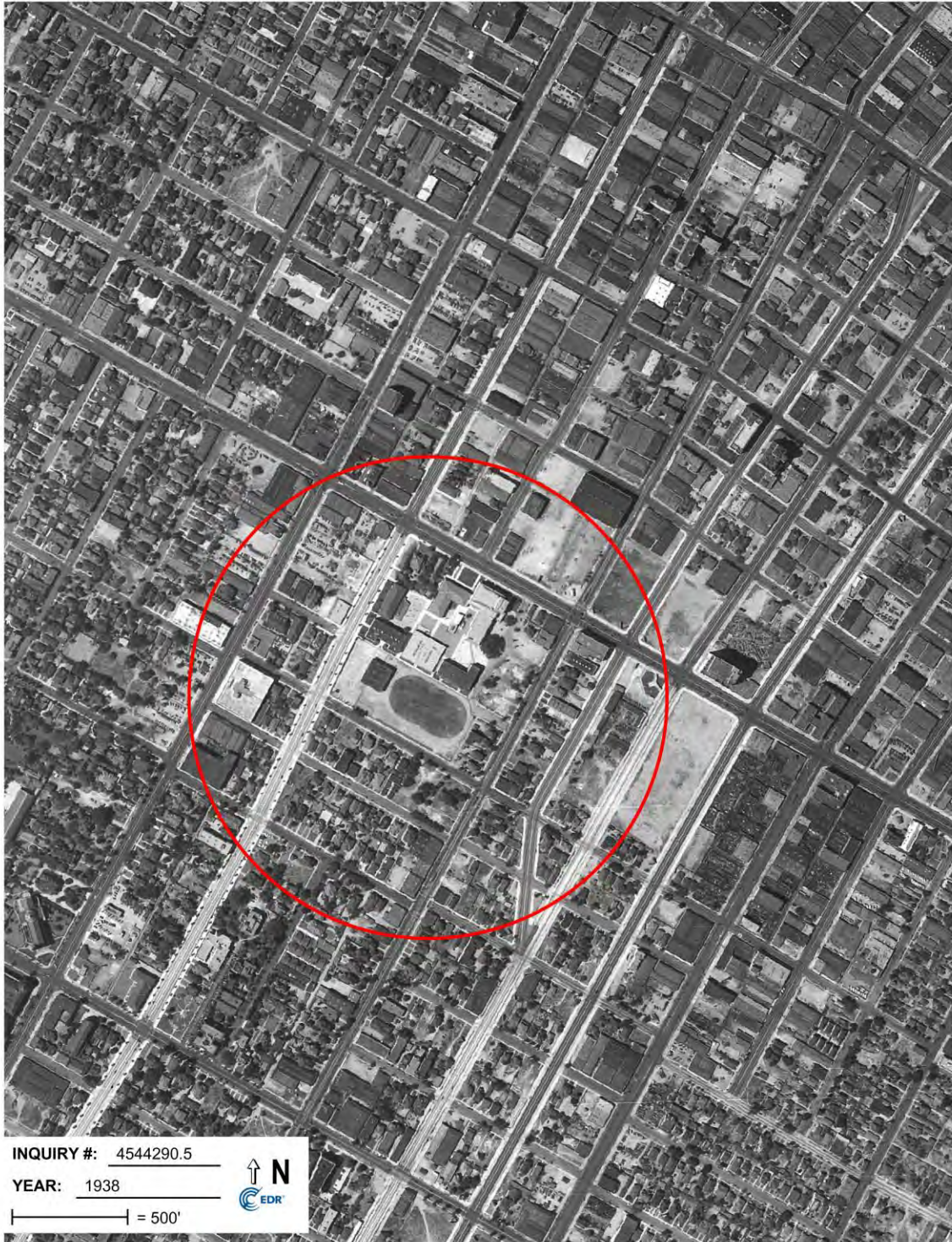
Historic Aerial Photography



Aerial Photo 1923 - prior to construction, earlier building was still in place.



Aerial Photo 1928



Aerial Photo 1938



Aerial Photo 1948



Aerial Photo 1952



Aerial Photo 1964



Aerial Photo 1977



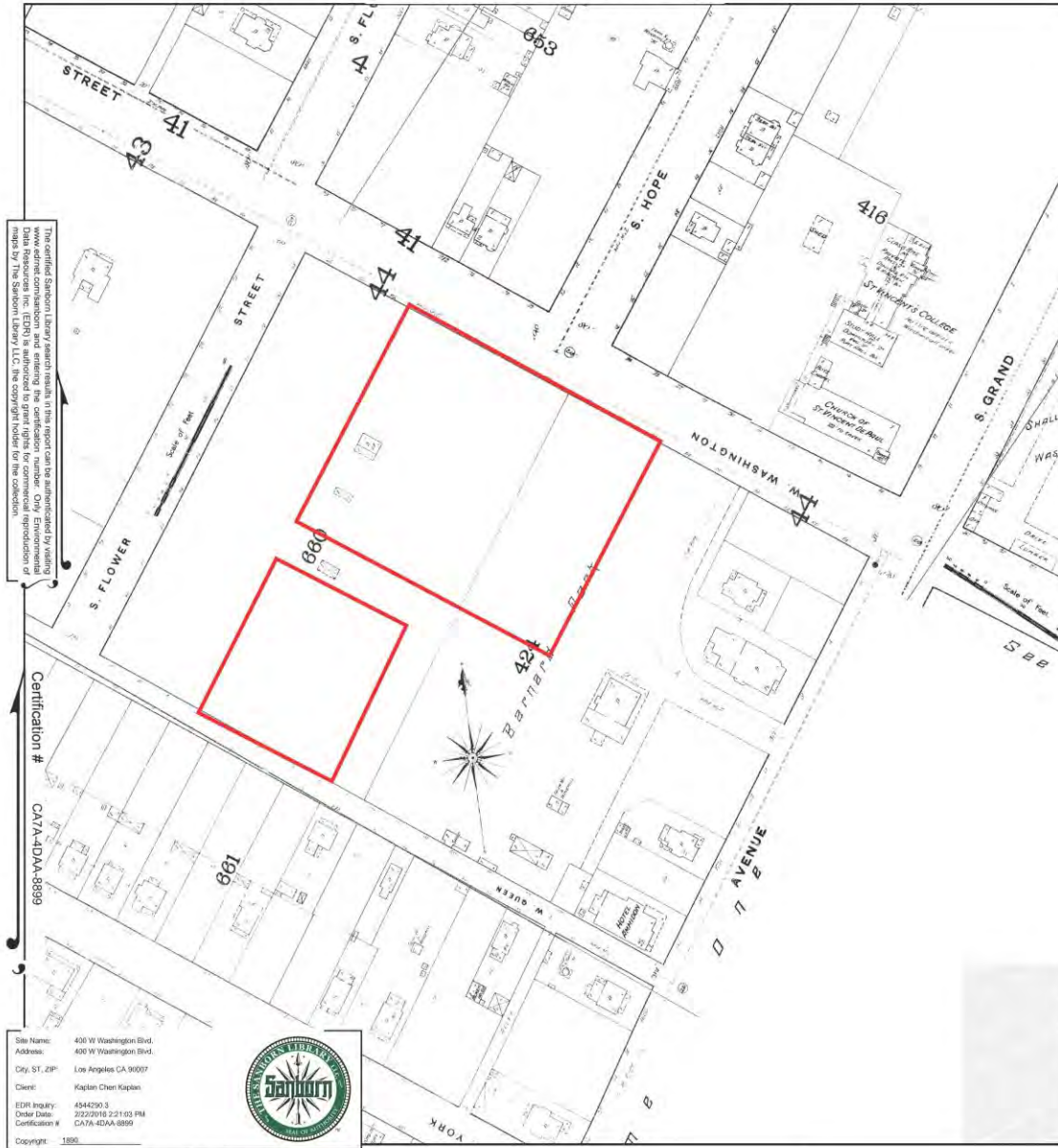
Aerial Photo 1994



Aerial Photo 2009

Sanborn Insurance Maps

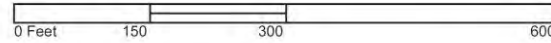
1890 Certified Sanborn Map



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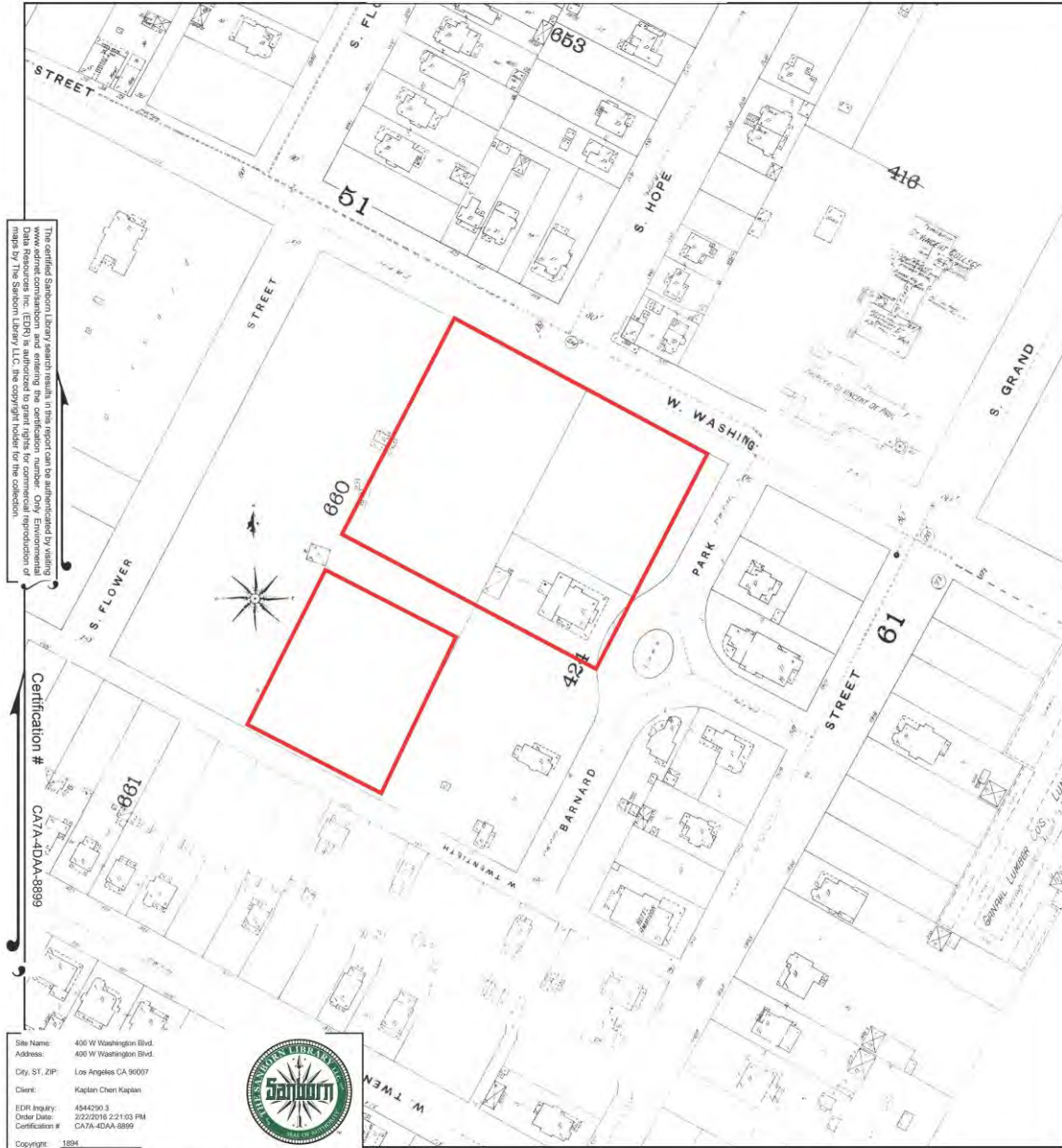


- Volume 2, Sheet 41
- Volume 2, Sheet 44
- Volume 2, Sheet 44



1890 Sanborn map

1894 Certified Sanborn Map



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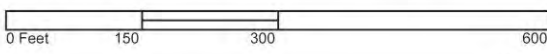
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City, ST, ZIP: Los Angeles CA 90007
Client: Kaplan Chen Kaplan
EIR Inquiry: 4544290.3
Order Date: 2/22/2016 2:21:03 PM
Certification #: CA7A-10AA-8889
Copyright: 1894



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- Volume 1, Sheet 40
- Volume 2, Sheet 51
- Volume 2, Sheet 52
- Volume 2, Sheet 52



1894 Sanborn map

1907 Certified Sanborn Map

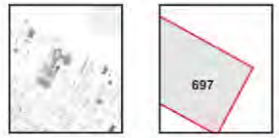


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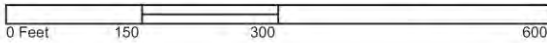
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Volume 6, Sheet 697



1907 Sanborn map

1922 Certified Sanborn Map

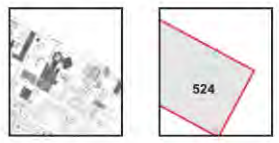
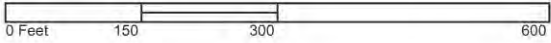


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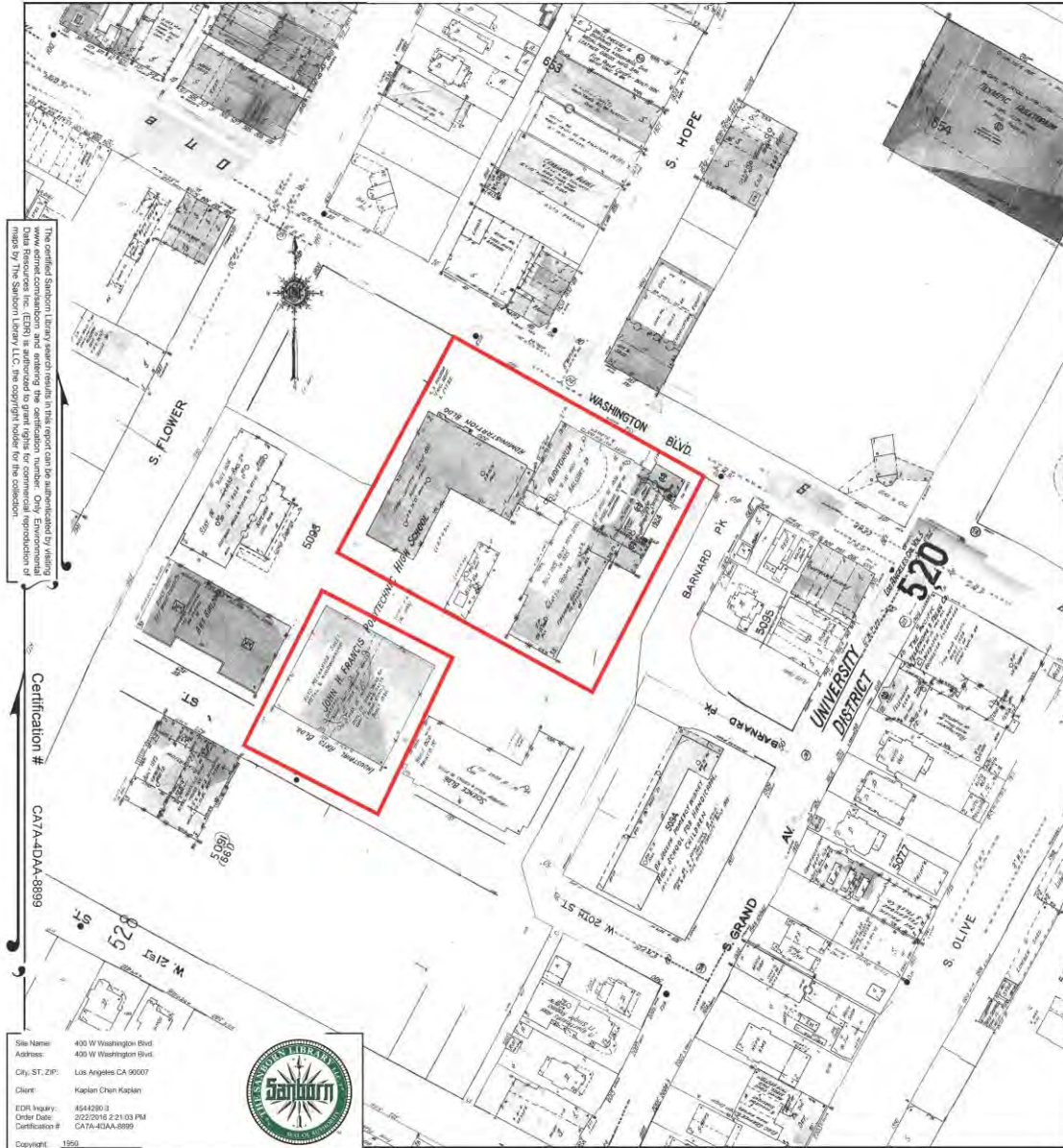


Volume 5, Sheet 524



1922 Sanborn map

1950 Certified Sanborn Map



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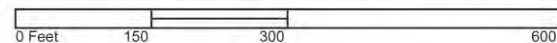
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 Copyright: 1950



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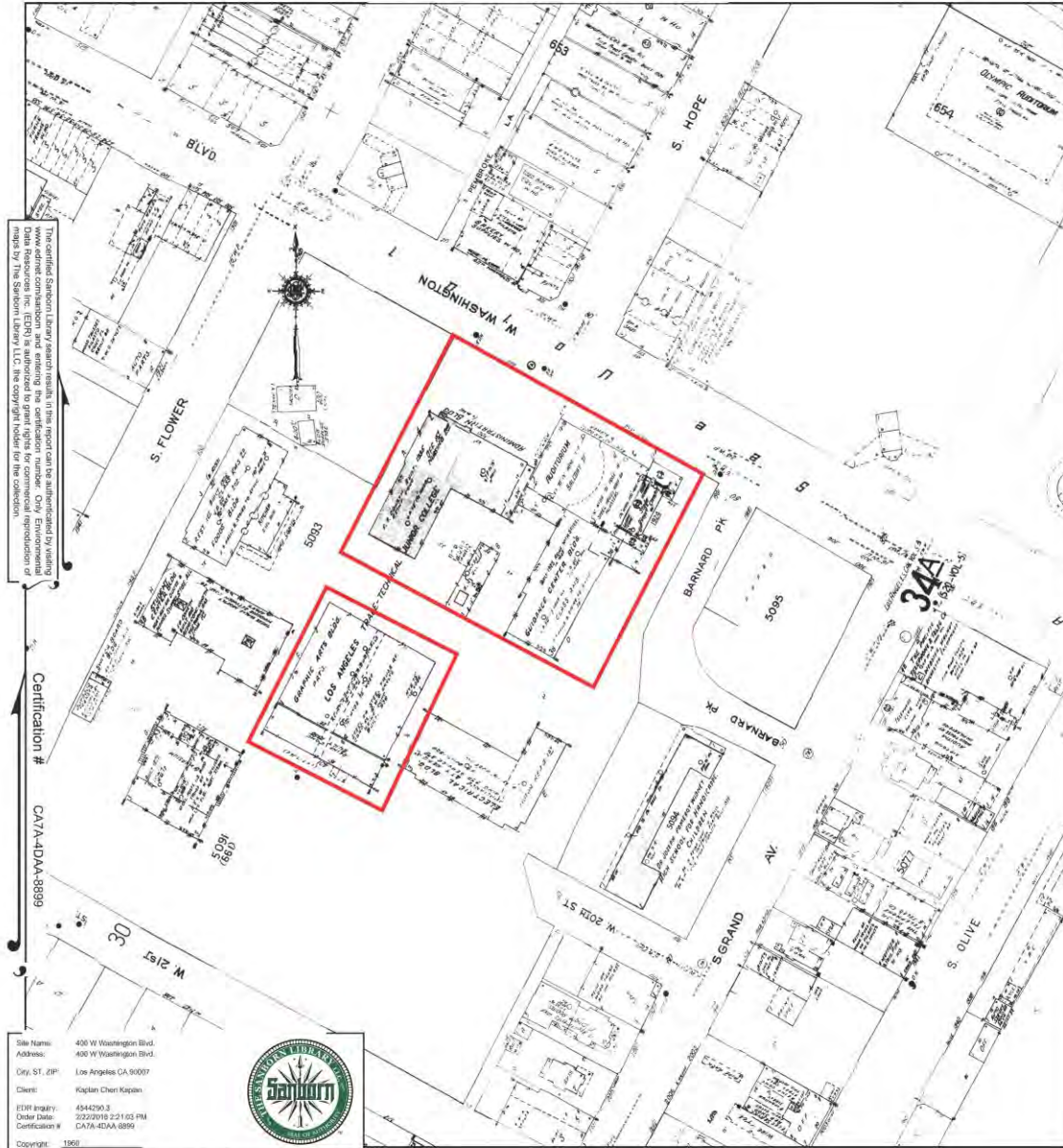


Volume 5, Sheet 524
 Volume 1, Sheet 92



1950 Sanborn map

1960 Certified Sanborn Map



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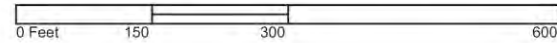
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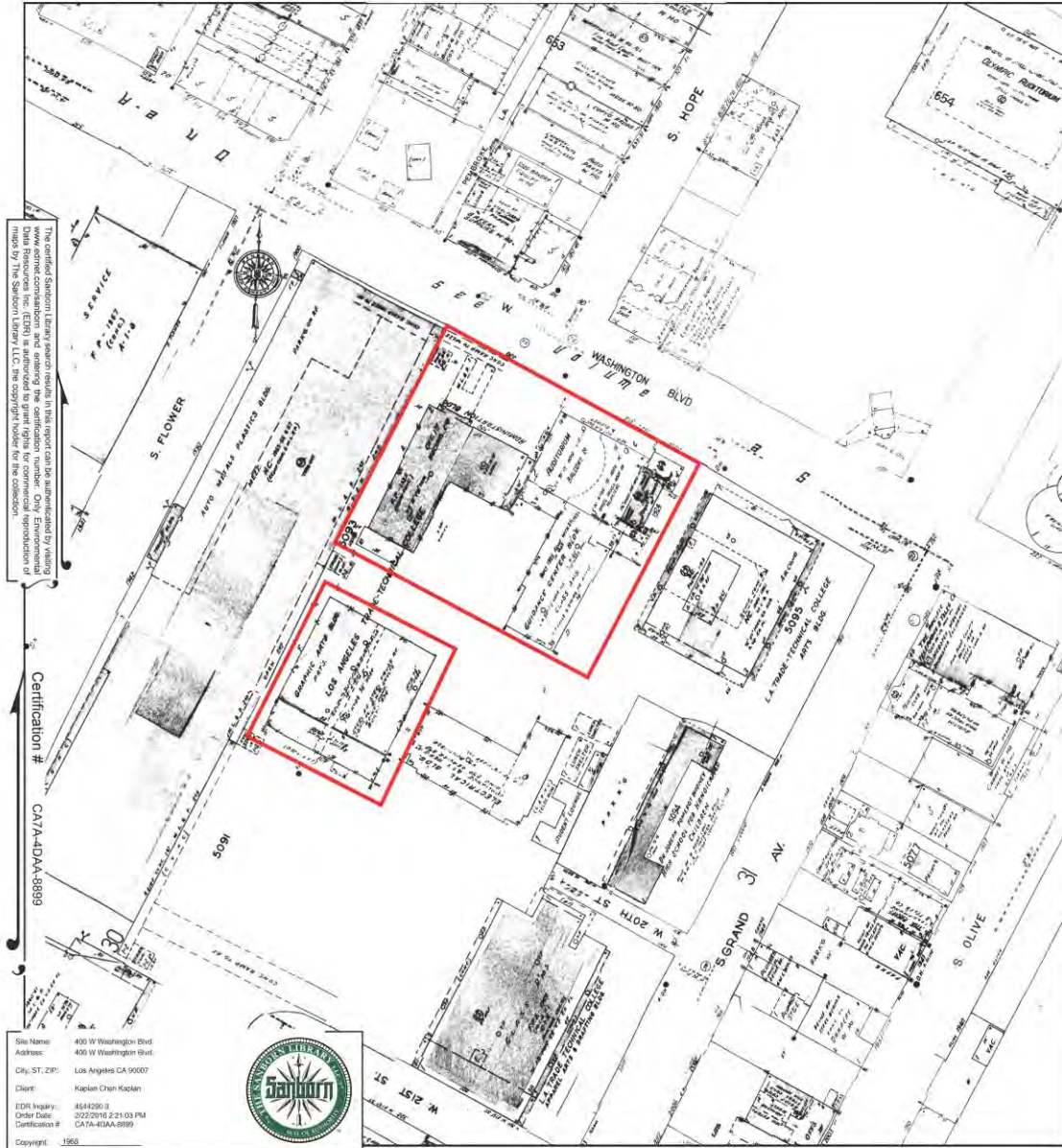


Volume 1A, Sheet 2a
Volume 5A, Sheet 31a

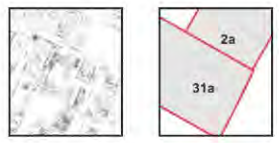


1960 Sanborn map

1968 Certified Sanborn Map



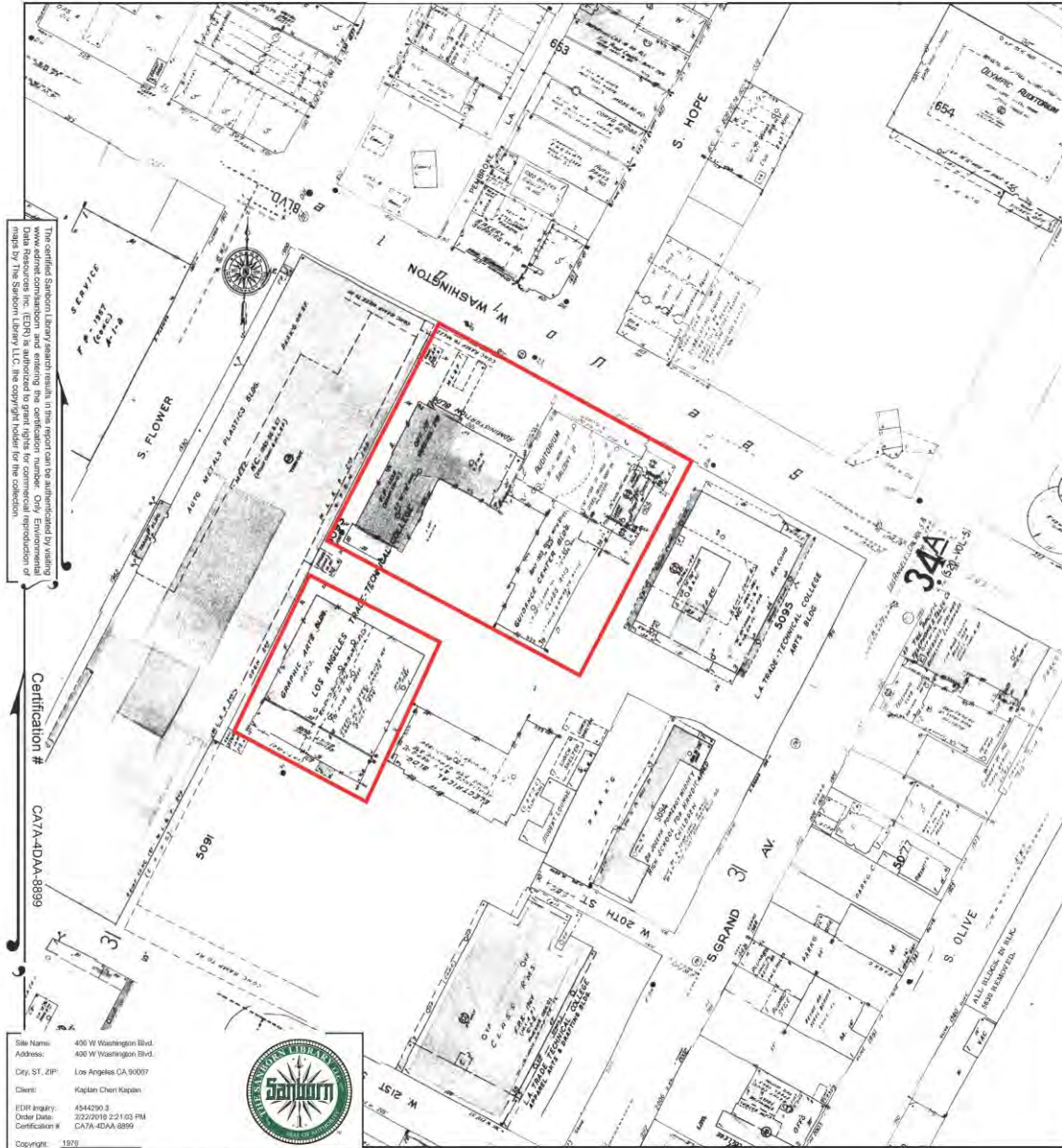
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Volume 5A, Sheet 31a
Volume 1A, Sheet 2a

1968 Sanborn map

1970 Certified Sanborn Map



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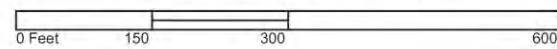
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 Copyright: 1970



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Volume 1A, Sheet 2a
 Volume 5A, Sheet 31a



4544290 - 3 page 8

1970 Sanborn map.

ATTACHMENT E: SCCIC Report



15619 Ogram Avenue
Gardena, CA 90249-44

W.H. Bonner Associates

Archaeofaunal Studies
Archaeological Surveys
Historical & Genealogical Research



(310) 675-27
E-mail: whbonner@aol.com

October 19, 2018

David Kaplan
KCK Architects
2526 18th Street
Santa Monica, CA 90405

Subject: Historic Records Search Results for the Magnolia Theater, 2100 South Flower Street/400 West Washington Boulevard, Los Angeles County, CA

Dear Mr. Kaplan:

At your request, W. H. Bonner Associates has conducted a historic records search for your project located at 2100 South Flower Street/400 West Washington Boulevard, Los Angeles, California 90007. The records search was conducted on October 18, 2018, at the South Central Coastal Information Center (SCCIC), California State University, Fullerton.

To identify any historic properties, the rolls of the National Register of Historic Places (NRHP), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI) were examined. The California State Historic Resources Inventory (HRI), Historic Preservation Overlay Zones (HPOZ), and the Los Angeles City Historic-Cultural Monuments List (LACHCM) were also reviewed to determine local resources previously evaluated for their historic significance. Built dates were determined from the website of the Los Angeles County Tax Assessor.

Record Search Results

2100 South Flower Street/400 West Washington Boulevard, Los Angeles, CA 90802
APN 5126-014-905

Other use property

Constructed in 1924 with modifications in 1925 and 1935

Directory of Properties in the Historic Property Data File – Not Listed

NOTE: Although the property is not listed on the Directory, an evaluation was performed in 2004 which determined that the structures should be designated 5S2 (local interest only) – not eligible for National Register listing. See Attached document.

National Register of Historic Places (NRHP) – Not listed

California Points of Historical Interest (CPHI) – Not listed

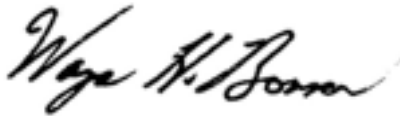
California Historical Landmarks (CHL) – Not listed

Historic Preservation Overlay Zone (HPOZ) – Not Listed

Please Note: Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

We appreciate this opportunity to assist you on your project. If we can be of any further assistance, or if you have any questions concerning this letter, please do not hesitate to contact our office at (310) 675-2745 or via e-mail, whbonner@aol.com.

Sincerely,

A handwritten signature in black ink that reads "Wayne H. Bonner". The signature is written in a cursive style with a large initial "W" and "B".

Wayne H. Bonner, M.A.
RPA Certified Archaeologist #10085

| OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for LOS ANGELES County. | | | | | | | | | | Page 486 | 04-05-12 |
|--|-----------|---------------------|------------------------------------|-------------|-----|------|------------|----------------------|----------|----------|----------|
| PROPERTY-NUMBER | PRIMARY-# | STREET ADDRESS | NAMES | CITY-NAME | OWN | YR-C | ORP-PROG. | PRG-REFERENCE-NUMBER | STAT-DAT | NKS | |
| 119387 | | 9130 S FIGUEROA ST | | LOS ANGELES | P | 1922 | PROJ.REVW. | HUD950823L | 08/23/95 | 6U | |
| | | | | | | | HIST.RES. | DOE-19-95-0308-0000 | 08/23/95 | 6U | |
| 119391 | | 9205 S FIGUEROA ST | | LOS ANGELES | P | 1930 | PROJ.REVW. | HUD950823L | 08/23/95 | 6U | |
| | | | | | | | HIST.RES. | DOE-19-95-0312-0000 | 08/23/95 | 6U | |
| 119390 | | 9210 S FIGUEROA ST | | LOS ANGELES | P | 1910 | PROJ.REVW. | HUD950823L | 08/23/95 | 6U | |
| | | | | | | | HIST.RES. | DOE-19-95-0311-0000 | 08/23/95 | 6U | |
| 073113 | 19-174062 | 9417 S FIGUEROA ST | | LOS ANGELES | U | 1931 | PROJ.REVW. | HUD910912A | 08/23/95 | 6U | |
| 096982 | 19-175173 | 11419 S FIGUEROA ST | | LOS ANGELES | P | 1935 | PROJ.REVW. | HUD950630H | 07/20/95 | 6Y | |
| 175557 | | 12015 S FIGUEROA ST | | LOS ANGELES | | 1959 | PROJ.REVW. | HUD080707A | 07/22/08 | 6U | |
| 175558 | | 9504 S FIRTH BLVD | | LOS ANGELES | P | 1946 | PROJ.REVW. | HUD080707A | 07/22/08 | 6U | |
| 166321 | | 2913 S FLOWER BLVD | | LOS ANGELES | P | 1913 | PROJ.REVW. | FCC061026C | 01/10/07 | 6Y | |
| 142556 | | S FLOWER ST | SOUTHERN CALIFORNIA GAS COMPANY CO | LOS ANGELES | P | 1925 | HIST.RES. | NPS-04000623-0000 | 06/22/04 | 1S | |
| | | | | | | | NAT.REG. | 19-0431 | 09/18/03 | 3S | |
| 069368 | 19-173795 | 538 S FLOWER ST | CALIFORNIA CLUB | LOS ANGELES | P | 1929 | TAX.CERT. | 537.9-19-0297 | 12/04/09 | 1S | |
| | | | | | | | HIST.RES. | DOE-19-79-6011-0000 | 10/28/77 | 2S | |
| 020858 | 19-166934 | 538 S FLOWER ST | CALIFORNIA CLUB | LOS ANGELES | P | 1929 | PROJ.REVW. | 65000686 | 03/28/79 | 2S | |
| | | | | | | | HIST.RES. | NPS-10000452-0000 | 07/06/10 | 1S | |
| | | | | | | | NAT.REG. | 19-0562 | 12/29/09 | 3S | |
| | | | | | | | HIST.SURV. | 0053-4460-0000 | 06/01/78 | 7K | |
| | | | | | | | HIST.RES. | DOE-19-79-0011-0000 | 03/28/79 | 2S2 | |
| | | | | | | | PROJ.REVW. | UMTA781024A | 10/24/78 | 2S2 | |
| | | | | | | | HIST.SURV. | 0053-0067-0000 | 01/01/79 | 2S | |
| 123683 | | 550 S FLOWER ST | SUPERIOR OIL COMPANY BUILDING | LOS ANGELES | P | 1955 | PROJ.REVW. | 65000686 | 03/28/79 | 2S2 | |
| | | | | | | | HIST.RES. | NPS-03000059-0000 | 02/28/02 | 1S | |
| | | | | | | | NAT.REG. | 19-0411 | 08/19/02 | 3S | |
| 127803 | | 612 S FLOWER ST | GENERAL PETROLEUM COMPANY BUILDING | LOS ANGELES | P | 1947 | TAX.CERT. | 537.9-19-0235 | 11/12/02 | 1S | |
| | | | | | | | HIST.RES. | NPS-04000621-0000 | 06/22/04 | 1S | |
| | | | | | | | NAT.REG. | 19-0432 | 11/01/03 | 3S | |
| | | | | | | | TAX.CERT. | 537.9-19-0252 | 07/27/05 | 1S | |
| 026141 | 19-172128 | 713 S FLOWER ST | LOS ANGELES NATIONAL BANK | LOS ANGELES | P | 1930 | HIST.SURV. | 0053-3469-0000 | | 7N | |
| 026142 | 19-172129 | 723 S FLOWER ST | MID-TOWN PARKING CENTER | LOS ANGELES | P | | HIST.SURV. | 0053-3470-0000 | | 7R | |
| 026143 | 19-172130 | 729 S FLOWER ST | LA SOUP COMPANY / H WOOD ASSOCIATI | LOS ANGELES | P | 1923 | HIST.SURV. | 0053-3471-0000 | | 3S | |
| 026144 | 19-172131 | 737 S FLOWER ST | SKI | LOS ANGELES | P | 1926 | HIST.SURV. | 0053-3472-0000 | | 7N | |
| 026145 | 19-172132 | 741 S FLOWER ST | PARMALEE-DOHRMAN COMPANY BUILDING, | LOS ANGELES | P | 1926 | HIST.SURV. | 0053-3473-0000 | | 7N | |
| 026146 | 19-172133 | 757 S FLOWER ST | GENERAL PETROLEUM CORPORATION PARK | LOS ANGELES | P | 1948 | HIST.SURV. | 0053-3474-0000 | | 7R | |
| 142618 | | 800 S FLOWER ST | SOUTHERN CALIFORNIA GAS COMPANY BU | LOS ANGELES | P | 1959 | HIST.RES. | NPS-04000623-0001 | 06/22/04 | 6X | |
| 027249 | 19-173181 | 810 S FLOWER ST | SOUTHERN CALIFORNIA GAS COMPANY BL | LOS ANGELES | P | 1925 | TAX.CERT. | 537.9-19-0297 | 11/22/02 | 6X | |
| | | | | | | | HIST.RES. | NPS-04000623-0002 | 06/22/04 | 1D | |
| | | | | | | | TAX.CERT. | 537.9-19-0297 | 11/22/02 | 2D3 | |
| 142557 | | 820 S FLOWER ST | SOUTHERN CALIFORNIA GAS COMPANY BU | LOS ANGELES | P | 1941 | HIST.SURV. | 0053-4545-0000 | | 3S | |
| | | | | | | | HIST.RES. | NPS-04000623-0003 | 06/22/04 | 1D | |
| 142617 | | 830 S FLOWER ST | SOUTHERN CALIFORNIA GAS COMPANY BU | LOS ANGELES | P | 1952 | TAX.CERT. | 537.9-19-0297 | 11/22/02 | 2D3 | |
| | | | | | | | HIST.RES. | NPS-04000623-0004 | 06/22/04 | 1D | |
| 026027 | 19-172015 | 914 S FLOWER ST | CIVIC CENTER BODY SHOP | LOS ANGELES | P | 1922 | TAX.CERT. | 537.9-19-0297 | 11/22/02 | 2D3 | |
| 026028 | 19-172016 | 926 S FLOWER ST | S T AUTO REPAIR | LOS ANGELES | P | 1912 | HIST.SURV. | 0053-3430-0000 | | 7N | |
| 026029 | 19-172017 | 928 S FLOWER ST | HARRY M HOFFMAN, FLEET SERVICES LT | LOS ANGELES | P | 1921 | HIST.SURV. | 0053-3431-0000 | | 7R | |
| 026030 | 19-172018 | 935 S FLOWER ST | LAS FLORES APARTMENTS | LOS ANGELES | P | 1912 | HIST.SURV. | 0053-3432-0000 | | 5S2 | |
| 026031 | 19-172019 | 950 S FLOWER ST | SIGNS | LOS ANGELES | P | 1912 | HIST.SURV. | 0053-3433-0000 | | 3S | |
| 026032 | 19-172020 | 960 S FLOWER ST | UNIVERSAL VISA | LOS ANGELES | P | 1925 | HIST.SURV. | 0053-3434-0000 | | 5S2 | |
| 026034 | 19-172022 | 1010 S FLOWER ST | BOWES BUILDING | LOS ANGELES | P | 1921 | HIST.SURV. | 0053-3435-0000 | | 5S2 | |
| 026033 | 19-172021 | 1011 S FLOWER ST | PETROLEUM BUILDING, SECURITY PACIF | LOS ANGELES | P | 1958 | HIST.SURV. | 0053-3437-0000 | | 7R | |
| 020938 | 19-167005 | 1201 S FLOWER ST | CHRIST EPISCOPAL CHURCH, TRINITY M | LOS ANGELES | P | 1925 | HIST.SURV. | 0053-3436-0000 | | 3S | |
| 165288 | | 1801 S FLOWER ST | MATHIAS APARTMENTS | LOS ANGELES | P | 1903 | HIST.SURV. | 0053-0130-0000 | | 3S | |
| 068425 | 19-173749 | 3742 S FLOWER ST | | LOS ANGELES | P | 1913 | PROJ.REVW. | FCC070131A | 03/09/07 | 6Y | |
| | | | | LOS ANGELES | P | 1939 | HIST.RES. | DOE-19-90-0002-0004 | 08/28/90 | 2D2 | |

ATTACHMENT F: DPR Records

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

Primary #
HRI #
Trinomial
NRHP Status Code **5S3**
Review Code Reviewer Date

Other Listings

Page 1 of *Resource Name or #: (Assigned by recorder) Magnolia Hall, Los Angeles Trade Technical College

P1. Other Identifier: _____

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

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad Date T; R; of of Sec; B.M.
- c. Address City 400 W. Washington, Los Angeles Zip 90015
- d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5127-01-009

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

See Continuation Sheets

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



*P3b. **Resource Attributes:** (List attributes and codes) HP15

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

P5b. Description of Photo: (view, date, accession #) August 2018

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

Magnolia Hall: Auditorium (1924), East Classroom Wing 1925), West Classroom Wing (1935)

*P7. **Owner and Address:** Los Angeles Community College District

*P8. **Recorded by:** (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18th St., Santa Monica, CA 90405

*P9. **Date Recorded:** 7/2019 **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")
Historic Resources Survey, Magnolia Hall, Redwood Hall, LATTC, Kaplan Chen Kaplan 8/2019

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

CONTINUATION SHEET

Property Name: Magnolia Hall, Los Angeles Trade Technical College/Polytechnic High School Buildings

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B6: Construction History: **P3A. Description:**

The Polytechnic High School was initially established as the Commercial High School in 1897. In 1905 it was renamed the Los Angeles Polytechnic High School and a new campus was established at 400 W. Washington Boulevard. A Beaux Arts style Administration Building was constructed as was an Auditorium. By the 1920s, the Polytechnic High School had grown into a campus taking up most of a city block bounded by Flower Street on the west, Barnard Park on the east, West Washington Boulevard on the north and had moved across 20th Street on the south. An Arts Building had been constructed in 1910 on the northeast corner of Flower Street and 20th Street. And across 20th Street, a gymnasium was constructed in 1922. An existing private dwelling located to the southeast of the Auditorium Building had been converted into school rooms.

After voters approved bonds for school improvements in 1922, an “extensive development program of considerable magnitude” was undertaken by the Los Angeles City Board of Education including “construction of fifty new elementary schools, three junior high schools” as well as “the purchase of new sites and the erection of numerous school buildings and additions in various sections of the City.”¹

One of the projects was \$340,000 for “erection of a three-story building to be built adjoining the present Polytechnic High School, to be used as an auditorium and class rooms.” The new auditorium was to be built on the site of the school’s original auditorium (one of the two original buildings at the Washington Boulevard site).

Articles from the *Los Angeles Times* described the ongoing plans for the new buildings: “Preliminary sketches. [Were] being prepared by Morgan, Walls and Morgan, architects to provide designs for the new addition to follow the architecture used in the main building. It will contain an auditorium to seat 2000 persons and numerous rooms to provide space for the increased number of students in attendance and the addition of several new departments. Italian renaissance will be featured in the exterior designs, with massive pillars typical of that country, on both elevations.”²

Another article from the period described the design of the building to be finished in the Spanish Renaissance style of architecture.” It noted that in addition to the auditorium building, a “classroom portion of the building will adjoin the auditorium in the form of a wing, and will be 200 feet long and seventy-two feet wide.”³ In a 1923 article, a sketch of the building was provided and architect Stiles O. Clements from the firm Morgan, Walls and Morgan, discussed the progress of construction and it was noted that “plaster will predominate in the facing of exterior walls which will be in keeping with the design of the main unit.”⁴

¹ Millions for City’s Schools: Millions Will Be Spent in Coming Months for Attractive Additions to School System,” *Los Angeles Times*, April 29, 1923.

² Ibid.

³ “New School Auditorium,” *Los Angeles Times*, December 27, 1922.

⁴ “New Schools Designed: Modern Structures to be Erected in Los Angeles,” *Los Angeles Times*, September 2, 1923.

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Property Name: Magnolia Hall, Los Angeles Trade Technical College/Polytechnic High School Buildings

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Magnolia Hall Complex

Magnolia Hall is a structure consisting of three building structures from the Polytechnic High School period: the 1924 Auditorium/Theater, the 1925 east classroom wing and the 1935 west classroom wing. These buildings are contiguous and connected via a lobby addition on the south side. The changes to the exteriors of the buildings since the *Los Angeles Trade Technical College 2003 Environmental Impact Report* were focused on two additions on the elevations of the buildings that face the interior (south) of the campus. Also a designed and landscaped courtyard area was created in the area between the wings on the south side of Magnolia Hall.



New entry/lobby structure that it attached to each of the three building sections of Magnolia Hall and allow for internal circulation into each of the buildings.

These buildings were initially designed, as were the original 1905 buildings, facing Washington Boulevard. The long elevations of the classroom wings extended to the south and were designed as narrow legs in order to contain windows that provide natural light into the classrooms on the double loaded corridors. The south ends of both the 1925 and 1935 classroom building sections have unadorned elevations as do the elevations that face each other at the rear of the building. Until 1970 a Boiler Room Building was located between these classroom wings; the area was treated as the “back of the house.” While a mature specimen Fig Tree has been growing in the area next to the Magnolia Hall’s west wing since the first decades of the 20th Century, only since the removal of the Boiler Room Building around 1970 has that area been repurposed as open space. There are no landscape elements other than the Fig Tree that remain from the Polytechnic High School period.

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Aerial view of buildings constructed during Polytechnic High School period (Google Earth)



Mature Fig Tree in open space between wings of Magnolia Hall

The area to the south of Magnolia Hall had contained the Electrical Building (shown on the 1970 Sanborn Map). This building was demolished and the North Quad open space area was created with Magnolia Hall to its north side and the Tom Bradley Center for Student Life located on its west side. The Tom Bradley Center for Student Life, designed by A.C. Martin, was constructed in 1936 to the south of the administration building wing. In 1956 an addition was constructed along the south elevation of the building. No other buildings from the Polytechnic High School period remain today.

Magnolia Hall Auditorium, aka Grand Theater

The "large three-story auditorium was constructed in 1924 along Washington Boulevard as a replacement for the 1905 gymnasium/auditorium on the same site...the auditorium's main entrance is on the west side of the building. When built, the old 1905 Main Administration Building was still extant and attached to the new auditorium to the west. The auditorium is a reinforced concrete building capped with a flat roof and sprayed with a non-original gunnite finish. Its design is an unusual mix of Moorish and Classical Revival styles.⁵ A *Los Angeles Times* newspaper article featured comments from architect Stiles O. Clements and included an illustration of the auditorium/classroom building showing it as a mix of an asymmetric Moorish/Spanish Colonial Revival for the auditorium and a symmetrical Classical Revival style design for the classroom building.⁶

The main area of the Auditorium Building is generally rectangular in plan. Attached to the east elevation and set back slightly from the street, is a taller rectangular building element. Also clad in stucco, the elevation facing Washington Boulevard is devoid of architectural details. In front of this structure is a one-story rectangular element which is attached to the taller module onto its

⁵*Los Angeles Times*, April 29, 1923.

⁶*Los Angeles Times*, September 2, 1923.

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Property Name: Magnolia Hall, Los Angeles Trade Technical College/Polytechnic High School Buildings

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south and is attached to the main section of the Auditorium Building on the west. This one-story element is stucco-clad with a flat roof and wide band at the cornice.



Aerial view of Auditorium Building and East Classroom Building (Google Earth)



Sketch of auditorium and classroom addition⁷



Auditorium, east and north elevations

“The main entrance along the primary west elevation is shaded by a wide flat steel awning, supported by chains, with strips of opaque glass for filtered light. An ornamental iron crest of acanthus leaves crowns the awning. A cant bay box office of wood construction is flanked by a pair of non-original double steel doors on either side beneath the awning. Above the awning on the second floor is a band of five perforated concrete screens. On the third floor, centered above the screens, is a recessed combination squared and rounded window with molded surrounds.”⁸

“Along the Washington Boulevard (north) facade is a row of six, squared pilasters. Steel framed, deeply recessed multi-pane casement windows fill the spaces between the pilasters. A decorative, wrought iron sconce and perforated concrete screen (since filled-in) are east of this window grouping.”⁹

“A utilitarian concrete staircase that wraps around the theater’s northwest corner [obscured by foliage] has replaced the original cantilevered concrete staircase along Washington Boulevard. A grid pattern of stylized floral squares in relief wraps around the building on the third floor on the east (rear) end of the building. Centered below the grid on the upper stories of the east elevation is a trio of recessed, round arch windows with perforated concrete screens, rounded pilasters, and Corinthian capitals that evoke the Moorish Revival style. The ground floor

⁷ “New Schools Designed: Modern Structures to be Erected in Los Angeles,” *Los Angeles Times*, September 2, 1923.

⁸ *Los Angeles Trade Technical College EIR*, 2003, p. 108.

⁹ *Los Angeles Trade Technical College EIR*, 2003, p. 108.

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southeast corner of the auditorium has a projecting arcade featuring rounded arched openings and plain entablature that merges with the classroom wing added in 1925.”¹⁰



Washington Boulevard (north) elevation



Auditorium Main Entrance (west) elevation



East elevation



Transition where Auditorium meets west wing

¹⁰ *Los Angeles Trade Technical College EIR, 2003, p. 108*

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Property Name: Magnolia Hall, Los Angeles Trade Technical College/Polytechnic High School Buildings

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Theater entrance/ticket booth on west elevation



North elevation



Detail of missing decoration above doors



Detail of awning

In 1975 the Los Angeles Community College District approved a \$95 million building plan that included funding for the rehabilitation of the Auditorium at Trade Tech.¹¹ When the building was closed down in 1978, it was described as “scarred by more than 50 years of use and abuse, damaged by fire and equipped with antiquated sound and stage systems as well as creaky wooden seats.” The auditorium theater had been used for graduation as and for “other annual programs like the gold Thimble Fashion Show, the student talent show, and student assemblies.” The renovated theater was to be made “available on a rental basis to a variety of community groups.”¹²

The auditorium interior underwent a major renovation and was renamed the “Grand Theater.” Key features of the project included adding “a superior sound and lighting system as well as improved acoustics” to the 1,560 seat theatre (with 500 of the seats in the balcony). It also included “new upholstered seating, new draperies, carpeting, dressing facilities, a prop room, new control rooms, air conditioning and an orchestra pit.”¹³

¹¹ “College Board Approves \$95 Million Building Plan,” *Los Angeles Times*, November 13, 1975.

¹² “Renovation of Aged Auditorium,” *Los Angeles Sentinel*, January 24, 1980.

¹³ “Renovation of Aged Auditorium,” *Los Angeles Sentinel*, January 24, 1980.

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Property Name: Magnolia Hall, Los Angeles Trade Technical College/Polytechnic High School Buildings

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Lobby area



Area under balcony looking to lobby stairs



Balcony lobby



Balcony



Right side of theater looking to stage



Proscenium arch and stage from the balcony



Ceiling under balcony



Left side (south) wall of theater with retrofit

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Property Name: Magnolia Hall, Los Angeles Trade Technical College/Polytechnic High School Buildings

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The Auditorium Building section of Magnolia Hall is connected to the East Classroom Building. In recent years a seismic retrofit project to strengthen the East Classroom Building required the strengthening of one wall of the audience area of the Auditorium. Concrete columns were added along a section of the south wall. These columns remain exposed along that side wall. This wall area was not finished and these raw pillars remain visible. The reopening of the campus theater in 1980 presented the opportunity for “a wide variety of use possibilities to both the campus and the community...this theater can be used for everything from small group meetings and group lectures, examinations and films, to large theater productions, film festivals,, and of course, graduations.”¹⁴

The renovated interior of the new theater “consists of a lobby, balcony, stage, and main seating area. Crown molding, squared pilasters with Corinthian capitals, turned posts, and original suspended light fixtures characterize the lobby area. The walls and ceilings of the theater and proscenium are festooned with intricately patterned floral and classical motifs in molded relief. Ornate medallions and perforated wood ceiling screens characterize the proscenium. Suspended from the intricately decorated theater ceiling are original chandeliers. Interior modifications include the attachment of acoustical tile on wall surfaces.”¹⁵ The renovation replaced many original interior elements. The building was originally built as a high school auditorium in the 1920s. The 1970s renovation embellished the auditorium interior with elements more decorative than what would be found in a 1920s public school auditorium. For example, the area around the proscenium arch, such as the side panels, have changed several times since the 1970s; they are not original features.



Detail of stage side wall c1978



Detail of stage side wall c1981



Detail of stage side wall 2018

There is a painted screen curtain, with a desert landscape motif. No information was identified regarding the screen. The screen does not appear in photographs from the 1970s rehabilitation. A few original historic elements remain such as the painted ceiling and some original light fixtures.

¹⁴ Ibid.

¹⁵ *Los Angeles Trade Technical College EIR, 2003, p. 108.*

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Property Name: Magnolia Hall, Los Angeles Trade Technical College/Polytechnic High School Buildings

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Painted screen curtain



Painted ceiling and original light fixture

Magnolia Hall East Classroom Building

The East Classroom Building was built in 1925, designed by Morgan Walls and Morgan in a Classical Revival style. The three-story building is attached to the south elevation of the Auditorium. The building has a horizontal emphasis as it is long and rectangular in plan; at the north end where the wing meets the Auditorium Building there is a bay that is slightly higher than the rest of the building and steps up to the higher, tower-like end of the Auditorium Building. This building has a flat roof with a narrow stringcourse at the cornice level. Following the Long Beach Earthquake, the building was reinforced with steel in 1935.

The piers between the windows mimic classical columns with a Doric type capital where the upper belt course runs above the windows. This classical feature wraps around the corner to the east edge of the building's south elevation. The fenestration consists of recessed, multi-pane, double-hung windows. The upper windows of the second and third floors appear as very tall windows as the area between the second and third floors is covered with opaque glass. Another beltcourse runs below the windows and functions as the windows' sills. The first floor windows are recessed, close to the ground, and have slightly projecting individual sills (but no beltcourse).

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Property Name: Magnolia Hall, Los Angeles Trade Technical College/Polytechnic High School Buildings

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Plan View



South and east elevations



Window detail on east elevation



Magnolia Hall East Classroom Wing south elevation



Magnolia Hall East Classroom Wing, west and south elevations

“The south and west elevations are unadorned. The south elevation is devoid of any architectural styling. The west elevation is “mostly unadorned with multi-pane, double hung windows of various sizes.”¹⁶ This area was the back of the house in the 1920s with the campus’ boiler room building aligned with this wing, located due west of the wing (between today’s two wings of Magnolia Hall).

Magnolia Hall Administration and West Classroom Building

In 1935 the original Beaus Arts style main building of the 1905 Polytechnic High School was replaced with a Renaissance Revival style Administration and Classroom Building designed by architect A. C. Martin. The building, like the original building and the Auditorium, faces Washington Boulevard although it was setback farther from the street and now has a narrow lawn area in front. The setback also accommodated the existing box office and entrance to the Auditorium Building which was located along the Auditorium’s west elevation.

¹⁶ *Los Angeles Trade Technical College EIR, 2003, p. 112.*

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Property Name: Magnolia Hall, Los Angeles Trade Technical College/Polytechnic High School Buildings

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Magnolia Hall west wing, front (north) elevation



Magnolia Hall west wing as it meets Auditorium

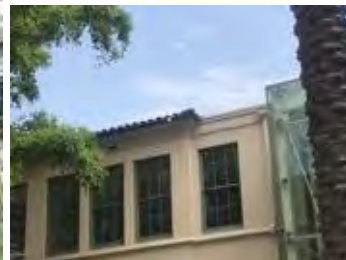
The reinforced concrete building “is ‘L’-shaped in plan. “It is capped with a low-pitched, hipped red tile roof with a shallow overhang, plain entablature, and a row of decorative wrought iron brackets above the north-facing primary entrance. The concrete surface has been sprayed with rough-textured unite. The asymmetrical primary north façade of the two-story building is a mixture of Spanish Colonial revival and Classical Revival elements. Concrete steps lead to a projecting, covered entrance porch that features three cambered arch openings separated by squared columns capped with stylized acanthus leaf capitals. Original paneled wood and glazed doors lead to the entrance lobby. The lobby features original squared pilasters with acanthus leaf capitals, crown molding, and molded terra cotta tiled walls. Centered above rectangular-shaped windows of the projecting buttresses flanking the entrance are circular medallions in relief. One depicts the ‘Fine Arts’ the other ‘Manual Arts.’ Faux quoins distinguish the entrance porch corners and primary corners of the east, west, and north elevations.”¹⁷.



Magnolia Hall west wing,
north and west elevations



Magnolia Hall west wing, east and south
elevations



Junction of Magnolia Hall with
addition to connect with new
entry

¹⁷ Los Angeles Trade Technical College EIR, 2003, p. 112.

CONTINUATION SHEET

Property Name: Magnolia Hall, Los Angeles Trade Technical College/Polytechnic High School Buildings

Page ____ of ____

The west elevation features sill courses on both floors beneath trios of four-over-four recessed windows. On the east and south elevations facing the courtyard, the exteriors are mostly unadorned with six-over-six, double-hung sash windows singly or in groups, and a second floor sill course.”¹⁸ When the building was constructed the Boiler Room Building was located in this area, thus it was treated as a “back of the house” area, resulting in the spare design of the building exteriors.

In recent years two additions have been made to the south and west elevations of Magnolia Hall. Where the Auditorium meets the west wing (original Administration Building) of Magnolia Hall, a new entrance lobby was built. This entrance of contemporary design is clad in modern materials, primarily glass. The south end of the west wing of Magnolia Hall also has a contemporary addition of stucco and glass. The open space area between the wings is planted with drought tolerant tall grasses. An allee of palm trees now line the walkway leading to the new entrance area from the new North Quad. On the west side of this open space is the mature Fig Tree.



New entrance to Magnolia Hall located at junction of West Classroom wing and on the south side in front of the Auditorium (in lower left). Other addition is at the south end of the West Classroom Wing of Magnolia Hall in upper right



New entrance to Magnolia Hall, looking north

¹⁸ *Los Angeles Trade Technical College EIR, 2003, p. 112.*

CONTINUATION SHEET

Property Name: Magnolia Hall, Los Angeles Trade Technical College/Polytechnic High School Buildings

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B10. Significance:

Los Angeles Historic-Cultural Monument (HCM) Criterion 1: “identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, or local history.”

Although the level of integrity required may be lower for local landmark eligibility, the interior of the Auditorium Building has been so significantly altered, changed from a high school auditorium into a “grand’ theater, that it no longer represents the assembly space that was used by the Polytechnic High School. The classroom wings of Magnolia Hall are not the original Polytechnic High School classrooms. There is no evidence that the classrooms are any more significant than those of any others in the Los Angeles school system. However, as the only few buildings remaining from the Los Angeles Polytechnic High School period, the buildings of Magnolia Hall may be eligible under Los Angeles HCM Criterion 1.

Los Angeles Historic-Cultural Monument (HCM) Criterion 2: “is associated with the lives of historic personages important to national, state, city, or local history”. There is no evidence that the buildings of Magnolia Hall are associated with an historic person. While Los Angeles Mayor Tom Bradley was an athlete and the first Black student body president at the Polytechnic High School, there is no evidence that the buildings of Magnolia Hall were the buildings associated with his school career. There is no evidence that any other students or staff of the Polytechnic High School or the later Los Angeles Trade Technical College are associated with the buildings of Magnolia Hall. Thus, the buildings of the Magnolia Hall complex do not meet Los Angeles HCM Criterion 2, based on the reasons explained above and under National Register Criterion B.

Los Angeles Historic-Cultural Monument (HCM) Criterion 3: “embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose individual genius influenced his or her age.”

The interior of the Auditorium building has been so significantly altered, changed from a high school auditorium into a “grand’ theater, and it no longer represents the assembly space that was used by the Polytechnic High School. However, the Washington Boulevard elevations of the Polytechnic High School era buildings of the Magnolia Hall complex may retain a sufficient amount of architectural integrity and interest to be determined eligible as a City of Los Angeles Historic-Cultural Monument. The mature Fig Tree in the Magnolia Hall courtyard area may also be eligible for designation as a City of Los Angeles Historic-Cultural Monument.

HRI# **BUILDING, STRUCTURE, AND OBJECT RECORD**

*Resource Name or # (Assigned by recorder) Magnolia Hall, 400 W. Washington Boulevard *NRHP Status Code: **5S3**
Page 1 of

B1. Historic Name: 2. Common Name: B3. Magnolia Hall. Original Use: Polytechnic High School Buildings
B4. Present Use: Community College Buildings

*B5. **Architectural Style:** Magnolia Hall: Auditorium, Moorish Revival; East Classroom Wing, Renaissance Revival; West Classroom Wing, Renaissance Revival

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

See Continuation Sheets

*B7. **Moved?** No **Date:** **Original Location:**

*B8. **Related Features:**

B9a. Architect: Auditorium & East Classroom Wing: Morgan Walls Clements / West Classroom Wing: A.C. Martin
Builder: unknown

*B10. **Significance:** Theme Architecture and Engineering Area: Los Angeles

Period of Significance: 1895-1940 **Property Type** Moorish Revival and Renaissance Revival

Applicable Criteria None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheets

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

*B12. **References:** *Historic Evaluation Report for Auditorium, Magnolia Hall, Redwood Hall, Los Angeles Trade Technical College, Kaplan Chen Kaplan 8/2019.*

B13. Remarks:

*B14. **Evaluator:** Pam O'Connor, Kaplan Chen Kaplan

***Date of Evaluation:** 7/2019

(This space reserved for official comments.)



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

Primary #
 HRI #
 Trinomial
NRHP Status Code 5S3
 Review Code Reviewer Date

Other Listings

Page 1 of *Resource Name or #: (Assigned by recorder) Redwood Hall, Los Angeles Trade Technical College

P1. Other Identifier: _____

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

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad Date T; R; of of Sec; B.M.
- c. Address City 400 W. Washington, Los Angeles Zip 90015
- d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 APN: 5127-01-009

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

See Continuation Sheets

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



- *P3b. **Resource Attributes:** (List attributes and codes) HP15
- *P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)
- P5b. Description of Photo: (view, date, accession #) August 2018
- *P6. **Date Constructed/Age and Source:** Historic Prehistoric Both
 1936
- *P7. **Owner and Address:** Los Angeles Community College District
- *P8. **Recorded by:** (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18th St., Santa Monica, CA 90405
- *P9. **Date Recorded:** 7/2019 **Survey Type:** (Describe) Intensive
- *P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Resources Survey, Magnolia Hall, Redwood Hall, LATTC, Kaplan Chen Kaplan 8/2019

*Attachments: NONE Location

Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

CONTINUATION SHEET

Property Name: Redwood Hall, Los Angeles Trade Technical College/Polytechnic High School Buildings

Page ____ of ____

B6. Construction History and P3A. Description:

The Polytechnic High School was initially established as the Commercial High School in 1897. In 1905 it was renamed the Los Angeles Polytechnic High School and a new campus was established at 400 W. Washington Boulevard. A Beaux Arts style Administration Building was constructed as was an Auditorium. By the 1920s, the Polytechnic High School had grown into a campus taking up most of a city block bounded by Flower Street on the west, Barnard Park on the east, West Washington Boulevard on the north and had moved across 20th Street on the south. An Arts Building had been constructed in 1910 on the northeast corner of Flower Street and 20th Street. And across 20th Street, a gymnasium was constructed in 1922. An existing private dwelling located to the southeast of the Auditorium Building had been converted into school rooms.

After voters approved bonds for school improvements in 1922, an “extensive development program of considerable magnitude” was undertaken by the Los Angeles City Board of Education including “construction of fifty new elementary schools, three junior high schools” as well as “the purchase of new sites and the erection of numerous school buildings and additions in various sections of the City.”¹

One of the projects was \$340,000 for “erection of a three-story building to be built adjoining the present Polytechnic High School, to be used as an auditorium and class rooms.” The new auditorium was to be built on the site of the school’s original auditorium (one of the two original buildings at the Washington Boulevard site). Today it is part of Magnolia Hall. The other section of Magnolia Hall is a classroom building constructed in 1935 located to the west of the auditorium/classroom building. The next year, in 1936, the Industrial Arts Building, also known as Redwood Hall and as the Tom Bradley Center for Student Life (TBCSL), was constructed replacing the former Science Hall along 20th Street.

Tom Bradley Center for Student Life/Redwood Hall

The Tom Bradley Center for Student Life/Redwood Hall was constructed in 1936 for the Polytechnic High School as the Industrial Arts Building. The *Los Angeles Trade Technical College 2003 Environmental Impact Report* described the former Redwood Hall (now the Tom Bradley Center for Student Life) as “designed in a restrained P.W.A. Moderne style typical of the period” by A.C. Martin. The *EIR* describes the building as a “one-story, steel-framed, reinforced concrete building” that is “square in plan with a central north-south corridor.”²

¹ Millions for City’s Schools: Millions Will Be Spent in Coming Months for Attractive Additions to School System,” *Los Angeles Times*, April 29, 1923.

² *Los Angeles Trade Technical College EIR*, 2003, p. 117.

CONTINUATION SHEET

Property Name: Redwood Hall, Los Angeles Trade Technical College/Polytechnic High School Buildings

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TBCSL/Redwood Hall



TBCSL/Redwood Hall east and north elevations



TBCSL/Redwood Hall north elevation.



TBCSL/Redwood Hall east elevation;
Addition at south end; North Quad in foreground

CONTINUATION SHEET

Property Name: Redwood Hall, Los Angeles Trade Technical College/Polytechnic High School Buildings

Page ____ of ____

The one-story building has a flat roof. “The exterior finish is non-original rough textured gunnite. The rectangular main entrance centers the north façade and is recessed with a molded, Moderne-style surround. The metal-framed glazed double doors and transom of the main entrance are not original. A stringcourse serves as an extended lintel for the original, tall, recessed, multipaned steel-framed windows that punctuate all sides of the building. Most of the windows contain six-light, awning-type center sections for air circulation.”³



TBCSL/Redwood Hall, south elevation, addition



TBCSL/Redwood Hall west elevation with 1956 addition

In 1956 the building was enlarged with an addition on the south side of the building. That addition wraps around and is visible on the west elevation that faces the North Quad and is visible on the east elevation. The addition is devoid of architectural details and has no stylistic relationship with the Moderne architectural style. There is an exterior staircase on both the east and west elevations. Along the south elevation, the upper level is cantilevered out; it has a flat unadorned surface. The ground floor elevation is utilitarian without any design elements.

³ Los Angeles Trade Technical College EIR, 2003, p. 117.

CONTINUATION SHEET

Property Name: Redwood Hall, Los Angeles Trade Technical College/Polytechnic High School Buildings

Page ____ of ____

B10. Significance:

Los Angeles Historic-Cultural Monument (HCM) Criterion 1: “identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, or local history.” The Tom Bradley Center for Student Life/Redwood Hall is one of four buildings that remain from the era of the Los Angeles Polytechnic High School (the Magnolia Hall complex contains the other three). There is no evidence that any significant events or activities took place at the Tom Bradley Center for Student Life/Redwood Hall. The Tom Bradley Center for Student Life/Redwood Hall was built in 1936, over 30 years after the opening of the Polytechnic High School. There is no evidence that these classrooms are any more significant than those of any other classrooms in the Los Angeles school system built in the same era. However, as the Tom Bradley Center for Student Life/Redwood Hall is one of only four buildings that remain from the Los Angeles Polytechnic High School period it appears that it may meet *Los Angeles Historic-Cultural Monument (HCM) Criterion 1*.

Los Angeles Historic-Cultural Monument (HCM) Criterion 2: “is associated with the lives of historic personages important to national, state, city, or local history”. The Tom Bradley Center for Student Life/Redwood Hall is not associated with individuals significant to the early history of the Polytechnic high school. The building was constructed to foster education in Industrial Arts. There is no evidence that any student, faculty or staff achieved historic significance based on work they conducted during their tenure at the building. The Tom Bradley Center for Student Life/Redwood Hall does not meet *Los Angeles Historic-Cultural Monument (HCM) Criterion 2*.

Los Angeles Historic-Cultural Monument (HCM) Criterion 3: “embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose individual genius influenced his or her age.” The PWA Moderne building was designed by the master architectural firm of A.C. Martin. While it is not an excellent example of the style or of the work of the architectural firm, it is representative of the style applied to an institutional building. As the City of Los Angeles ordinance is silent regarding integrity, there is more discretion regarding alterations and loss of character-defining features on a building. It appears that Tom Bradley Center for Student Life/Redwood Hall meets *Los Angeles Historic-Cultural Monument (HCM) Criterion 3* and is eligible for designation as a City of Los Angeles Historic Cultural Monument.

State of California & The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION
 HRI# **BUILDING, STRUCTURE, AND OBJECT RECORD**

*Resource Name or # (Assigned by recorder) Redwood Hall, LATTC, 400 W. Washington Boulevard

*NRHP Status Code: **5S3**

Page 1 of

B1. Historic Name: 2. Common Name: B3. Rom Bradley Center for Student Life/Redwood Hall.

Original Use: Polytechnic High School Buildings

B4. Present Use: Community College Buildings

*B5. Architectural Style: PWA Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations) 1936; 1956

See Continuation Sheets

*B7. Moved? No Date: Original Location:

*B8. Related Features:

B9a. Architect: A.C. Martin

Builder: unknown

*B10. Significance: Theme Architecture and Engineering Area: Los Angeles

Period of Significance: 1895-1940 Property Type PWA Moderne

Applicable Criteria None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheets

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

*B12. References: *Historic Evaluation Report for Auditorium, Magnolia Hall, Redwood Hall, Los Angeles Trade Technical College*, Kaplan Chen Kaplan 8/2019.

B13. Remarks:

*B14. Evaluator: Pam O'Connor, Kaplan Chen Kaplan

*Date of Evaluation: 7/2019

(This space reserved for official comments.)

