Appendix B

Historical Built Environment Resources Memorandum

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Memorandum

To:	Nur Malhis, M.S., P.E. Project Manager
From:	Margaret Roderick, ICF Architectural Historian
Date:	June 6, 2018
Re:	**Boyle Heights Sports Center Gymnasium CEQA Historical Resources Analysis (Built Environment Only) Memorandum**

Executive Summary

This memorandum discusses the potential for impacts on built environment historical resources under the California Environmental Quality Act (CEQA) resulting from the proposed development of the Boyle Heights Sports Center project at 2500 Whittier Boulevard in Los Angeles, California (project). The project proposes demolition of the existing two buildings on the project site (the Sukaisian and Workshop Buildings), removal of associated surface parking; and construction of a new 10,000-square-foot gymnasium that would consist of a full-sized basketball court, staff offices, equipment storage rooms, restrooms, showers, a community room, a plaza for special gatherings, additional green space, pedestrian paths, and additional parking..

The project is located in the Boyle Heights community, east of downtown. Located northeast of the Interstate (I-) 5, I-10, State Route (SR) 101, and SR 60 freeway interchange, Boyle Heights is a densely developed urban environment including a mix of residential, commercial, and industrial buildings (Figure 1).

A study area was established for the proposed project to take into account the potential for both direct and indirect impacts of the project on historical resources, as defined by CEQA. This evaluation concludes that no significant impacts would result from the proposed project because no historical resources are present within the study area. Neither building located on the project site is eligible for listing in the National Register of Historic Places (NRHP), in the California Register of Historical Resources (CRHR), as a City of Los Angeles Historic-Cultural Monument (HCM), or as a contributor to a Historic Preservation Overlay Zone (HPOZ), nor is the Boyle Heights Sports Center Park itself eligible for any of these registration programs. As such, none are historical resources under CEQA. None of the other buildings in the study area appear to be historical resources under

CEQA. Therefore, the proposed project would not have a significant impact on built environment historical resources because none are present within the study area.

Please note that archaeological and tribal historical resources are evaluated separately. For the purposes of this memorandum, the term "historical resources" is limited to built environment resources.

Figure 1. Vicinity Map

Regulatory Setting

Federal, state, and local regulations recognize the public's interest in historical resources and the public benefit of preserving them. These laws and regulations require analysts to consider how a project might affect historical resources and take steps to avoid or reduce potential damage to them.

The proposed project is subject to the requirements of CEQA, and also may be affected by other state and municipal laws and regulations regarding historical resources. These include the CRHR and City of Los Angeles HCM and HPOZ programs. In addition, the City of Los Angeles requires that cultural resources studies, surveys, and reports, such as this technical report, consider potential eligibility of properties for listing in the NRHP.

This memorandum was prepared to satisfy requirements of all applicable historical resources regulations.

Federal

National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the NRHP was established by the National Historic Preservation Act of 1966 as "an authoritative guide to be used by federal, state, and local governments; private groups; and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment." The NRHP recognizes properties that are significant at the national, state, and local levels. Ordinarily, birthplaces, cemeteries, or graves of historical figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; properties primarily commemorative in nature; and properties that have achieved significance within the past 50 years are typically not considered eligible for the NRHP, unless they satisfy certain conditions.

According to NRHP guidelines, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess and meet any of the following criteria:

a. **Criterion A.** A property is associated with events that have made a significant contribution to the broad patterns of our history.

b. **Criterion B.** A property is associated with the lives of persons significant in our past.

c. **Criterion C.** A property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.

d. **Criterion D.** A property yields, or may be likely to yield, information important in prehistory or history.

The NRHP requires that a resource must not only meet one of these criteria, but must also possess integrity. Integrity is the ability of a property to convey historical significance. The evaluation of a resource's integrity must be grounded in an understanding of that resource's physical characteristics and how those characteristics relate to its significance. The NRHP recognizes seven aspects or qualities that, in various combinations, define the integrity of a property: location, design, setting, materials, workmanship, feeling, and association.

A property listed in or formally determined eligible for listing in the NRHP is automatically included in the CRHR and is, therefore, a historical resource for the purposes of CEQA.

State

California Register of Historical Resources

The National Historic Preservation Act mandated the selection and appointment in each state of a State Historic Preservation Officer (SHPO). Each SHPO is tasked, among other duties, with maintaining an inventory of historic properties. In California, the state legislature established additional duties for the SHPO. These duties include the maintenance of the CRHR. Established by California Public Resources Code Section 5024.1(a) in 1992, the CRHR serves as "an authoritative guide in California 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 feasible, from substantial adverse change." According to California Public Resources Code Section 5024.1(c), the CRHR criteria broadly mirror those of the NRHP. The CRHR criteria are found in California Public Resources Code Section 5024.1(c). They are as follows:

"An historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation."

The general rule is that a resource must be at least 50 years old to qualify for the CRHR. In addition, the resource must meet one or more of the aforementioned criteria and must possess integrity. Integrity is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance."

There are several ways for resources to be included in the CRHR. A resource can be listed in the CRHR based upon a nomination and public consideration process. Additionally, a resource that is subject to a discretionary action by a governmental agency will be evaluated for eligibility for the CRHR. As previously stated, properties listed in or formally determined eligible for listing in the NRHP are automatically listed in the CRHR.

California Environmental Quality Act

Established in 1970, CEQA requires state and local government agencies to analyze and publicly disclose potentially significant environment impacts of proposed projects. Moreover, it requires the development and adoption of mitigation measures to lessen significant impacts. At Section 21060.5, the State CEQA Guidelines define the environment to include "objects of historic . . . significance." The definition of "historical resources" is provided by Section 15064.5(a) of the State CEQA Guidelines. The following is an abbreviated and excerpted summary of this definition:

- A resource listed in, or determined eligible by the State Historical Resources Commission, for listing in the CRHR.
- A resource included in a local register of historical resources or identified as significant in an historical resource survey shall be presumed historically significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR.

The State CEQA Guidelines also address tribal cultural resources, which are defined in Section 21074 as "sites, features, places, cultural landscapes, sacred places or objects with cultural value to a California Native American Tribe." They may include archaeological resources. California Native American Tribes include those tribes included among the contacts maintained by the Native American Heritage Commission and may include tribes that are not federally recognized. Section 21080.3.1 of the State CEQA Guidelines additionally requires that lead agencies begin consultation with California Native American Tribes prior to the release of an environmental document (negative declaration, mitigated negative declaration, or environmental impact report) for a project.

Archaeological and tribal resources are evaluated separately.

Local

The City of Los Angeles provides for the protection and preservation of recognized cultural resources, including designated buildings, sites, objects, and districts, through two programs administered by the Los Angeles Department of City Planning. The City designates local landmarks, which it calls HCMs, according to the Chapter 9, Division 22 (Cultural Heritage Ordinance) of the Los Angeles Municipal Code, and recognizes local historic districts, which are referred to as HPOZs codified in Section 12.20.3, of the Los Angeles Municipal Code.

Historical-Cultural Monuments

The criteria for designation as an HCM are codified in Chapter 9, Section 22 of the City of Los Angeles Administrative Code. A HCM is any site (including significant trees or other plant life located thereon), building, or structure of particular historic or cultural significance to the City of Los Angeles. Designated resources may include historic structures or sites:

- In which the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified; or
- That are identified with historic personages or with important events in the main currents of national, state, or local history; or

- That embody the distinguishing characteristics or an architectural-type specimen, inherently valuable for a study or a period style or method of construction; or
- That represent notable work of a master builder, designer, or architect whose individual genius influenced his age.

HCMs are historical resources for the purposes of CEQA pursuant to State CEQA Guidelines Section 15064.5(2). Alterations to or demolition of sites that have been designated as HCMs are subject to review by the City of Los Angeles Cultural Heritage Commission.

Historic Preservation Overlay Zones

The procedures for designating a HPOZ are found in Section 12.20.3 of the Los Angeles Municipal Code. HPOZs are historical resources for the purposes of CEQA pursuant to State CEQA Guidelines Section 15064.5(2). Alterations to or demolition of properties included in an HPOZ are subject to review by the City of Los Angeles Department of City Planning.

Other Regulations

The Secretary of the Interior Standards for the Treatment of Historic Properties and the California State Historical Building Code do not apply to the project because the study area does not contain any historical resources for the purposes of CEQA.

Study Area

A study area was established for the project to take into account the potential for both direct and indirect impacts of the project on historical resources, as defined by CEQA (Figure 2). The Boyle Heights Sports Center Park, which is the project site, including the Sukaisian and the Workshop Buildings proposed for demolition, are included within the boundary of the direct impacts study area. The study area also includes adjacent parcels within view of the existing Sukaisian Building and Workshop Building, and the proposed new building, because buildings on those parcels have the potential to be indirectly affected by demolition and new construction in the vicinity. The indirect study area includes only commercial buildings, although residences are located on perpendicular streets. The commercial buildings primarily date to the 1920s and currently house a variety of businesses. Remaining parcels in the immediate vicinity contain surface parking lots. The surface parking lots were excluded from the study area because there is no potential to affect historical resources.

Figure 2. Study Area for Historical Resources

Identification of Cultural Resources

Research and Field Methods

ICF conducted general and property-specific archival research to establish a historic context for the study area and inform the identification and analysis of historical resources. This included the results of a formal records search found during a record search performed by a professionally qualified archaeologist. Several commercial buildings, residences, and institutional buildings have been recorded within a quarter-mile of the project site, but none are present within the study area. For a more detailed summary of the records search results, see the *Cultural and Paleontological Resources Assessment for the Boyle Heights Sports Center Gym, Los Angeles, CA* prepared by Cogstone and associated with the CEQA review for this project. ICF also reviewed primary and secondary resources from local repositories, including maps and photographs. In addition, the California State Points of Historical Interest, the California Historical Landmarks, the CRHR, the NRHP, the City of Los Angeles HCM listings, and the 2012 California State Historic Resources Inventory were reviewed.

ICF consulted previous historic resources surveys and evaluations of historical resources in the Boyle Heights area in the vicinity of the project site. This effort included a review of the historic resources survey in the vicinity of the project site titled *Intensive Historic Resources Survey Adelante Eastside Redevelopment Area, Los Angeles, California* (PCR Services Corporation 2008) and the *Historic Resources Survey Report: Boyle Heights Community Plan Area* (Architectural Resources Group, Inc. 2014). In addition, ICF consulted the following sources to inform the identification and analysis of historical resources within the study area:

- Historicaerials.com database
- Los Angeles County Tax Assessor Records
- Los Angeles Times Historical Newspaper Index
- Los Angeles Public Library's California Index and photograph databases
- Original and alteration building permits from the Los Angeles Department of Building & Safety
- Sanborn Fire Insurance Maps

ICF carried out field investigations of the project site and study area using standard industry-accepted methods appropriate for identifying and recording historical resources. These methods consisted of a pedestrian historical resources field survey of the study area.

The historic resources survey involved examining and evaluating all buildings and structures in the study area determined to be 50 years of age or older. On May 8, 2018, ICF architectural historians Margaret Roderick and Katrina Castañeda, under the supervision of Colleen Davis, MA, conducted the survey and evaluated all of the properties in the study area to determine their individual historical significance. Based upon a review of Los Angeles County Tax Assessor data, properties built in or before 1968 were identified and information was collected about their physical characteristics. The data collected included one or more photographs of each property from the public right-of-way, the architectural style of each resource (if identifiable), the type and materials

of significant features, and the existence of alterations and overall physical integrity. Properties identified as 50 years of age or older were evaluated to determine their status as historical resources under CEQA and to analyze the project's potential impacts. Colleen Davis meets the U. S. Secretary of the Interior's Professional Qualification Standards for History and Architectural History.

Survey Results

The historical resources survey identified a total of 12buildings and structures within the study area, including the Boyle Heights Sports Center Park and the existing buildings on the project site at 2500 and 2510 Whittier Boulevard, the Sukaisian and Workshop Buildings.

Table 1 below lists the buildings located within the study area that were constructed in the past 50 years. The NRHP and CRHR generally agree that in order to be eligible or listed, buildings or structures must be at least 50 years of age. The NRHP and CRHR criteria allow for exceptions to this age threshold for resources of possessing exceptional significance. In all cases, ICF found no evidence to suggest that any of these buildings or structures is exceptionally important. They are not, therefore, considered eligible for listing in the NRHP or CRHR, and are not historical resources for the purposes of CEQA. As such, impacts need not be analyzed.

Table 1. Properties Under 50 Years of Age

Address	Year Built
2513 Whittier Boulevard	2009
Source: Los Angeles County Tax Assessor 2018	

The buildings listed in Table 2 were reviewed in the context of the Adelante Eastside Redevelopment Area project (PCR Services Corporation 2008) and SurveyLA historic resources survey for the Boyle Heights Community Plan Area (Architectural Resources Group, Inc. 2014). The Adelante Eastside Redevelopment Area project effort did not determine that any of these resources appeared eligible for listing in the NRHP or CRHR, or for designation as HCMs.

ICF evaluated these resources in the context of the current survey effort and agreed that they are ineligible for listing in the NRHP and CRHR, and as HCMs. Therefore, they are not considered historical resources for the purposes of CEQA. Because the resources listed in Table 2 are not historical resources under CEQA, impacts need not be analyzed.

Table 2. Properties Over 50 Years of Age

Address	Year Built
933 S. Mott Street, Boyle Heights Sports Center Park	circa 1966
2457 Whittier Boulevard	1936
2561 Whittier Boulevard	1941
2563 Whittier Boulevard	1924
2565 Whittier Boulevard	1924
2467 Whittier Boulevard	1926

Address	Year Built
2471 Whittier Boulevard	1925
2500 Whittier Boulevard (Sukaisian building, Project Site)	1953
2501 Whittier Boulevard	1922
2510 Whittier Boulevard (Workshop building, Project Site)	circa 1960
2517 Whittier Boulevard	1925

Source: Los Angeles County Tax Assessor 2018

Because the proposed project involves the demolition of the existing buildings associated with the current Boyle Heights Sports Center Park, it was appropriate to research, evaluate, and document the park and the two buildings to analyze potential eligibility for listing in the NRHP and CRHR, and as HCMs. The results of this evaluation and analysis are summarized below. (Please see attached Appendices A through C for Department of Parks and Recreation 523 Forms documenting these evaluations.)

Historic Context

Boyle Heights

Following the establishment of the San Gabriel Mission in 1771, the Spanish established the Pueblo of Nuestra Señora de la Reina de Los Angeles de Porciuncula on September 4, 1781 (Dillon 1994:31–37). Eleven families, a total of 44 people, recruited as colonists from Sinaloa, Mexico, founded the Pueblo (Dillon 1994:31–37). By 1800, the pueblo consisted of 30 adobe buildings surrounding a central plaza, including a town hall, barracks, bodege (storehouse), and calabozo (jail), surrounded by an adobe wall (Dillon 1994:43). Originally located close to the Los Angeles River, the Pueblo relocated to higher ground circa 1820 after several severe floods. *El Paredon Blanco*, or the White Bluff, east of the river, was included within the original pueblo boundary and would later become known as Boyle Heights (Japanese American National Museum undated).

Among the oldest communities in Los Angeles, Boyle Heights was first settled by members of the pioneering Lopez family in the 1830s after they granted land by the Mexican government. At that time, the area was rural, with small-scale agricultural efforts primarily for wine production. Over time, however, the Lopez family sold portions of its land to persons including Andrew Boyle, George Cummings, and A.H. Judson and his Brooklyn Land and Building Company, among others. In the late 1850s, Andrew Boyle purchased 44 acres of land and maintained the rural setting through agricultural pursuits such as orange, peach, and fig orchards, and cattle ranching. Residential subdivision and development of the area began in the 1870s when William Henry Workman, son-in-law of Boyle, along with financers, began to divide and sell the lands inherited from Boyle's estate. The subdivision included a water main and Workman named the subdivision "Boyle Heights" to honor Andrew Boyle. Other subdivisions in this era included the Mount Pleasant tract and Brooklyn Heights, located at the western edge of the Boyle Heights community, nearest to Downtown (Architectural Resources Group, Inc. 2014:8–9).

Residential development came to a halt when then local economy collapsed in 1889 (PCR Services Corporation 2008:29). Soon enough, however, a second real estate boom in the 1890s, spurred by the completion of the transcontinental railroad in 1885, which triggered significant population increase across the region (Architectural Resources Group, Inc. 2014:10–12). Seeking profits from residential and commercial land sales, Workman donated plots of land to religious institutions. Along with Elizabeth Hollenback, he donated 21 acres for park use. By 1900, the horse-drawn streetcar was replaced by the electric streetcar, which further supported the growth of the community and its development as a streetcar suburb of Los Angeles. For example, First Street and Brooklyn Avenue contained streetcar lines and developed as commercial districts between the 1890s and the 1920s. Boyle Heights' separation from downtown, east of the peripatetic and the sometimes unpredictable Los Angeles River, however, somewhat chilled the area's development potential.

Within the study area, Whittier Boulevard primarily developed as a commercial district between 1913 and 1934 (PCR Services Corporation 2008:34, 59). Specifically, the section of Whittier Boulevard within the study area developed during the 1920s: Sanborn Fire Insurance Maps from 1921 evidence large, unimproved parcels within the study area. Significantly, the Viaduct Bond Act of 1923 led to the construction of multiple viaducts spanning the Los Angeles River from Downtown to Boyle Heights, including the 6th Street Viaduct located at the western terminus of Whittier Boulevard and the 7th Street Viaduct, both of which provided safe passage between Whittier Boulevard and downtown Los Angeles.

Boyle Heights historically featured a multicultural population demographic. The restrictive covenants that disallowed non-whites from owning property in much of the Los Angeles region were not implemented widely in Boyle Heights (Architectural Resources Group, Inc. 2014:13–15). Large numbers of Japanese Americans and Russian and Eastern Jews settled in Boyle Heights in the early 1900s, joining the already significant population of whites and Mexican Americans. Indeed, members of the Japanese Club at Roosevelt High School designed, built, and maintained a Japanese Garden on the school premises in 1933 (Roosevelt High School 1933). Meanwhile, the Jewish community in Los Angeles has strong historical ties to Boyle Heights; in the early 1900s, it "boasted one of the largest Jewish populations in the western United States" (Architectural Resources Group, Inc. 2014:15). Additionally, Boyle Heights hosted smaller populations of African American, Armenian, Greek, Italian, Polish, and Slavic groups.

During and after World War II, Boyle Heights underwent significant cultural and physical changes. Japanese internment during World War II affected the cultural landscape of Boyle Heights (and the physical—the Japanese garden at Roosevelt High School was demolished), a removal of restrictive covenants initiated the relocation of many Jewish community members to other locales within the city, and the multi-level east Los Angeles freeway interchange and related freeways decimated blocks of residential and commercial buildings in Boyle Heights and severed portions of the community (Architectural Resources Group, Inc. 2014:15–16). The Mexican American population in Boyle Heights continued to grow after World War II and with the influx of immigrants in the 1970s as a result of economic and civil unrest in Mexico. Moreover, Boyle Heights is strongly associated with the Chicano Movement in the 1960s and 1970s.

Mid-Century Park Development in Los Angeles

After World War II, a park was viewed as a public service necessary to the community, like a firehouse or local school (City of Los Angeles 2017a:29). Numerous parks in the late post-World War II era were constructed as the result of a 1957 bond measure that allowed $39.5 million for the construction of parks. By 1959, the Department of Recreation and Parks had completed 35 projects, with an additional 21 in process (City of Los Angeles 2017a:36). Parks from this era included parking for its patrons as a defining feature, but also included outdoor recreation areas that facilitated physical activity such as athletic and ball fields, tennis and basketball courts, tracks for running, and outdoor pools. A park from this period may also contain social recreational aspects such as activity centers, playgrounds, picnic tables, and auditoriums (City of Los Angeles 2017a:36–39, 53–55). An ideal example of a park could provide the community with a swimming pool, multiple field and courts, with a variety of sports, multiple public buildings for indoor social activities and events for all ages. Indeed, swimming pools played an important role in city parks, and were constructed at multiple new recreation centers including Northridge, Mar Vista, and Sepulveda, all of which are still extant and used by City residents today. Bath houses accompanied swimming pools; at the Sepulveda Recreation Center, a three-building bath house corresponded to the swimming pool (City of Los Angeles 2017a:30; 36).

New parks in already developed urban areas were often compact and acted as infill in an already established neighborhood. The Lemon Grove Park in Hollywood is an example of this type, as is the Boyle Heights Sports Center. Both these parks originally contained residences that were razed for new, recreational development (Historicaerials.com 1964a). In contrast, new parks constructed in suburban areas such as the San Fernando Valley, which was primarily developed in the post-World War II era, contained large, expansive parks such as the Sepulveda Center in Panorama City, which included a club house, swimming pool, tennis courts, basketball courts, and two baseball fields (City of Los Angeles 2017a:38).

Developed by the Los Angeles Department of Recreation and Parks in the early 1960s, the Boyle Heights Sports Center is bound by Whittier Boulevard to the north, South Mathews Street to the west, 7th Street to the south, and South Mott Street to the east. The park is located south of the Sukaisian and the Workshop Buildings, which are located in the northern portion of the Sports Center and face north onto Whittier Boulevard.

The area around the park was subdivided between 1916 and 1922, which spurred development in the neighborhoods along Whittier Boulevard (Los Angeles County Department of Public Works 1916, 1921, 1922a, 1922b). According to a Sanborn Map, by 1921, modest one-story residences lined South Mott Street as well as portions of 7th Street. The segment of South Mathews Street crossing Whittier Boulevard and continuing to 7th Street (and Fickett Street) and its adjoining parcels was subdivided in 1922 (Sanborn Map Company 1921; Los Angeles County Department of Public Works 1922b). By 1949, nearly all parcels within the Park boundary were improved with modest dwellings and flats (Sanborn Map Company 1949). Starting in 1960, Los Angeles Times articles report that "[t]he City Recreation and Park Commission…authorized the acquisition" of parcels "as part of the site for the proposed Boyle Heights Sports Center" (Los Angeles Times 1960a). By October 9, 1961, the Commission only needed to acquire six more parcels for the Park's construction (Los Angeles Times 1961). By 1964, all buildings located south of Whittier Boulevard,

east of South Matthews Street, north of 7th Street, and west of South Mott Street, except for the Sukaisian and the Workshop Buildings, had been razed (Historicaerials.com 1964b). By 1972, the Boyle Heights Sports Center Park was completed and included baseball and soccer fields and a basketball court as it does today (Historicaerials.com 1972).

Commercial Property Development in Boyle Heights

The first commercial district in Boyle Heights developed along 1st Street between Boyle Avenue and Chicago Street as a result of the 1889 extension of the Los Angeles Cable Railway (PCR Services Corporation 2008:24). Although the Los Angeles Cable Railway was short-lived, soon the Los Angeles Railway Company and the Pacific Electrical Railway Company (Red Car) traversed the gap between downtown and Boyle Heights, contributing to the development of additional commercial districts, such as Brooklyn Avenue, Fourth Street, and Whittier Boulevard (then Stephenson Avenue) (PCR Services Corporation 2008:24–25). As the value of land increased, the railyards located in Boyle Heights near the Los Angeles River removed some of their maintenance facilities and warehouses and built new roads and extended old roads in their place; the new network of streets allowed for further growth of the commercial districts as bridges connected Boyle Heights to downtown (PCR Services Corporation 2008:25).

Commercial buildings constructed in Boyle Heights in the late 1800s and early 1900s were often two stories, with storefront below and residential quarters above, a plan that followed through into the 1930s (PCR Services Corporation 2008:58). With the availability of plate glass and shop owners' desire to draw attention to their wares, commercial architecture changed in the early 1900s (Gottfried and Jennings 2009:233). Architects and builders transformed facades with brick and terra cotta, and marble or other extravagant materials could be applied to the entry to accentuate a building (Gottfried and Jennings 2009:233). Popular throughout the United States, Romanesque, Classical, and Italianate styles featured in many storefronts (Gottfried and Jennings 2009:235–239). Common types of building organization included the corner or commercial block, single or double front, enframed window wall, temple front (often used in banks), and arcaded block, to name a few (Gottfried and Jennings 2009:242–250; Longstreth 2000). Early commercial buildings within the study area appear to have been constructed of brick, with terra cotta embellishments. The single front type, as visible in 2463 Whittier Boulevard as built in 1924, prevailed.

Typically, the commercial properties developed in Boyle Heights at this time were owned by members of the large local Jewish community. Many of these buildings evinced a Mediterranean Revival style of architecture, popular at this time. The commercial corridors typically depended on streetcar access for success and commercial buildings did not yet accommodate the automobile by providing parking. Early commercial development along Whittier Boulevard appears confined to the western portion of the street near South Boyle Avenue and South Chicago Street. Development included a drugstore, several additional stores, a gas station, and a restaurant. It was in the period from circa 1915 to 1935 that commercial buildings replaced residential properties along the major commercial districts in Boyle Heights, which is evidenced by Sanborn Fire Insurance Maps from 1921 and 1949 for properties along Whittier Boulevard. By 1949 numerous stores, a clothing manufacturer, an office building, a second gas station, a theater, and an office building aligned Whittier Boulevard from South Boyle Avenue to South Soto Street, with only a few remaining residences.

The commercial development along Whittier Boulevard from South Boyle Avenue to South Mott Street, which includes the study area, mirrors the residential development of the area. Areas near the intersection of Whittier Boulevard and South Boyle Avenue were subdivided as early as 1902, according to tract maps recorded with Los Angeles County. Meanwhile, the areas around the intersections of Whittier Boulevard and South Soto Street and Whittier Boulevard and South Mott Street were subdivided around 1916. The area between South Soto Street and South Mott Street along Whittier Boulevard was not significantly subdivided until 1921–1922. Along with the subdivision and subsequent residential development, commercial development evolved along Whittier Boulevard. The oldest building within the study area dates to 1922, with an additional six buildings constructed in the 1920s (PCR Services Corporation 2008:59–60).

According to Sanborn Fire Insurance Maps, by 1949, the study area still included several unimproved parcels along Whittier Boulevard interspersed between stores, often of one story rather than the more common two-story buildings discussed above. This portion of Whittier Boulevard's commercial development differs from the common commercial trends occurring elsewhere in Boyle Heights and Los Angeles at large, in which two-story commercial buildings held storefronts on the ground floor with apartments above, although some commercial buildings contained a dwelling unit to the rear as evidenced by 1920s original building permits on file with Los Angeles Department of Building and Safety (LADBS). In 1949, area businesses included a restaurant located at 2471 Whittier Boulevard; a paint and building materials facility at 2513–2515 Whittier Boulevard, which is no longer extant; and a baby shoe bronzing facility at 2524 Whittier Boulevard. In the late 1950s and early 1960s, businesses located within the study area appear to have served the large Mexican-American population, with business such as "El Gallo Mexican Chocolate" at 2465 Whittier Boulevard, "El Charro Grocery Store" at 2465 Whittier Boulevard, and "Pablo Chee Market" at 2501 Whittier Boulevard (Pacific Telephone and Telegraph Company 1960:863).

Although subdivided by 1922, the parcel at 2500 Whittier Boulevard remained unimproved until the 1950s. In 1953, Sam Sukaisian requested permission to erect a hardware store at 2500 Whittier Boulevard, to be designed by engineer A.R. Laker and constructed by contractor John Dinoto (Los Angeles Department of Building and Safety 1953a, 1953b). The permit called for a 20-foot-tall, 42-foot by 58-foot stucco building with a cement floor, a small mezzanine to the rear, and a flat, composition roof. In 1954, Sukaisian converted the building for use as a market and installed interior partitions (Los Angeles Department of Building and Safety 1954). By 1956, Gardner Food Products operated from the building and offered a delivery service to the community (Los Angeles Times 1956:50; Pacific Telephone and Telegraph Company 1956:819). In 1958, the grocery business operating at 2500 Whittier Boulevard sought to expand the business by establishing a franchise store at another location (Los Angeles Times 1958a:57). However, by 1960, the building was vacant and available for rent or lease (Los Angeles Times 1960c:70). The City of Los Angeles Recreation and Parks Commission acquired properties south of the subject property along South Matthews Street, South Fickett Street, South Mott Street, and East 7th Street in 1960 and 1961 for the construction of the Boyle Heights Sports Center (Los Angeles Times 1960a:30, 1960b:25, 1961:34). It may have also acquired the former store located at 2500 Whittier Boulevard at this same time, although the historical record is less clear on this point.

The American Rubbish Company appears to have operated a facility at 2510 Whittier Boulevard at least from 1958 to 1960, and a historic aerial image from 1952 depicts a fenced-off property at this

location (Pacific Telephone and Telegraph Company 1956:819, 1960:863; Historicaerials.com 1952). However, it does not appear that any buildings or permanent structures were constructed by the American Rubbish Company on this property. By 1962, the American Rubbish Company had vacated the premises and by 1974 the City of Los Angeles owned the property (Pacific Telephone and Telegraph Company 1962:264).

Construction along Whittier Boulevard in the 1950s and 1960s is uncommon for the area because by circa 1950, the "neighborhood shopping center" geared toward automobile traffic became the prevalent type of commercial development in Los Angeles (City of Los Angeles 2017b:30). In contrast, most development in the study area corresponds to construction in the 1920s and earlier. The only other construction in the general area from the 1950s or after is the addition of a building to the Santa Isabel Church and School in 1957. Strip mall development at the intersection of Whittier Boulevard and South Soto Street dates to circa 1980 and later.

Modern Commercial Architecture and Mid-Century Modernism

Modern storefront buildings "relie[d] on abstract geometry to create identity" in the post-World War II era (Gottfried and Jennings 2009:239). Whereas prior to World War II commercial buildings often displayed Mediterranean revival styles or elements of Art Deco, Mid-Century Modern vernacular commercial buildings focused on the "general reduction of elements to single effect" and the "exploit[ation of] the materiality of construction products, clean surfaces, straight lines, and contemporary materials and technology" (Gottfried and Jennings 2009:239). One prominent type of commercial structure was the enframed window wall, consisting of a large window display defined by a simple surround. This type was common through the 1940s and is represented by the Sukaisian Building (Longstreth 2000:68–69). By 1952, however, "store design [had] gone through a complete overhaul," which included an open storefront that operated as a "silent salesman" operating 24 hours a day (Hornbostel 1952:1–2; Longstreth 2000:65). Materials and color abound in modern commercial architecture, as they did in residential architecture of the period (Hornbostel 1952:1, 22). The exterior of a commercial building often would be painted to attract patrons. Portions of the building acted as billboards, featuring large signage. The interior of a building's color scheme was used to emphasize merchandise (Hornbostel 1952:1–2, 22–23; Gottfried and Jennings 2009:233).

Mid-Century Modern architecture denotes a post-World War II regional trend in modernism that responded to the International Style's sterile qualities by organically incorporating a variety of materials, color, and shapes (Historic Resources Group and Pasadena Heritage 2007:16). The term "Mid-Century Modern" is commonly used in Southern California to describe a regional post-World War II architectural vernacular that, perhaps because of its location, loosens the dogma, rules, and orthodoxy of East Coast and European International Style modernism. It does so through a more casual and variegated use of materials, massing, textures, compositions, and other formal elements.

In contrast to the International Style, Mid-Century Modern architectural design included more solid walls and the use of stucco, wood, rock, and brick cladding for construction materials, as evident in the Sukaisian Building (Christopher A. Joseph & Associates 2009:16). In particular, the use of stacked brick features in many commercial and educational buildings (Christopher A. Joseph & Associates 2009:16). Additional materials found in Mid-Century architecture are concrete block, terrazzo, and ceramic tile (Christopher A. Joseph & Associates 2009:16; Brown 2010:115). Although

the variety of materials lends a multitude of color, stucco and wood could also be painted colorfully (Brown 2010:115). Exposed rafters often support low-pitched gable or shed roofs with moderate to deep eaves, but roofs were also flat with no overhang. Aside from the basic characteristics of Mid-Century Modern buildings, the style often featured recessed entrances, which could include an atrium or courtyard entry; built-in planters; screen walls, often of perforated concrete block or solid concrete block with two-dimensionally projecting geometric elements; and canted walls (Brown 2010:115–116). As with the International Style, Mid-Century Modern buildings were often asymmetrical.

The Sukaisian Building, originally built as a store, contains elements of both an enframed storefront type, popular through the 1940s, and Mid-Century Modern architecture. It also incorporated elements of the modern storefront: the distillation of elements and the emphasis on new materials evidenced through the stonework, and use of straight lines evidenced by the narrow cantilevered overhang above the fenestration. Furthermore, the building features elements of the Mid-Century Modern style through its use of multiple cladding materials, the recessed entrances, and canted walls. However, a significant example would include deep as opposed to shallow cantilevered overhang, an atrium or courtyard, built-in planters of stone or brick, and screen walls.

The Workshop Building has an asymmetrical primary elevation, but this is the only element of the building that evidences a modern architectural style. Used at least in part as a storage facility, the building is a stucco-clad box and lacks distinctive features.

Evaluation of Historical Resources

National Register of Historic Places, California Register of Historical Resources, and Los Angeles Historic-Cultural Monument Criteria

Boyle Heights Sports Center Park

The Boyle Heights Sports Center Park was constructed as one of numerous parks in the post-World War II era as a result of a 1957 bond measure that allowed $39.5 million for the construction of parks. By 1959, the Department of Recreation and Parks had completed 35 projects, with an additional 21 in process, possibly including the Boyle Heights Sports Center Park (City of Los Angeles 2017a:36). While the park provides the community with various activity space and facilities, the park lacks additional sports areas such as tennis courts, multiple baseball fields, or multiple indoor spaces such as an auditorium. Moreover, the park lacks a swimming pool and a bath house, both significant aspects of post-World War II park construction in Los Angeles. Therefore, the Boyle Heights Sports Center Park is not eligible for the NRHP, CRHR, or as an HCM under Criteria A/1. The park is not associated with the productive life of persons significant to our past and newspaper articles from the period do not discuss any individuals associated with the park's plan or construction. Therefore, the Boyle Heights Sports Center Park is not eligible for the NRHP, CRHR, or as an HCM under Criteria B/2. The Park design is commonplace, with a few linear pathways amidst a large soccer and baseball field, playground, and basketball court. The Park is surrounded by mature

trees interspersed on patchy, narrow lawns, but otherwise lacks vegetation. Nothing in its design suggests that the Park is the work of a master designer. Therefore, the Park is not eligible for the NRHP, CRHR, or as an HCM under Criteria C/3. The landscape, field, and structure designs for the Boyle Heights Sports Center represent commonplace examples from the period. Their planning and construction do not evidence any significant techniques in design, construction, or engineering technologies, methods, or materials. Therefore, the Park is not likely to yield significant information important to our history and is not eligible under NRHP or CRHR Criteria D/4 (Figure 3).

Source: Google 2017

Figure 3. Boyle Heights Sports Center Park, Camera Facing North

For a detailed assessment of significance and eligibility of Boyle Heights Sports Center Park, please see Appendix A.

The Sukaisian Building

Constructed in 1953, the Sukaisian Building at 2500 Whittier Boulevard does not correspond to significant commercial development along Whittier Boulevard (Figure 4). The period of significance for commercial development along Whittier Boulevard is 1914 to 1934, evidenced by a significant number of buildings constructed in the 1920s within the study area. Therefore, the Sukaisian Building does not appear eligible for the NRHP, CRHR, or HCM under Criteria A/1. Local context and newspaper research did not yield information regarding the building's owner at the time of construction, Sam Sukaisian. Therefore, the Sukaisian Building does not appear eligible for the NRHP, CRHR, or HCM under Criteria B/2. Information regarding engineer A.R. Laker and contractor John Dinoto was also sparse. It appears that Dinoto may have been a resident of Montebello and a member of the Montebello Realty Board (Los Angeles Times 1958b:187). The three men associated with the property do not appear to have made a significant contribution to history, nor are Laker or Dinoto considered masters of their professions. While the building's design includes some character-defining features of vernacular modernism, the building lacks sufficient quality of design. For example, the building lacks built-in planters of stone or brick along the primary elevation, or

original signage identifying the original use of the building. Therefore, the Sukaisian Building is not eligible for the NRHP, CRHR, or HCM under Criteria C/3. Finally, the property is located in an urban setting and constructed of common methods and materials. Therefore, the Sukaisian Building is not eligible for the NRHP or CRHR under Criteria D/4. The building has also incurred alterations that affect its integrity.

For a detailed assessment of significance and eligibility of 2500 Whittier Boulevard, please see Appendix B.

Source: ICF 2018

Figure 4. The Sukaisian Building, Camera Facing Southwest

The Workshop Building

Constructed between 1960 and 1964, the Workshop Building at 2510 Whittier Boulevard also does not correspond to significant commercial development along Whittier Boulevard (Figure 5). The period of significance for commercial development along Whittier Boulevard is 1914 to 1934, evidenced by a significant number of buildings constructed in the 1920s within the study area. The parcel remained unimproved, although the American Rubbish Company held operations at this address in the 1950s. Therefore, the Workshop Building does not appear eligible for the NRHP, CRHR, or HCM under Criteria A/1. The American Rubbish Company does not appear in newspaper articles from the 1950s and no persons have been identified as associated with the building. Therefore, the Workshop Building does not appear eligible for the NRHP, CRHR, or HCM under Criteria B/2. No permits from the building's initial construction are on file with LADBS, but the modest building does not appear to be the work of a master architect, builder, or engineer. Therefore, the Workshop Building does not appear eligible for the NRHP, CRHR, or HCM under

Criteria C/3. Finally, the property is located in an urban setting and constructed of common methods and materials. Therefore, the Workshop Building does not appear eligible for the NRHP or CRHR under Criteria D/4. The building has also incurred alterations that affect its integrity.

For a detailed assessment of significance and eligibility of 2510 Whittier Boulevard, please see Appendix C.

Source: ICF 2018

Figure 5. The Workshop Building, Camera Facing Southwest

Built Environment Resources in the Indirect Study Area

In addition to the Boyle Heights Sports Center Park including Sukaisian Building and the Workshop Building, eight buildings within the study area boundary are over 50 years of age (see Table 3). None of these buildings were identified in the *Intensive Historic Resources Survey Adelante Eastside Redevelopment Area, Los Angeles, California* report published in 2008, which surveyed Whittier Boulevard in Boyle Heights. This evaluation reviewed that document and conducted newspaper, directory, and LADBS building permit research on these eight buildings.

Table 3. Resources in the Indirect Study Area

Address	Year Built
2457 Whittier Boulevard	1936
2561 Whittier Boulevard	1941
2563 Whittier Boulevard	1924

Address	Year Built
2565 Whittier Boulevard	1924
2467 Whittier Boulevard	1926
2471 Whittier Boulevard	1925
2501 Whittier Boulevard	1922
2517 Whittier Boulevard	1925

Source: Los Angeles County Tax Assessor 2016

Six of these building were constructed in the 1920s and correspond to typical development patterns in Boyle Heights along Whittier Boulevard. However, all of the buildings lack sufficient integrity to convey a significant pattern of commercial development. Since their construction, most of the buildings have been clad with stucco, storefronts have been resized and infilled, windows and doors have been replaced, security doors and bars have been installed, and any architectural detailing has been removed (Figures 6 through 10). Los Angeles City directories from 1927, 1929, and 1932 provided the names of persons living and/or working at the subject properties along Whittier Boulevard, but newspaper research did not identify anyone that made a significant contribution to our history. The buildings are constructed of common methods and materials. LADBS building permit research and visual inspection identified significant alterations. These alterations render the buildings ineligible for the NRHP, CRHR, or as an HCM due to a loss of integrity.

2457 Whittier Boulevard was constructed in 1936, according to the Los Angeles County Assessor records. A 1923 permit is on file at the Los Angeles Department of Building and Safety, however, suggesting an earlier construction date than indicated by county records. The 1923 permit identified D. Laubito as the building owner and Bungalow Craft as the architect (Los Angeles Department of Building and Safety 1923). The two-story building was constructed for use as a store and residence. This building has been significantly altered since its construction in 1923. (Alterations in 1936 may account for the county assessor date.) The west elevation is clad with narrow clapboard siding, possibly original. However, the primary elevation has been re-clad with stucco; windows in the second floor have been resized and replaced with metal sliding sashes; security doors and grates have been affixed to the first story fenestration; and visual inspection reveals alterations to the storefront including extensive infill of original storefront windows with stucco-cladding over an unknown material. In addition, a metal canopy has been added over the primary entrance and accompanying window (Figure 6). The building lacks sufficient integrity, and nothing regarding its history suggests it is eligible for the NRHP, CRHR, or as a local HCM.

2461 Whittier Boulevard, constructed in 1941, was built for use as a restaurant by Manuel Cirica. Cirica commissioned engineer George J. Fosdyke and contractor J. B. Aquist to design and build the one-story brick and concrete building (Los Angeles Department of Building and Safety 1941a). In 1945, the owner requested the construction of a second building on the parcel for storage (Los Angeles Department of Building and Safety 1945). Visual inspection notes multiple alterations to the building. In particular, the entire storefront has been infilled with concrete block. The doors and windows have applied security screens that obscure the materials and configurations behind them, but were likely replaced when the storefront was infilled (Figure 6). The building lacks sufficient

integrity, and nothing regarding its history suggests it is eligible for the NRHP, CRHR, or as a local HCM.

2463 Whittier Boulevard, constructed in 1924, was built as storerooms for cask products by Peter J. Farney, G. E. Farney, and H. H. Howard (Los Angeles Department of Building and Safety 1924a). In 1941, Peter Farney requested permission to repair damage to his storage rooms (Los Angeles Department of Building and Safety 1941b). According to a 1949 Sanborn Map, the building was classified as a store at that time. Remnants of the original storefront are visible in the recessed door flanked by canted, windowed walls with windows along the street. However, the original doors and windows have been replaced, and transom windows of the storefront have been infilled. A security gate and screens secure the building's fenestration. Finally, the building has been clad with non-original rough textured stucco. Although the original construction material is not documented, the building was likely constructed of brick (Figure 6). The building lacks sufficient integrity, and nothing regarding its history suggests it is eligible for the NRHP, CRHR, or as a local HCM.

2465 Whittier Boulevard, built in 1924, is a tall, one-story building that was altered during the mid-twentieth century. Elona Schemmit built this one-story brick building with a composition roof for use as a store and a dwelling. A permit was also requested for a private garage on the parcel. By 1932, Fred Pacheco, grocer, is listed as a tenant of the building (Pacific Telephone and Telegraph Company 1932:1617). This building contains more architectural detailing than most of the other buildings in the study area, such as its embellished parapet. Originally constructed of brick, the building has since been completely re-clad with non-original stucco on all the exterior walls and stone around the entrance. The storefront also underwent alterations such as the resizing and replacement of fenestration in the 1950s or 1960s. A large metal security gate secures the front of the building (Figure 6). The building lacks sufficient integrity, and nothing regarding its history suggests it is eligible for the NRHP, CRHR, or as a local HCM.

Source: ICF 2018

Figure 6. 2457–2465 Whittier Boulevard, Camera Facing North

2467 Whittier Boulevard, constructed in 1926, was designed as a two-story building with two stores and a dwelling. E. T. Emberton did not include an architect, engineer, or contractor on his permit. The permit indicates that the building was composed of a brick exterior elevation, with a cement foundation and first floor, a wooden second floor, and a composition roof (Los Angeles Department of Building and Safety 1926). The 1949 Sanborn Fire Insurance Map depicting 2467 Whittier Boulevard also indicates that the building was two stories tall, supporting the filed permit (Sanborn Map Company 1949). The Los Angeles County Assessor assigned 1959 as the effective year date assigned to this property. Visual inspection revealed multiple alterations including non-original stucco cladding over brick, and alterations to the building's two storefronts including replacement of materials. Security grates cover the fenestration. Moreover, the building is a one-story building today and neither permits nor visual inspection can provide a narrative regarding this discrepancy (Figure 7). The building lacks sufficient integrity, and nothing regarding its history suggests it is eligible for the NRHP, CRHR, or as a local HCM.

Source: ICF 2018

Figure 7. 2467 Whittier Boulevard, Camera Facing North

2471 Whittier Boulevard, constructed in 1924–1925, is located on the northwest corner of the intersection of Whittier Boulevard and South Mathews Street. Guiseppe Occardo commissioned contractor Atlas Building Material and Wreck Co. to build a one-story brick building for use as stores and a dwelling (Los Angeles Department of Building and Safety 1924b). In the later 1920s and early 1930s, the building was listed in the Los Angeles City Directories as a billiards establishment. In 1934, the building was at least partially used as a beer tavern and was owned by Matrin Zuniga, who requested permission to install a sidewalk canopy (Los Angeles Department of Building and Safety 1934). However, by 1949, the building housed two stores and a restaurant (Sanborn Map Company 1949). This building has undergone multiple alterations, although minor remnants of its original 1920s appearance are visible in the white terracotta bricks and white terracotta embellishments at the roofline, most visible near the corner entrance. All three of the building's storefronts have been altered, resized, and infilled, and security doors and grilles have been affixed. Visible brick has been repointed or painted over, while the western storefront has been re-clad with non-original thick stucco work, with an incised diamond pattern above the entrance (Figure 8). The building lacks sufficient integrity, and nothing regarding its history suggests it is eligible for the NRHP, CRHR, or as a local HCM.

Source: ICF 2018

Figure 8. 2471 Whittier Boulevard, Camera Facing North

2501 Whittier Boulevard, constructed in 1922, is located on the northeast corner of the intersection of Whittier Boulevard and South Mathews Street. The building features a rectangular plan with a flat roof and parapet. Harry Bunum commissioned architect J. J. Donnellan and contractors Eslep and Kohler to design and build the 15-foot, one-story building to contain stores and a dwelling (Los Angeles Department of Building and Safety 1922; Pacific Telephone and Telegraph Company 1923:3744).[1] Other than a concrete foundation and a composition roof, construction materials are not identified on the original building permit. Visual inspection suggests the building was constructed of unreinforced masonry. William and Hulda Hoffman maintained a market at this property through 1932 (Pacific Telephone and Telegraph Company 1932:2630). The building has undergone multiple alterations since its construction: the building has been clad with non-original stucco; windows and doors have been replaced and likely resized; and security doors and grilles have been applied. With the exception of one door (secondary) that likely dates to the 1920s, no features of the building evoke its 1922 construction date. Any architectural detailing in the brickwork or applied decoration has been lost (Figure 9). The building lacks sufficient integrity, and nothing regarding its history suggests it is eligible for the NRHP, CRHR, or as a local HCM.

[1] The last name of the owner on the permit is illegible, but the Los Angeles City Directory from 1923 provided the correct spelling through a search of the owner address "2709 Brooklyn Ave," as listed on the permit.

Source: ICF 2018

Figure 9. 2501 Whittier Boulevard, Camera Facing North

2517 Whittier Boulevard, constructed in 1925, has an irregular footprint, with a rectangular portion along Whittier Boulevard and a cross-shaped portion adjoined to the rear. M. Chernick commissioned architect Louis Scisarek and contractor Sam D. Eutehman to design and construct the building (Los Angeles Department of Building and Safety 1925). To operate as a store and dwellings, the one-story building rose to a height of 23 feet, and was constructed of brick and cement. In 1929, the property housed Root and Willard, washing machine operators, and in 1932 C. L Fink operated a housekeeping shop from this location (Pacific Telephone and Telegraph Company 1929:1843, 1932:2760). By 1949, the property contained a baby shoe bronzing facility (Sanborn Map Company 1949). The property has been significantly altered since its construction. Visual inspection showed that the building was clad with non-original stucco, and that the storefront points of fenestration and egress have been altered. Several windows have been infilled, one doorway has been moved and/or resized, and security doors have been installed. Recessed arches over the building's two primary doors and a projecting strings course suggest that the building once displayed patterned brickwork and other architectural features (Figure 10). The building lacks sufficient integrity, and nothing regarding its history suggests it is eligible for the NRHP, CRHR, or as a local HCM.

Source: ICF 2018

Figure 10. 2517 Whittier Boulevard, Camera Facing North

Los Angeles Historic Preservation Overlay Zone Criteria

None of the 12 buildings or structures within the study area are located in the boundary of a designated Los Angeles HPOZ or were identified by the *Intensive Historic Resources Survey Adelante Eastside Redevelopment Area, Los Angeles, CA* report to be within the boundary of a potential HPOZ. Due to the lack of integrity of all buildings located within the study area, these buildings are not eligible for designation as HPOZ contributors. Originally, the buildings' brick construction was visible and included some decorative elements such as the addition of string courses, shaped parapets, or terra cotta elements. However, all but one exposed brick building has been re-clad with stucco. As discussed above, the buildings' alterations are substantial and include not only non-original cladding materials, but the resizing and replacement of fenestration. Additionally, the buildings together do not appear to represent a significant aspect of commercial development and architecture in Boyle Heights; are not associated with the productive lives of any persons significant to Los Angeles history; are not the work of master architects, builders, or engineers; and do not reflect significant architecture in Los Angeles. Therefore, neither the area nor the buildings and features within the study area are eligible for designation as an HPOZ.

Environmental Impact Analysis

The thresholds of significance defined in Appendix G of the State CEQA Guidelines and Los Angeles CEQA Threshold Guide (2006) do not apply to this project because there are no historical resources within the study area.

Construction Impacts

Would the project result in a substantial adverse change in the significance of a historical resource due to demolition, relocation, conversion, rehabilitation, or alteration of a historical resource?

Because the Boyle Heights Sports Center Park, Sukaisian Building, and Workshop Building are not historical resources pursuant to CEQA, the proposed project would not result in a substantial adverse change in the significance of a historical resource during construction. None of the other nine buildings over 50 years of age within the study area are historical resources pursuant to CEQA, and they would not be affected by the proposed project.

Operation Impacts

Would the project result in a substantial adverse change in the significance of a historical resource due to demolition, relocation, conversion, rehabilitation, or alteration of a historical resource?

Because the Boyle Heights Sports Center Park, Sukaisian Building, and Workshop Building are not historical resources pursuant to CEQA, the proposed project would not result in a substantial adverse change in the significance of a historical resource during operation. None of the remaining nine buildings over 50 years of age within the study area are historical resources pursuant to CEQA. Similarly, they would not be affected by the proposed project.

Conclusions

The buildings along Whittier Boulevard within the study area were previously surveyed and found ineligible for national, state, or local designation. Research and evaluation conducted for the current project confirmed these findings. No buildings or features within the study area are historical resources for the purposes of CEQA. Therefore, no historical resources would undergo a substantial adverse change in their significance due to construction or operation of the proposed project because there are no historical resources within the study area.

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Appendix A Boyle Heights Sports Center Park DPR 523 Forms

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 12 ***Resource Name or #:** Boyle Heights Sports Center Park
P1. Other Identifier: 933 South Mott Street

***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** Los Angeles **Date** 1979 **T** Unsectioned; **R** ; ☐ **of** ☐ **of** ; **B.M.**
c. Address 933 South Mott Street City Los Angeles Zip 90023
d. UTM: Zone 11, 387890.98 mE/ 3766394.95 mN
e. Other Locational Data: APNs: 5189-010-920; 5189-010-922, and 5189-010-924.

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

The Boyle Heights Sports Center Park, located at 933 South Mott Street, displays a rectangular plan and is bound by Whittier Boulevard to the north, South Mathews Street to the west, 7th Street to the south, and south Mott Street to the east. The varied topography features a hillside to the north. To ensure the park's fields maintained a flat surface, the park is slightly sunken below South Matthews Street and South Mott Street. As such, the park is accessed by short staircases and ramps along the north, west, and east elevations. A large lawn that includes a soccer field and a baseball field dominates the park. The park also contains a one and a half basketball court to the north, as well as an irregularly shaped playground. See continuation sheet.

***P3b. Resource Attributes:** HP37. Other

P5a. Photograph or Drawing

***P4. Resources Present:** ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo: South portion of park, detail of soccer field, camera facing north. Google, 2017.
***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both 1960s (historicaerials.com & *Los Angeles Times*)
***P7. Owner and Address:**
City of Los Angeles,
Department of Bureau of Engineering
1149 S Broadway
Los Angeles, CA 90015
***P8. Recorded by:**
Margaret Roderick, ICF
501 W. 5th Street, Suite 900
Los Angeles, CA 90071
***P9. Date Recorded:**
6/4/2018
***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation**: ICF, June 2018. *Draft Boyle Heights Sports Center Gymnasium CEQA Historical Resources Memo.*
***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):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Boyle Heights Sports Center Park ***NRHP Status Code** 6Z
Page 2 **of** 12

B1. Historic Name: Boyle Heights Sports Center Park
B2. Common Name: Boyle Heights Sports Center Park
B3. Original Use: Park B4. Present Use: Park ***B5.**
Architectural Style: Post-World War II Municipal Recreation Facility; Mid-Century Modern

***B6. Construction History:** Constructed between 1960 and 1972 (historicaerials.com and *Los Angeles Times*).

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Boyle Heights; Mid-Century Modern **Area** Boyle Heights, Los Angeles
Period of Significance 1960s **Property Type** Workshop **Applicable Criteria** N/A

See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) N/A
***B12. References:**

See continuation sheet.

B13. Remarks: N/A

***B14. Evaluator:** Margaret Roderick, ICF
***Date of Evaluation:** 6/4/2018

(This space reserved for official comments.)

P3a. Description, continued:

A narrow Mid-Century Modern building that likely provides restroom facilities and a public community space is located on South Mott Street, approximately at the Park's mid-way point. Two additional buildings, the Sukaisian Building and the Workshop Building located at 2500 and 2510 Whittier Boulevard, reside atop the Park's northern hill and face north onto the street. These two buildings are discussed in separate 523 DPR form sets. A picnic area with multiple tables is located north of the building. Hardscape features include linear pathways. Vegetation is primarily noted by grass composing the fields. In addition, a patchy lawn interspersed with mature trees surrounds the park's boundary (Figures 523a, 1 through 3).

Figure 1: Boyle Heights Sports Center Park, image facing north. Google, 2017.

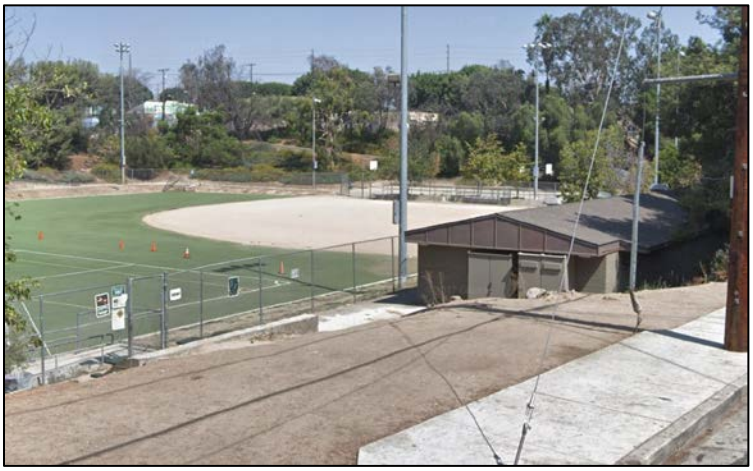

Figure 2: Boyle Heights Sports Center Park, detail of baseball field and recreation building, image facing northwest. Google, 2017.

Figure 3: Boyle Heights Sports Center Park, detail of pathway, basketball court, and playground, image facing west. Google, 2017.

B10. Significance, continued:

Context

Boyle Heights

Following the establishment of the San Gabriel Mission in 1771, the Spanish established the Pueblo of Nuestra Señora de la Reina de Los Angeles de Porciuncula on September 4, 1781.[1] Eleven families, a total of 44 people, recruited as colonists from Sinaloa, Mexico, founded the Pueblo.[2] By 1800, the pueblo consisted of 30 adobe buildings surrounding a central plaza, including a town hall, barracks, bodege (storehouse), and calabozo (jail), surrounded by an adobe wall.[3] Originally located close to the Los Angeles River, the Pueblo relocated to higher ground circa 1820 after several severe floods. *El Paredon Blanco*, or the White Bluff, east of the river, was included within the original pueblo boundary and would later become known as Boyle Heights.[4]

Among the oldest communities in Los Angeles, Boyle Heights was first settled by members of the pioneering Lopez family in the 1830s, after they granted land by the Mexican government. At that time, the area was rural, with small-scale agricultural efforts primarily for wine production. Over time, however, the Lopez family sold portions of its land to persons including Andrew Boyle, George Cummings, and A.H. Judson and his Brooklyn Land and Building

[1] Brian D. Dillon, "Alameda District Plan, Los Angeles, California: Prehistoric and Early Historic Archaeological Research," (On file, South Central Coastal Information Center, California Historical Resources Information System, 1994), 31–37.
[2] Brian D. Dillon, "Alameda District Plan, Los Angeles, California: Prehistoric and Early Historic Archaeological Research," (On file, South Central Coastal Information Center, California Historical Resources Information System, 1994), 31–37.
[3] Dillon, 43.
[4] Japanese American National Museum, "Timeline," Exhibition: Boyle Heights Project (September 2002–February 2003), np, accessed 5/16/2018, http://www.janm.org/exhibits/bh/exhibition/timeline.htm.

Company, among others. In the late 1850s, Andrew Boyle purchased 44 acres of land and maintained the rural setting through agricultural pursuits such as orange, peach, and fig orchards, and cattle ranching. Residential subdivision and development of the area began in the 1870s when William Henry Workman, son-in-law of Boyle, along with financers, began to divide and sell the lands inherited from Boyle's estate. The subdivision included a water main and Workman named the subdivision "Boyle Heights" to honor Andrew Boyle. Other subdivisions in this era included the Mount Pleasant tract and Brooklyn Heights, located at the western edge of the Boyle Heights community, nearest to Downtown.[5]

Residential development came to a halt when then local economy collapsed in 1889.[6] Soon enough, however, a second real estate boom in the 1890s, spurred by the completion of the transcontinental railroad in 1885, triggered significant population increase across the region.[7] Seeking profits from residential and commercial land sales, Workman donated plots of land to religious institutions. Along with Elizabeth Hollenbeck, he donated 21 acres for park use. By 1900, the horse-drawn streetcar was replaced by the electric streetcar, which further supported the grown of the community and its development as a streetcar suburb of Los Angeles. For example, First Street and Brooklyn Avenue contained streetcar lines and developed as commercial districts between the 1890s and the 1920s. Boyle Heights' separation from downtown, east of the peripatetic and sometimes unpredictable Los Angeles River, however, somewhat chilled the area's development potential.

Within the study area, Whittier Boulevard primarily developed as a commercial district between 1913 and 1934.[8] Specifically, the section of Whittier Boulevard within the study area developed during the 1920s: Sanborn Fire Insurance Maps from 1921 show large, unimproved parcels within the study area. Significantly, the Viaduct Bond Act of 1923 led to the construction of multiple viaducts spanning the Los Angeles River from Downtown to Boyle Heights, including the 6th Street Viaduct located at the western terminus of Whittier Boulevard and the 7th Street Viaduct, both of which provided safe passage between Boyle Heights and downtown Los Angeles.

Boyle Heights historically featured a multicultural population demographic. The restrictive covenants that disallowed non-whites from owning property in much of the Los Angeles region were not implemented widely in

[5] The information in this paragraph was derived from *Historic Resources Survey Report: Boyle Heights Community Plan Area*, prepared by Architectural Resources Group, Inc. on behalf of the Office of Historic Resources, Department of City Planning, City of Los Angeles (Los Angeles, City of Los Angeles, 2014), 8–9, accessed 5/16/2018, http://preservation.lacity.org/sites/default/files/SurveyLABoyleHeights_SurveyReport.pdf.
[6] *Intensive Historic Resources Survey Adelante Eastside Redevelopment Area, Los Angeles, California*, prepared by PCR Services on behalf of the City of Los Angeles Community Redevelopment Agency (July 2008), 29, accessed 5/16/2018,
https://www.preservation.lacity.org/files/Adelante%20Draft%20Report%20revised%20FINAL_print_0.pdf
[7] Information in this paragraph was derived from the following resource unless otherwise noted: *Historic Resources Survey Report: Boyle Heights Community Plan Area*, prepared by Architectural Resources Group, Inc. on behalf of the Office of Historic Resources, Department of City Planning, City of Los Angeles (Los Angeles, City of Los Angeles, 2014), 10–12, accessed 5/16/2018,
http://preservation.lacity.org/sites/default/files/SurveyLABoyleHeights_SurveyReport.pdf.
[8] *Intensive Historic Resources Survey Adelante Eastside Redevelopment Area, Los Angeles, California*, prepared by PCR Services on behalf of the City of Los Angeles Community Redevelopment Agency (July 2008), 34 & 59, accessed 5/16/2018,
https://www.preservation.lacity.org/files/Adelante%20Draft%20Report%20revised%20FINAL_print_0.pdf

Boyle Heights.[9] Large numbers of Japanese Americans and Russian and Eastern Jews settled in Boyle Heights in the early 1900s, joining the already significant population of whites and Mexican Americans. Indeed, members of the Japanese Club at Roosevelt High School designed, built, and maintained a Japanese Garden on the school premises in 1933.[10] Meanwhile, the Jewish community in Los Angeles has strong historical ties to Boyle Heights; in the early 1900s, it "boasted one of the largest Jewish populations in the western United States."[11] Additionally, Boyle Heights hosted smaller populations of African American, Armenian, Greek, Italian, Polish, and Slavic groups.

During and after World War II, Boyle Heights underwent significant cultural and physical changes. Japanese internment during World War II affected the cultural landscape of Boyle Heights (and the physical—the Japanese garden at Roosevelt High School was demolished), a removal of restrictive covenants initiated the relocation of many Jewish community members to other locales within the city, and the multi-level east Los Angeles freeway interchange and related freeways decimated blocks of residential and commercial buildings in Boyle Heights and severed portions of the community.[12] The Mexican American population in Boyle Heights continued to grow after World War II and with the influx of immigrants in the 1970s as a result of economic and civil unrest in Mexico. Moreover, Boyle Heights is strongly associated with the Chicano Movement in the 1960s and 1970s.

Mid-Century Park Development in Los Angeles

After World War II, a park was viewed as a public service necessary to the community, like a firehouse or local school.[13] Numerous parks in the late post-World War II era were constructed as the result of a 1957 bond measure that allowed $39.5 million for the construction of parks. By 1959, the Department of Recreation and Parks had completed 35 projects, with an additional 21 in process.[14] Parks from this era included parking for its patrons as a defining feature, but also included outdoor recreation areas that facilitated physical activity such as athletic and ball

[9] Information in this paragraph was derived from the following resource unless otherwise noted: *Historic Resources Survey Report: Boyle Heights Community Plan Area*, prepared by Architectural Resources Group, Inc. on behalf of the Office of Historic Resources, Department of City Planning, City of Los Angeles (Los Angeles, City of Los Angeles, 2014), 13–15, accessed 5/16/2018, http://preservation.lacity.org/sites/default/files/SurveyLABoyleHeights_SurveyReport.pdf.
[10] Roosevelt High School, Yearbook, 1933.
[11] *Historic Resources Survey Report: Boyle Heights Community Plan Area*, prepared by Architectural Resources Group, Inc. on behalf of the Office of Historic Resources, Department of City Planning, City of Los Angeles (Los Angeles, City of Los Angeles, 2014), 15, accessed 5/16/2018, http://preservation.lacity.org/sites/default/files/SurveyLABoyleHeights_SurveyReport.pdf.
[12] Information in this paragraph was derived from the following resource unless otherwise noted: *Historic Resources Survey Report: Boyle Heights Community Plan Area*, prepared by Architectural Resources Group, Inc. on behalf of the Office of Historic Resources, Department of City Planning, City of Los Angeles (Los Angeles, City of Los Angeles, 2014), 15–16, accessed 5/16/2018, http://preservation.lacity.org/sites/default/files/SurveyLABoyleHeights_SurveyReport.pdf.
[13] "Public and Private Institutional Development, 1850-1980," *Los Angeles Citywide Historic Context Statement*, prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources (December 2017), 29, accessed 6/4/2018, https://preservation.lacity.org/sites/default/files/MunicipalParksRecreationAndLeisure_1886-1978_2.pdf.
[14] "Public and Private Institutional Development, 1850-1980," *Los Angeles Citywide Historic Context Statement*, prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources (December 2017), 36, accessed 6/4/2018, https://preservation.lacity.org/sites/default/files/MunicipalParksRecreationAndLeisure_1886-1978_2.pdf.

fields, tennis and basketball courts, tracks for running, and outdoor pools. A park from this period may also contain social recreational aspects such as activity centers, playgrounds, picnic tables, and auditoriums.[15] An ideal example of a park could provide the community with multiple field and courts, with a variety of sports, and multiple public buildings for indoor social activities and events for all ages.[16]

New parks in already developed urban areas were often compact and acted as infill in an already established neighborhood. The Lemon Grove Park in Hollywood is an example of this type, as is the Boyle Heights Sports Center. Both these parks originally contained residences that were razed for new, recreational development.[17] In contrast, new parks constructed in suburban areas such as the San Fernando Valley, which was primarily developed in the post-World War II era, contained large, expansive parks such as the Sepulveda Center in Panorama City, which included a club house, swimming pool, tennis courts, basketball courts, and two baseball fields.[18]

Developed by the Los Angeles Department of Recreation and Parks in the early 1960s, the Boyle Heights Sports Center is bound by Whittier Boulevard to the north, South Mathews Street to the west, 7th Street to the south, and South Mott Street to the east. The Park is located south of the Sukaisian Building and the Workshop Building, which are located in the northern portion of the Sports Center and face north onto Whittier Boulevard.

The area around the Park was subdivided between 1916 and 1922, which spurred development in the neighborhoods along Whittier Boulevard.[19] According to a Sanborn Map, by 1921, modest one-story residences lined South Mott Street as well as portions of 7th Street. The segment of South Mathews Street crossing Whittier Boulevard and continuing to 7th Street (and Fickett Street) and its adjoining parcels was subdivided in 1922.[20] By 1949, nearly all parcels within the Park boundary were improved with modest dwellings and flats.[21] Starting in 1960, *Los Angeles Times* articles report that "[t]he City Recreation and Park Commission…authorized the acquisition" of parcels "as part of the site for the proposed Boyle Heights Sports Center."[22] By October 9, 1961, the Commission only needed to acquire six more parcels for the Park's construction.[23] By 1964, all buildings located south of Whittier Boulevard, east of South Matthews Street, north of 7th Street, and west of South Mott Street, except for the Sukaisian Building

[15] "Public and Private Institutional Development, 1850-1980," *Los Angeles Citywide Historic Context Statement*, prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources (December 2017), 36–39 and 53–55, accessed 6/4/2018, https://preservation.lacity.org/sites/default/files/MunicipalParksRecreationAndLeisure_1886-1978_2.pdf.
[16] "Public and Private Institutional Development, 1850-1980," *Los Angeles Citywide Historic Context Statement*, prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources (December 2017), 30, accessed 6/4/2018, https://preservation.lacity.org/sites/default/files/MunicipalParksRecreationAndLeisure_1886-1978_2.pdf.
[17] Historicaerials.com, "805 North Hobart, Hollywood," (1964), no page.
[18] "Public and Private Institutional Development, 1850-1980," *Los Angeles Citywide Historic Context Statement*, prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources (December 2017), 38, accessed 6/4/2018, https://preservation.lacity.org/sites/default/files/MunicipalParksRecreationAndLeisure_1886-1978_2.pdf.
[19] Los Angeles Tract Map, No. 2564 (1916); Los Angeles Tract Map, No. 4433 (1921); Los Angeles Tract Map, No. 4887 (1922); Los Angeles Tract Map, No. 5299 (1922).
[20] Sanborn Fire Insurance Map, *Los Angeles, Volume 14, Sheet 1464* (1921); Los Angeles Tract Map, No. 5299 (1922).
[21] Sanborn Fire Insurance Map, *Los Angeles, Volume 14, Sheet 1464* (1949).
[22] "Center Land OKd," *Los Angeles Times* (May 16, 1960), 30.
[23] "Boyle Heights Project Nears," *Los Angeles Times* (October 9, 1961), 34.

and the Workshop Building, had been razed.[24] By 1972, the Boyle Heights Sports Center Park was completed and included baseball and soccer fields and a basketball court as it does today.[25]

Mid-Century Modernism

Mid-Century Modern architecture denotes a post-World War II regional trend in modernism that responded to the International Style's sterile qualities by organically incorporating a variety of materials, color, and shapes.[26] The term "Mid-Century Modern" is commonly used in Southern California to describe a regional post-World War II architectural vernacular that, perhaps because of its location, loosens the dogma, rules, and orthodoxy of East Coast and European International Style modernism. It does so through a more casual and variegated use of materials, massing, textures, compositions, and other formal elements.

In contrast to the International Style, Mid-Century Modern architectural design included more solid walls and the use of stucco, wood, rock, and brick cladding for construction materials.[27] In particular, the use of stacked brick features in many commercial and educational buildings.[28] Additional materials found in Mid-Century architecture are concrete block, terrazzo, and ceramic tile.[29] Although the variety of materials lends a multitude of color, stucco and wood could also be painted colorfully.[30] Exposed rafters often support low-pitched gable or shed roofs with moderate to deep eaves, but roofs were also flat with no overhang. Aside from the basic characteristics of Mid-Century Modern buildings, the style often featured recessed entrances, which could include atrium or courtyard entry; built-in planters; screen walls, often of perforated concrete block or solid concrete block with two-dimensionally projecting geometric elements; and canted walls.[31] As with the International Style, Mid-Century Modern buildings were often asymmetrical.

Criteria for NRHP, CRHR, and LAHCM Eligibility of a Park

The following guidelines informed the evaluation of the Boyle Heights Sports Center Park at 933 South Mott Street. According to the *Los Angeles Citywide Historic Context Statement* on "Public and Private Institutional Development, 1850-1980," a Municipal Recreational Facility in Los Angeles, constructed between 1932 and 1978, would be eligible for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or as a City of Los Angeles Historic-Cultural Monument (LAHCM) under Criteria A/3 or C/3.[32] The park

[24] "2500 Whittier Boulevard, Los Angeles," *Historicaerials.com* (1964).
[25] "2500 Whittier Boulevard, Los Angeles," *Historicaerials.com* (1972).
[26] Historic Resources Group and Pasadena Heritage, "Mid-Century Modern," *Cultural Resources of the Recent Past* (Pasadena, CA: City of Pasadena, 2007), 67.
[27] Christopher A. Joseph & Associates, "Mid-Century Modern," *City of Riverside Modernism Context Statement* (Riverside, CA: City of Riverside, 2009), 16.
[28] *Riverside Modernism Context*, 16.
[29] *Riverside Modernism Context*, 16; Mary Brown, "Midcentury Modern (1945-1965)," *San Francisco Modern Architecture and Landscape Design 1935-1970: Historic Context Statement* (San Francisco, CA: City of San Francisco, 2010), 115.
[30] *San Francisco Modern*, 115.
[31] *San Francisco Modern*, 115–116.
[32] "Public and Private Institutional Development, 1850-1980," *Los Angeles Citywide Historic Context Statement*, prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources (December 2017),

would need to include recreation areas that facilitated physical activity such as athletic and ball fields, tennis and basketball courts, tracks for running, and outdoor pools. In addition, the park would need to be an excellent example of its type and/or the work of a master landscape architect. Character-defining features of the park may also contain storage buildings; social recreational aspects such as activity centers, playgrounds, picnic tables, and auditoriums; and buildings or structures that are an excellent example of their architectural style and/or constructed by a master architect. Features from outside the period may also be present, including aspects associated with WPA programs. The park should retain integrity of location, design, setting, feeling, and association. Alterations may be present in the form of new planting, but the present appearance must resemble the original appearance, including visual, spatial, and contextual relationships.

Evaluation

NRHP, CRHR, and LAHCM Criteria A/1

The Boyle Heights Sports Center Park contains recreation areas and facilities, including a soccer field, a baseball field, and a basketball court. The park also contains a building along South Mott Street, which likely includes restrooms and some sort of activity center, a picnic area, and a playground. Although it contains these aspects that could elevate the status of a park for the NRHP, CRHR, or as an LAHCM, the park was constructed as one of numerous parks in the post-World War II era as a result of a 1957 bond measure that allowed $39.5 million for the construction of parks. By 1959, the Department of Recreation and Parks had completed 35 projects, with an additional 21 in process, possibly including the Boyle Heights Sports Center Park.[33] Containing various facilities, activity spaces, and greenery, the park lacks additional features such as a swimming pool or an auditorium that could elevate the significance of this park. Therefore, the Boyle Heights Sports Center Park is not eligible for the NRHP, CRHR, or as an LAHCM under Criteria A/1.

NRHP, CRHR, and LAHCM Criteria B/2

The Boyle Heights Sports Center Park is not associated with the productive life of historically significant persons. Newspaper articles from the period do not discuss any individuals associated with the Park's plan or construction. Moreover, it is unlikely that a park would be significant under this criterion. Therefore, the Boyle Heights Sports Center Park is not eligible for the NRHP, CRHR, or as an LAHCM under Criteria B/2.

NRHP, CRHR, and LAHCM Criteria C/3

As it was constructed by the Department of Recreation and Parks, no original building permits are available in the Los Angeles Department of Buildings and Safety database. In addition, newspaper articles from the era do not discuss the park design or mention a landscape architect. The Park design is commonplace, with a few linear pathways amidst a large soccer and baseball field, playground, and basketball court. The park is surrounded by mature trees interspersed

36–39 and 53–55, accessed 6/4/2018, https://preservation.lacity.org/sites/default/files/MunicipalParksRecreationAndLeisure_1886-1978_2.pdf.
[33] "Public and Private Institutional Development, 1850-1980," *Los Angeles Citywide Historic Context Statement*, prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources (December 2017), 36, accessed 6/4/2018, https://preservation.lacity.org/sites/default/files/MunicipalParksRecreationAndLeisure_1886-1978_2.pdf.

on patchy, narrow lawns, but otherwise lacks vegetation. The plan is compact, and disallows for meandering paths or a sprawling park plan; all its features are grouped close together and the park contains little landscaping beyond its sports facilities and surrounding trees. Nothing in the landscape design suggests it is the work of a master designer. In addition, the Mid-Century Modern building located along South Mott Street mid-way along the park is also not a significant example of its type and does not appear to be the work of a master architect. A significant example would likely include multiple cladding materials, a dramatic roofline, screen walls, and built-in planters. Therefore, the Boyle Heights Sports Center Park is not eligible for the NRHP, CRHR, or as an LAHCM under Criteria C/3.

NRHP and CRHR Criteria D/4

The landscape, field, and structure designs for the Boyle Heights Sports Center represent commonplace examples from the period. Their planning and construction do not evidence any significant techniques in design, construction, or engineering technologies, methods, or materials. Moreover, the property has been improved on multiple times since its initial development in the 1920s and is unlikely to yield significant archaeology. Therefore, the Boyle Heights Sports Center Park is not likely to yield significant information important to our history and is not eligible under the NRHP or CRHR under Criteria D/4.

Los Angeles HPOZ

Residential buildings in the vicinity along South Mott Street to the east of the Park were constructed before the park was developed. Indeed, improved parcels were cleared in circa 1960 to provide vacant land for the construction of the Park. The surrounding neighborhoods are not eligible for designation as a Los Angeles Historic Preservation Overlay Zone (HPOZ) because the area does not contain significance or contain sufficient integrity. As such, the Park is not eligible as a contributor to a potential HPOZ.

Integrity

The Boyle Heights Sports Center Park appears to retain integrity overall, with a few alterations. According to historic aerial imagery, the Park retains its original sports fields, landscaping with trees surrounding the Park, its hardscaping features, and its playground. The only visible alteration from the historic aerial imagery is to the basketball court: what was once two separate courts is now one and a half combined. In addition, the playground equipment has been updated, which is a common alteration for this equipment. As such, design, materials, workmanship have compromised integrity, but it is minimal in the overall context of the park.

B12. References, continued:

Dillon, Brian D. "Alameda District Plan, Los Angeles, California: Prehistoric and Early Historic Archaeological Research." On file, South Central Coastal Information Center, California Historical Resources Information System, 1994.

Historicaerials.com. Search term: 2500 Whittier Blvd., Los Angeles. 1952.
———. 1964.
———. 1972.

Historic Resources Survey Report: Boyle Heights Community Plan Area. Prepared by Architectural Resources Group, Inc. on behalf of the Office of Historic Resources, Department of City Planning, City of Los Angeles. Los Angeles, City of Los Angeles, 2014.

Independent Star News. "Who's Building That!" July 21, 1957.

Intensive Historic Resources Survey: Adelante Eastside Redevelopment Area, Los Angeles, California. Prepared by PCR Services on behalf of the City of Los Angeles Community Redevelopment Agency. July 2008. Accessed 5/16/2018. https://www.preservation.lacity.org/files/Adelante%20Draft%20Report%20revised%20FINAL_print_0.pdf

Japanese American National Museum. "Timeline." *Exhibition: Boyle Heights Project*. September 2002–February 2003. Accessed 5/16/2018. http://www.janm.org/exhibits/bh/exhibition/timeline.htm.

Los Angeles County Tax Assessor Database.

Los Angeles Department of Building and Safety. *1953LA66896*. August 18, 1953.
———. *1953LA68109*. August 25, 1953.
———. *1954LA81736*. March 3, 1954.
———. *1974LA96922*. September 16, 1974.
———. *1974LA96924*. September 16, 1974.
———. *1974LA96925*. September 16, 1974.

Los Angeles Times. "Application for U.S. Aid Approved by Park Unit." December 5, 1965.
———. "Boyle Heights Project Nears." October 9, 1961.
———. "BLDG. 3000' + Mez." Advertisement. April 11, 1960.
———. "Center Land Bought." June 20, 1960.
———. "Center Land OKd." May 16, 1960.
———. "Congratulations…" June 3, 1948.
———. "Distributors—Franchise." May 26, 1958.
———. "Driver." June 29, 1956.
———. "Driver-Salesman." August 28, 1955.
———. "Handicraft for Parks Leaders." November 8, 1972.
———. "Installation Set for Montebello Realty Board." November 30, 1958.
———. "Valentines to Theme Guild Show." January 29, 1961.

Pacific Telephone and Telegraph Company, Los Angeles Street Address Directory. 1956.
———. March 1960.
———. July 1962.

Pasadena Independent. "Gardners Mark Gold Date." November 1, 1979.

"Public and Private Institutional Development, 1850-1980." *Los Angeles Citywide Historic Context Statement*. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, December 2017. Accessed 6/4/2018. https://preservation.lacity.org/sites/default/files/MunicipalParksRecreationAndLeisure_1886-1978_2.pdf.

Roosevelt High School. *Yearbook*. 1933.

Sanborn Fire Insurance Map. *Los Angeles, Volume 14, Sheet 1464*. 1921.
———. 1949.

Appendix B Sukaisian Building DPR 523 Forms

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 16 ***Resource Name or #:** Sukaisian Building
P1. Other Identifier: 2500 Whittier Blvd

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Los Angeles **and**
***b. USGS 7.5' Quad** Los Angeles **Date** 1979 **T** Unsectioned; **R** ; ☐ **of** ☐ **of Sec** ; **B.M.**
c. Address 2500 Whittier Blvd. City Los Angeles Zip 90023
d. UTM: Zone 11 , 387905.06 mE/ 3766538.81 mN
e. Other Locational Data: APN: 5189-010-911; west building on parcel; located on the southwest corner of the intersection of Whittier Blvd. and Soto St. in the Boyle Heights community of the City of Los Angeles.

***P3a. Description:**
The Sukaisian Building is located at 2500 Whittier Boulevard in the Boyle Heights community in the city of Los Angeles. Located on the southeast corner of the intersection of Whittier Boulevard and South Mathews Street, the rectangular building has a zero setback and is, therefore, immediately adjacent to the sidewalk. A parkway strip between the sidewalk and curb contains large, mature trees along Whittier Boulevard and a parkway strip along South Mathews Street contains dirt but no vegetation. The rectangular building's footprint measures approximately 40 feet by 60 feet. At the street elevation, the building rises to a height of one story while the rear elevation rises slightly taller. The front, single-story portion of the building extends approximately 45 feet south of the primary elevation. The taller rear portion of the building extends approximately 15 feet. The rear portion of the building is taller, rising approximately 2 feet above the front portion's roof height. See continuation sheet.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

P5a. Photograph or Drawing

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***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: Primary elevation, camera facing south. ICF, 2018.
***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1960-1964 (*Los Angeles Times* & Historicaerials.com)
***P7. Owner and Address:**
City of Los Angeles,
Department of Bureau of Engineering
1149 S Broadway
Los Angeles, CA 90015
***P8. Recorded by:**
Margaret Roderick, ICF
501 W. 5th Street, Suite 900
Los Angeles, CA 90071
***P9. Date Recorded:**
5/18/2018
***P10. Survey Type:** (Describe)
Intensive
***P11. Report Citation**:
ICF, June 2018. *Draft Boyle Heights Sports Center Gymnasium CEQA Historical Resources Memo.*

***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):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #:** Sukaisian Building ***NRHP Status Code** 6Z
Page 2 **of** 16

B1. Historic Name: Sukaisian Building
B2. Common Name: Recreation and Parks Office and Shop Building B3. Original Use: Store
B4. Present Use: Vacant

***B5. Architectural Style:** Vernacular Modern

***B6. Construction History:**
The Building was constructed in 1953 (1953LA66896); during construction the foundation plan was revised to include bell caissons (1953LA68109); partitions were added to the interior in 1954 (1954LA81736); unknown alterations appear to have occurred in 1974 (1974LA96925); visual alterations at dates unknown (visual inspection).

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features: N/A**

B9a. Architect: N/A b. Builder: J. Dinoto
***B10. Significance:** **Theme** Boyle Heights; Commercial Development **Area** Boyle Heights, Los Angeles
Period of Significance 1953 **Property Type** Commercial **Applicable Criteria** N/A

See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) N/A
***B12. References:**

See continuation sheet.

B13. Remarks: N/A

***B14. Evaluator:** Margaret Roderick ***Date of Evaluation:** 5/18/2018

(This space reserved for official comments.)

P3a. Description, continued:

According to a 1954 permit, the rear portion contained a mezzanine level.[1] Because of the variation in height, the building features two flat roofs, each surrounded by a shallow parapet. The primary (north) elevation contains minimal architectural and stylistic detailing, while the remaining three elevations contain irregular fenestration and lack architectural or stylistic details. All elevations contain alterations.

The primary (north) elevation faces north onto Whittier Boulevard and is symmetrically composed and divided into two sections (Figure 1). This elevation is clad in a combination of Permastone and smooth stucco. The east section contain a solid pedestrian door oriented to the west of the section. A rectangular opening containing a storefront window is arranged to the east. A ribbon consisting of three two-light hopper sashes occupies the top third of the opening. Metal security screens have been installed over the windows, obscuring the sash details. The bottom of the ribbon is punctuated by a projecting still that extends the entire width of the opening. The bottom two-thirds of the opening are infilled with a smooth stucco wall. Unpainted plywood infills the western ribbon window's center window (Figure 2). A narrow cantilevered overhang extends the full width of the primary elevation: below, the elevation is clad with Permastone and above, the elevation is clad with smooth stucco. Each storefront located below the narrow cantilevered overhang cants inward in the middle, creating two angled, recessed walls (Figure 3). One rectangular piece of Permastone roughly centered on the elevation reads, "2500"—the numeric address of the building. Above, signage on the elevation's stucco cladding reads, "DEPT. OF RECREATION AND PARKS CITY OF LOS ANGELES."

Figure 1: Primary elevation, detail, camera facing southwest. ICF, 2018.

[1] LA195481736.

Figure 2: Primary elevation, detail showing west storefront, camera facing south west. ICF, 2018.

Figure 3: Primary elevation, detail showing canted walls, camera facing southeast. ICF, 2018.

The east elevation contains irregular fenestration on an otherwise solid wall. Toward the center of the elevation, a pedestrian door is accessed by a short concrete staircase with a single metal balustrade to the south. A small porch surmounts the door. A secondary punctuation in the solid wall is located to the north of the door: an unglazed opening with a small platform attached to the exterior. A shallow concrete planter that contains several bushes surrounds the porch (Figure 4).

Figure 4: Primary and east elevation, camera facing south. ICF, 2018.

The west elevation also contains irregular fenestration on an otherwise solid wall. Located to the south along the elevation, two 4-light operable, metal casement sashes form the elevation's only window. A metal security grate covers this clerestory window. At the northern portion of the west elevation, an air conditioning unit has been installed in the wall and ghost lettering, "HANDICRA," remains visible. The elevation has otherwise been painted white (Figure 5).

Figure 5: West elevation, camera facing southeast. ICF, 2018.

The rear (south) elevation is two stories tall to correspond to an interior mezzanine space. The symmetrical rear elevation contains four bays in the first floor and two in the second floor. On the first floor, two doors, located in the outer bays, have been infilled with stucco. A concrete porch connects the two doors, with a staircase located to the east and a ramp to the west. Separating the two doors, the two center bays each consist of a window. Details of the windows are unknown: The western window is broken while a metal security grate covers the eastern window. Each bay in the second story contains one window. Each window is aligned with the now infilled door in the first story below. The eastern window is boarded up with plywood. The western window, covered with a metal security grate, is formed by two 4-light operable, metal casement sashes (Figure 6).

Figure 6: Rear elevation, camera facing northeast. ICF, 2018.

B10. Significance, continued:

Context

Boyle Heights

Following the establishment of the San Gabriel Mission in 1771, the Spanish established the Pueblo of Nuestra Señora de la Reina de Los Angeles de Porciuncula on September 4, 1781.[2] Eleven families, a total of 44 people, recruited as colonists from Sinaloa, Mexico, founded the Pueblo.[3] By 1800, the pueblo consisted of 30 adobe buildings surrounding a central plaza, including a town hall, barracks, bodege (storehouse), and calabozo (jail),

[2] Brian D. Dillon, "Alameda District Plan, Los Angeles, California: Prehistoric and Early Historic Archaeological Research," (On file, South Central Coastal Information Center, California Historical Resources Information System, 1994), 31–37.
[3] Brian D. Dillon, "Alameda District Plan, Los Angeles, California: Prehistoric and Early Historic Archaeological Research," (On file, South Central Coastal Information Center, California Historical Resources Information System, 1994), 31–37.

surrounded by an adobe wall.[4] Originally located close to the Los Angeles River, the Pueblo relocated to higher ground circa 1820 after several severe floods. *El Paredon Blanco*, or the White Bluff, east of the river, was included within the original pueblo boundary and would later become known as Boyle Heights.[5]

Among the oldest communities in Los Angeles, Boyle Heights was first settled by members of the pioneering Lopez family in the 1830s, after they granted land by the Mexican government. At that time, the area was rural, with small-scale agricultural efforts primarily for wine production. Over time, however, the Lopez family sold portions of its land to persons including Andrew Boyle, George Cummings, and A.H. Judson and his Brooklyn Land and Building Company, among others. In the late 1850s, Andrew Boyle purchased 44 acres of land and maintained the rural setting through agricultural pursuits such as orange, peach, and fig orchards, and cattle ranching. Residential subdivision and development of the area began in the 1870s when William Henry Workman, son-in-law of Boyle, along with financers, began to divide and sell the lands inherited from Boyle's estate. The subdivision included a water main and Workman named the subdivision "Boyle Heights" to honor Andrew Boyle. Other subdivisions in this era included the Mount Pleasant tract and Brooklyn Heights, located at the western edge of the Boyle Heights community, nearest to Downtown.[6]

Residential development came to a halt when then local economy collapsed in 1889.[7] Soon enough, however, a second real estate boom in the 1890s, spurred by the completion of the transcontinental railroad in 1885, triggered significant population increase across the region.[8] Seeking profits from residential and commercial land sales, Workman donated plots of land to religious institutions. Along with Elizabeth Hollenbeck, he donated 21 acres for park use. By 1900, the horse-drawn streetcar was replaced by the electric streetcar, which further supported the grown of the community and its development as a streetcar suburb of Los Angeles. For example, First Street and Brooklyn Avenue contained streetcar lines and developed as commercial districts between the 1890s and the 1920s. Boyle Heights' separation from downtown, east of the peripatetic and sometimes unpredictable Los Angeles River, however, somewhat chilled the area's development potential.

[4] Dillon, 43.
[5] Japanese American National Museum, "Timeline," Exhibition: Boyle Heights Project (September 2002–February 2003), np, accessed 5/16/2018, http://www.janm.org/exhibits/bh/exhibition/timeline.htm.
[6] The information in this paragraph was derived from *Historic Resources Survey Report: Boyle Heights Community Plan Area*, prepared by Architectural Resources Group, Inc. on behalf of the Office of Historic Resources, Department of City Planning, City of Los Angeles (Los Angeles, City of Los Angeles, 2014), 8–9, accessed 5/16/2018, http://preservation.lacity.org/sites/default/files/SurveyLABoyleHeights_SurveyReport.pdf.
[7] *Intensive Historic Resources Survey Adelante Eastside Redevelopment Area, Los Angeles, California*, prepared by PCR Services on behalf of the City of Los Angeles Community Redevelopment Agency (July 2008), 29, accessed 5/16/2018,
https://www.preservation.lacity.org/files/Adelante%20Draft%20Report%20revised%20FINAL_print_0.pdf
[8] Information in this paragraph was derived from the following resource unless otherwise noted: *Historic Resources Survey Report: Boyle Heights Community Plan Area*, prepared by Architectural Resources Group, Inc. on behalf of the Office of Historic Resources, Department of City Planning, City of Los Angeles (Los Angeles, City of Los Angeles, 2014), 10–12, accessed 5/16/2018,
http://preservation.lacity.org/sites/default/files/SurveyLABoyleHeights_SurveyReport.pdf.

Within the study area, Whittier Boulevard primarily developed as a commercial district between 1913 and 1934.[9] Specifically, the section of Whittier Boulevard within the study area developed during the 1920s: Sanborn Fire Insurance Maps from 1921 show large, unimproved parcels within the study area. Significantly, the Viaduct Bond Act of 1923 led to the construction of multiple viaducts spanning the Los Angeles River from Downtown to Boyle Heights, including the 6th Street Viaduct located at the western terminus of Whittier Boulevard and the 7th Street Viaduct, both of which provided safe passage between Boyle Heights and downtown Los Angeles.

Boyle Heights historically featured a multicultural population demographic. The restrictive covenants that disallowed non-whites from owning property in much of the Los Angeles region were not implemented widely in Boyle Heights.[10] Large numbers of Japanese Americans and Russian and Eastern Jews settled in Boyle Heights in the early 1900s, joining the already significant population of whites and Mexican Americans. Indeed, members of the Japanese Club at Roosevelt High School designed, built, and maintained a Japanese Garden on the school premises in 1933.[11] Meanwhile, the Jewish community in Los Angeles has strong historical ties to Boyle Heights; in the early 1900s, it "boasted one of the largest Jewish populations in the western United States."[12] Additionally, Boyle Heights hosted smaller populations of African American, Armenian, Greek, Italian, Polish, and Slavic groups.

During and after World War II, Boyle Heights underwent significant cultural and physical changes. Japanese internment during World War II affected the cultural landscape of Boyle Heights (and the physical—the Japanese garden at Roosevelt High School was demolished), a removal of restrictive covenants initiated the relocation of many Jewish community members to other locales within the city, and the multi-level east Los Angeles freeway interchange and related freeways decimated blocks of residential and commercial buildings in Boyle Heights and severed portions of the community.[13] The Mexican American population in Boyle Heights continued to grow after World War II and with the influx of immigrants in the 1970s as a result of economic and civil unrest in Mexico. Moreover, Boyle Heights is strongly associated with the Chicano Movement in the 1960s and 1970s.

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[9] *Intensive Historic Resources Survey Adelante Eastside Redevelopment Area, Los Angeles, California*, prepared by PCR Services on behalf of the City of Los Angeles Community Redevelopment Agency (July 2008), 34 & 59, accessed 5/16/2018, https://www.preservation.lacity.org/files/Adelante%20Draft%20Report%20revised%20FINAL_print_0.pdf

[10] Information in this paragraph was derived from the following resource unless otherwise noted: *Historic Resources Survey Report: Boyle Heights Community Plan Area*, prepared by Architectural Resources Group, Inc. on behalf of the Office of Historic Resources, Department of City Planning, City of Los Angeles (Los Angeles, City of Los Angeles, 2014), 13–15, accessed 5/16/2018, http://preservation.lacity.org/sites/default/files/SurveyLABoyleHeights_SurveyReport.pdf.

[11] Roosevelt High School, Yearbook, 1933.

[12] *Historic Resources Survey Report: Boyle Heights Community Plan Area*, prepared by Architectural Resources Group, Inc. on behalf of the Office of Historic Resources, Department of City Planning, City of Los Angeles (Los Angeles, City of Los Angeles, 2014), 15, accessed 5/16/2018, http://preservation.lacity.org/sites/default/files/SurveyLABoyleHeights_SurveyReport.pdf.

[13] Information in this paragraph was derived from the following resource unless otherwise noted: *Historic Resources Survey Report: Boyle Heights Community Plan Area*, prepared by Architectural Resources Group, Inc. on behalf of the Office of Historic Resources, Department of City Planning, City of Los Angeles (Los Angeles, City of Los Angeles, 2014), 15–16, accessed 5/16/2018, http://preservation.lacity.org/sites/default/files/SurveyLABoyleHeights_SurveyReport.pdf.

Developed by the Los Angeles Department of Recreation and Parks in the early 1960s, the Boyle Heights Sports Center is bound by Whittier Boulevard to the north, South Mathews Street to the west, 7th Street to the south, and South Mott Street to the east. The Sukaisian Building and the Workshop Building are located at the northern extreme of the Park and face north onto Whittier Boulevard.

The area to the north and south of the Park were subdivided between 1916 and 1922, which spurred development in the neighborhoods along Whittier Boulevard.[14] According to a Sanborn Map, by 1921, modest one-story residences aligned South Mott Street as well as portions of 7th Street. The segment of South Mathews Street crossing Whittier Boulevard and continuing to 7th Street (and Fickett Street) and its adjoining parcels was subdivided in 1922.[15] By 1949, nearly all parcels within what is now the Park boundary were improved with modest dwellings and flats.[16] Starting in 1960, Los Angeles Times articles report that "[t]he City Recreation and Park Commission…authorized the acquisition" of parcels "as part of the site for the proposed Boyle Heights Sports Center."[17] By October 9, 1961, the Commission only needed to acquire six more parcels for the Park's construction.[18] By 1964, all buildings located south of Whittier Boulevard, east of South Matthews Street, north of 7th Street, and west of South Mott Street, except for the Sukaisian Building and the Workshop Building, had been razed.[19] By 1972, the Boyle Heights Sports Center Park was completed and included baseball and soccer fields and a basketball court, as it does today.[20]

Commercial Property Development in Boyle Heights, 1913–1934

The first commercial district in Boyle Heights developed along 1st Street between Boyle Avenue and Chicago Street as a result of the 1889 extension of the Los Angeles Cable Railway.[21] Although the Los Angeles Cable Railway was short-lived, soon the Los Angeles Railway Company and the Pacific Electrical Railway Company (Red Car) traversed the gap between downtown and Boyle Heights, contributing to the development of additional commercial districts, such as Brooklyn Avenue, Fourth Street, and Whittier Boulevard (then Stephenson Avenue).[22] As the value of land increased, the railyards located in Boyle Heights near the Los Angeles River removed some of their

[14] Los Angeles Tract Map, No. 2564 (1916); Los Angeles Tract Map, No. 4433 (1921); Los Angeles Tract Map, No. 4887 (1922); Los Angeles Tract Map, No. 5299 (1922).
[15] Sanborn Fire Insurance Map, *Los Angeles, Volume 14, Sheet 1464* (1921); Los Angeles Tract Map, No. 5299 (1922).
[16] Sanborn Fire Insurance Map, *Los Angeles, Volume 14, Sheet 1464* (1949).
[17] "Center Land OKd," *Los Angeles Times* (May 16, 1960), 30.
[18] "Boyle Heights Project Nears," *Los Angeles Times* (October 9, 1961), 34.
[19] "2500 Whittier Boulevard, Los Angeles," *Historicaerials.com* (1964).
[20] "2500 Whittier Boulevard, Los Angeles," *Historicaerials.com* (1972).
[21] *Intensive Historic Resources Survey Adelante Eastside Redevelopment Area, Los Angeles, California*, prepared by PCR Services on behalf of the City of Los Angeles Community Redevelopment Agency (July 2008), 24, accessed 5/23/2018, https://www.preservation.lacity.org/files/Adelante%20Draft%20Report%20revised%20FINAL_print_0.pdf
[22] *Intensive Historic Resources Survey Adelante Eastside Redevelopment Area, Los Angeles, California*, prepared by PCR Services on behalf of the City of Los Angeles Community Redevelopment Agency (July 2008), 24–25, accessed 5/23/2018, https://www.preservation.lacity.org/files/Adelante%20Draft%20Report%20revised%20FINAL_print_0.pdf

maintenance facilities and warehouses and built new roads and extended old roads in their place; the new network of streets allowed for further growth of the commercial districts as bridges connected Boyle Heights to downtown.[23]

Commercial buildings constructed in Boyle Heights in the late 1800s and early 1900s were often two stories, with storefront below and residential quarters above, a plan that followed through into the 1930s.[24] With the availability of plate glass and shop owners' desire to draw attention to their wares, commercial architecture changed in the early 1900s.[25] Architects and builders transformed facades with brick and terra cotta, and marble or other extravagant materials could be applied to the entry to accentuate a building.[26] Popular throughout the United States, Romanesque, Classical, and Italianate styles featured in many storefronts.[27] Common types of building organization included the corner or commercial block, single or double front, enframed window wall, temple front (often used in banks), and arcaded block, to name a few.[28] Early commercial buildings within the study area appear to have been constructed of brick, with terra cotta embellishments. The single front type, as visible in 2463 Whittier Boulevard as built in 1924, prevailed.

Typically, commercial properties developed in Boyle Heights at this time were owned by members of the large local Jewish community. Many of these buildings evinced a Mediterranean Revival style of architecture, popular at this time. The commercial corridors typically depended on streetcar access for success and commercial buildings did not yet accommodate the automobile by providing parking. Early commercial development along Whittier Boulevard appears confined to the western portion of the street near South Boyle Avenue and South Chicago Street. Development included a drugstore, several additional stores, a gas station, and a restaurant. It was in the period from circa 1915 to 1935 that commercial buildings replaced residential properties along the major commercial thoroughfares in Boyle Heights, which is evidenced by Sanborn Fire Insurance maps from 1921 and 1949 for properties along Whittier Boulevard. By 1949 numerous stores, a clothing manufacturer, an office building, a second gas station, a theater, and an office building aligned Whittier Boulevard from South Boyle Avenue to South Soto Street, with only a few remaining residences.

[23] "Intensive Historic Resources Survey" Adelante Eastside Redevelopment Area, Los Angeles, CA," prepared by PCR Services on behalf of the City of Los Angeles Community Redevelopment Agency (Just 2008), 25, accessed 5/16/2018,
https://www.preservation.lacity.org/files/Adelante%20Draft%20Report%20revised%20FINAL_print_0.pdf
[24] "Intensive Historic Resources Survey" Adelante Eastside Redevelopment Area, Los Angeles, CA," prepared by PCR Services on behalf of the City of Los Angeles Community Redevelopment Agency (Just 2008), 58, accessed 5/16/2018,
https://www.preservation.lacity.org/files/Adelante%20Draft%20Report%20revised%20FINAL_print_0.pdf
[25] Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York and London: W.W. Norton & Company, Inc., 2009), 233.
[26] Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York and London: W.W. Norton & Company, Inc., 2009), 233.
[27] Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York and London: W.W. Norton & Company, Inc., 2009), 235-39.
[28] Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York and London: W.W. Norton & Company, Inc., 2009), 242-250; Richard Longstreath, *The Buildings of Main Street: A Guide to American Commercial Architecture, updated edition* (Walnut Creek, Lanham, New York, and Oxford: Alta Mira Press, 2000), contents.

The commercial development along Whittier Boulevard from South Boyle Avenue to South Mott Street, which includes the study area, mirrors the residential development of the area. Areas near the intersection of Whittier Boulevard and South Boyle Avenue were subdivided as early as 1902, according to tract maps recorded with Los Angeles County. Meanwhile, the areas around the intersections of Whittier Boulevard and South Soto Street and Whittier Boulevard and South Mott Street were subdivided around 1916. The area between South Soto Street and South Mott Street along Whittier Boulevard was not significantly subdivided until 1921–1922. Along with the subdivision and subsequent residential development, commercial development evolved along Whittier Boulevard. The oldest building within the study area dates to 1922, with six buildings constructed in the 1920s.[29]

According to Sanborn Fire Insurance maps, by 1949, the study area still included several unimproved parcels along Whittier Boulevard interspersed between stores, often of one story rather than the more common two-story buildings discussed above. This portion of Whittier Boulevard's commercial development differs from the common commercial trends occurring elsewhere in Boyle Heights and Los Angeles at large, in which two-story commercial buildings held storefronts on the ground floor with apartments above, although some commercial buildings contained a dwelling unit to the rear as evidenced by 1920s original building permits. In 1949, area businesses included a restaurant located at 2471 Whittier Boulevard; a paint and building materials facility at 2513–2515 Whittier Boulevard, which is no longer extant; and a baby shoe bronzing facility at 2524 Whittier Boulevard. In the late 1950s and early 1960s, businesses located within the study area appear to have served the large Mexican-American population, with business such as "El Gallo Mexican Chocolate" at 2465 Whittier Boulevard, "El Charro Grocery Store" at 2465 Whittier Boulevard, and "Pablo Chee Market" at 2501 Whittier Boulevard.[30]

Although subdivided by 1922, the parcel at 2500 Whittier Boulevard remained unimproved until the 1950s. In 1953, Sam Sukaisian requested permission to erect a hardware store at 2500 Whittier Boulevard, to be designed by engineer A. R. Laker and constructed by contractor John Dinoto.[31] The permit called for a 20-foot-tall, 42-foot by 58-foot stucco building with a cement floor, a small mezzanine to the rear, and a flat, composition roof. In 1954, Sukaisian converted the building for use as a market and installed interior partitions.[32] By 1956, Gardner Food Products operated from the building and offered a delivery service to the community.[33] In 1958, the grocery business operating at 2500 Whittier Boulevard sought to expand the business by establishing a franchise store at another location.[34] However, by 1960, the building was vacant and available for rent or lease.[35] The City of Los Angeles Recreation and Parks Commission acquired properties south of the subject property along South Matthews Street, South Fickett Street, South Mott Street, and East 7th Street in 1960 and 1961 for the construction of the Boyle

[29] This paragraph is derived from the following resource: *Intensive Historic Resources Survey Adelante Eastside Redevelopment Area, Los Angeles, California*, prepared by PCR Services on behalf of the City of Los Angeles Community Redevelopment Agency (Just 2008), 59–60, accessed 5/16/2018, https://www.preservation.lacity.org/files/Adelante%20Draft%20Report%20revised%20FINAL_print_0.pdf
[30] Pacific Telephone and Telegraph Company, Los Angeles Street Address Directory (March 1960), 863.
[31] 1953LA66896 and 1953LA68109.
[32] 1954LA81736.
[33] "Driver," Los Angeles Times (June 29, 1956), 50; Pacific Telephone and Telegraph Company, Los Angeles Street Address Directory (1956), 819.
[34] "Distributors—Franchise," *Los Angeles Times* (May 26, 1958), 57.
[35] "BLDG 3000'," *Los Angeles Times* (April 11, 1960), 70.

Heights Sports Center.[36] It may have also acquired the former store located at 2500 Whittier Boulevard at this same time, although the historical record is less clear on this point.

Construction along Whittier Boulevard in the 1950s and 1960s is uncommon for the area because by circa 1950, the "neighborhood shopping center" geared toward automobile traffic became the prevalent type of commercial development in Los Angeles.[37] In contrast, most development in the study area corresponds to construction in the 1920s and earlier. The only other construction in the general area from the 1950s or after is the addition of a building to the Santa Isabel Church and School in 1957. Strip mall development at the intersection of Whittier Boulevard and South Soto Street dates to circa 1980 and later.

Modern Commercial Architecture and Mid-Century Modernism

Modern storefront buildings "relie[d] on abstract geometry to create identity" in the post-World War II era.[38] Whereas prior to World War II commercial buildings often displayed Mediterranean revival styles or elements of Art Deco, Mid-Century Modern vernacular commercial buildings focused on the "general reduction of elements to single effect" and the "exploit[ation of] the materiality of construction products, clean surfaces, straight lines, and contemporary materials and technology."[39] One prominent type of commercial structure was the enframed window wall, consisting of a large window display defined by a simple surround. This type was common through the 1940s and is represented by the Sukaisian Building.[40] By 1952, however, "store design [had] gone through a complete overhaul," which included an open storefront that operated as a "silent salesman" operating 24 hours a day.[41] Materials and color abound in modern commercial architecture, as they did in residential architecture of the period.[42] The exterior of a commercial building often would be painted to attract patrons. Portions of the building acted as billboards, featuring large signage. The interior of a building's color scheme was used to emphasize merchandise.[43]

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[36] "Center Land Sought," Los Angeles Times (June 20, 1960), 25; "Center Land OKd," Los Angeles Times (May 16, 1960), 30; "Boyle Heights Project Nears," Los Angeles Times (October 9, 1961), 34.
[37] City of Los Angeles, "Context: Commercial Development, 1859-1980, Theme: Neighborhood Commercial Development, 1880-1980," *SurveyLA: Los Angeles Citywide Historic Context Statement* (Los Angeles: City of Los Angeles, 2017), 30, accessed 5/23/2018, http://preservation.lacity.org/sites/default/files/NeighborhoodCommercialDevelopment_1880-1980.pdf
[38] Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York and London: W.W. Norton & Company, Inc., 2009), 239.
[39] Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York and London: W.W. Norton & Company, Inc., 2009), 239.
[40] Richard Longstreath, *The Buildings of Main Street: A Guide to American Commercial Architecture, updated edition* (Walnut Creek, Lanham, New York, and Oxford: Alta Mira Press, 2000), 68–69.
[41] Caleb Hornbostel, "Store Design" *Architectural Record* (July 1952), republished in *Design for Modern Merchandising: Stores, Shopping Centers, Showrooms* (New York: F.W. Dodge Corporation, 1954), 1-2; Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture, updated edition* (Walnut Creek, Lanham, New York, and Oxford: Alta Mira Press, 2000), 65.
[42] Caleb Hornbostel, "Store Design" *Architectural Record* (July 1952), republished in *Design for Modern Merchandising: Stores, Shopping Centers, Showrooms* (New York: F.W. Dodge Corporation, 1954), 1; 22.
[43] Caleb Hornbostel, "Store Design" *Architectural Record* (July 1952), republished in *Design for Modern Merchandising: Stores, Shopping Centers, Showrooms* (New York: F.W. Dodge Corporation, 1954), 1–2, 22–23; Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York and London: W.W. Norton & Company, Inc., 2009), 233.

Mid-Century Modern architecture denotes a post-World War II regional trend in modernism that responded to the International Style's sterile qualities by organically incorporating a variety of materials, color, and shapes.[44] The term "Mid-Century Modern" is commonly used in Southern California to describe a regional post-World War II architectural vernacular that, perhaps because of its location, loosens the dogma, rules, and orthodoxy of East Coast and European International Style modernism. It does so through a more casual and variegated use of materials, massing, textures, compositions, and other formal elements.

In contrast to the International Style, Mid-Century Modern architectural design included more solid walls and the use of stucco, wood, rock, and brick cladding for construction materials, as evident in the Sukaisian Building.[45] In particular, the use of stacked brick features in many commercial and educational buildings.[46] Additional materials found in Mid-Century architecture are concrete block, terrazzo, and ceramic tile.[47] Although the variety of materials lends a multitude of color, stucco and wood could also be painted colorfully.[48] Exposed rafters often support low-pitched gable or shed roofs with moderate to deep eaves, but roofs were also flat with no overhang. Aside from the basic characteristics of Mid-Century Modern buildings, the style often featured recessed entrances, which could include an atrium or courtyard entry; built-in planters; screen walls, often of perforated concrete block or solid concrete block with two-dimensionally projecting geometric elements; and canted walls.[49] As with the International Style, Mid-Century Modern buildings were often asymmetrical.

The Sukaisian Building, originally built as a store, contains elements of both an enframed storefront type, popular through the 1940s, and Mid-Century Modern architecture. It also incorporated elements of the modern storefront: the distillation of elements and the emphasis on new materials evidenced through the stonework, and use of straight lines evidenced by the narrow cantilevered overhang above the fenestration. Furthermore, the building features elements of the Mid-Century Modern style through its use of multiple cladding materials, the recessed entrances, and canted walls. However, a significant example would include deep as opposed to shallow cantilevered overhang, an atrium or courtyard, built-in planters of stone or brick, and screen walls.

Evaluation:

Criteria A/1

Constructed in 1953, the Sukaisian Building at 2500 Whittier Boulevard does not correspond to significant commercial development along Whittier Boulevard. The period of significance for commercial development along Whittier Boulevard is 1914 to 1934, evidenced by a significant number of buildings constructed in the 1920s located nearby. The 1920 buildings were constructed as modest masonry buildings, of one or two stories with mixed-use for commercial and residential purposes. For example, permit and directory research establish that multiple buildings

[44] Historic Resources Group and Pasadena Heritage, "Mid-Century Modern," *Cultural Resources of the Recent Past* (Pasadena, CA: City of Pasadena, 2007), 67.
[45] Christopher A. Joseph & Associates, "Mid-Century Modern," *City of Riverside Modernism Context Statement* (Riverside, CA: City of Riverside, 2009), 16.
[46] *Riverside Modernism Context*, 16.
[47] *Riverside Modernism Context*, 16; Mary Brown, "Midcentury Modern (1945-1965)," *San Francisco Modern Architecture and Landscape Design 1935-1970: Historic Context Statement* (San Francisco, CA: City of San Francisco, 2010), 115.
[48] *San Francisco Modern*, 115.
[49] *San Francisco Modern*, 115–116.

from 2457 to 2517 Whittier Boulevard contained both commercial and residential use, with either an apartment on the second floor or a dwelling to the rear. Not only was the Sukaisian Building constructed outside the period of significance, but it was constructed only for use as a store. Therefore, the Sukaisian Building located at 2500 Whittier Boulevard is not eligible for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or as a City of Los Angeles Historic-Cultural Monument (LAHCM) under Criteria A/2.

Criteria B/2

A 1953 building permit identified the original owner of the Sukaisian Building as Sam Sukaisian. *Los Angeles Times* newspaper research did not yield information regarding Sukaisian. In 1958, Gardner Food Products operated from the building. William Gardner founded Gardner Food Products after moving to Los Angeles in 1925 and the company had at least three locations in Los Angeles.[50] However, this business is similar to many businesses throughout the city and Gardner does not appear to have made a significant contribution to history. Therefore, the Sukaisian Building located at 2500 Whittier Boulevard is not eligible for the NRHP, CRHR, or as an LAHCM under Criteria B/2.

Criteria C/3

The Sukaisian Building was engineered by A.R. Laker and build by John Dinoto. Newspaper research yielded no results for Laker and very few results for Dinoto. Dinoto built a seven-room Ranch house for Gerald Fasoli in San Marino.[51] In addition, Dinoto appears to have been a resident of Montebello and a member of the Montebello Realty Board.[52] While the building's design includes some character-defining features of vernacular modernism, such as canted walls, the building lacks sufficient quality of design. For example, the building lacks built-in planters of stone or brick along the primary elevation, or original signage identifying the original use of the building. Therefore, the Sukaisian Building located at 2500 Whittier Boulevard is not eligible for the NRHP, CRHR, or as an LAHCM under Criteria C/3.

Criteria D/4

The Sukaisian Building is located in an urban setting and constructed of common methods and materials. As such, the property is unlikely to yield information significant to our history regarding construction or engineering technology, methods, or materials. Therefore, the Sukaisian Building located at 2500 Whittier Boulevard is not eligible for the NRHP or CRHR under Criteria D/4.

Los Angeles HPOZ

The Sukaisian Building is not located in the boundary of a designated Los Angeles Historic Preservation Overlay Zone (HPOZ) or identified by the *Intensive Historic Resources Survey Adelante Eastside Redevelopment Area, Los Angeles, California* report to be within the boundary of a potential HPOZ. Due to the lack of integrity of all

[50] "Gardners Mark Gold Date," *Pasadena Independent* (November 1, 1979), 18; "Congratulations…" *Los Angeles Times* (June 3, 1948), 57; "Driver-Salesman," *Los Angeles Times* (August 28, 1955), 177.
[51] "Who's Building That," *Independent Star News* (July 21, 1957), 19.
[52] Installation Set for Montebello Realty Board, *Los Angeles Times* (November 30, 1958), 187.

buildings located in the immediate vicinity, the Sukaisian Building is not eligible for designation as a contributor or a non-contributor to an HPOZ. Originally, the brick construction of the buildings located along the north side of Whittier Boulevard, opposite the Sukaisian Building, was visible and included some decorative elements such as the addition of string courses, shaped parapets, or terra cotta elements. However, all but one exposed brick building has been re-clad with stucco. The buildings' alterations are substantial and include not only non-original cladding materials, but the resizing and replacement of fenestration. Additionally, the buildings together do not appear to represent a significant aspect of commercial development and architecture in Boyle Heights; are not associated with the productive lives of any persons significant to Los Angeles history; are not the work of master architects, builders, or engineers; and do not reflect significant architecture in Los Angeles. In addition, the Sukaisian Building was built in 1953, much later than the majority of the nearby commercial buildings, and would likely be outside any period of significance. Therefore, the buildings within the immediate area of the Sukaisian Building, including the Sukaisian Building, are not eligible for designation as an HPOZ.

Integrity

The Sukaisian Building has not been moved from its original location and, therefore, retains integrity of location; design, materials, and workmanship have compromised integrity due to the storefront alterations. The two original storefront windows have been infilled with a three-narrow but long ribbon window configuration set above a solid wall. This alteration significantly alters the original appearance of the building and its use as a market. Likewise, alterations to the building's rear elevation affect its integrity of design, materials, and workmanship. The setting has also been compromised. At the time of construction in 1953, the Sukaisian Building was surrounded by single- and small multi-family residential properties to the south and by a commercial district along Whittier Boulevard. Although the commercial district is still extant, the buildings along Whittier Boulevard have undergone substantial alterations including infill of windows and doors and re-cladding with non-original materials. These alterations also include the removal of any applied decoration that was likely present on the 1920s buildings. Moreover, the commercial building directly to the west, across South Mathews Street, has been demolished (circa 1960) and is now a surface parking lot. The residences to the south, bound by South Mathews Street to the west, East 7th Street to the south, South Mott Street to the east, and Mathews Place to the north, were acquired by the City of Los Angeles Department of Recreation and Parks in circa 1960. These residences were demolished for the construction of the Boyle Heights Sports Center. Because of alterations to the building's design, materials, workmanship, and setting, the building's ability to convey integrity of feeling and association has also been compromised.

B12. References, continued:

Dillon, Brian D. "Alameda District Plan, Los Angeles, California: Prehistoric and Early Historic Archaeological Research." On file, South Central Coastal Information Center, California Historical Resources Information System, 1994.

Historicaerials.com. Search term: 2500 Whittier Blvd., Los Angeles. 1952.
———. 1964.
———. 1972.

Historic Resources Survey Report: Boyle Heights Community Plan Area. Prepared by Architectural Resources Group, Inc. on behalf of the Office of Historic Resources, Department of City Planning, City of Los Angeles. Los Angeles, City of Los Angeles, 2014.

Independent Star News. "Who's Building That!" July 21, 1957.

Intensive Historic Resources Survey: Adelante Eastside Redevelopment Area, Los Angeles, California. Prepared by PCR Services on behalf of the City of Los Angeles Community Redevelopment Agency. July 2008. Accessed 5/16/2018. https://www.preservation.lacity.org/files/Adelante%20Draft%20Report%20revised%20FINAL_print_0.pdf

Japanese American National Museum. "Timeline." *Exhibition: Boyle Heights Project*. September 2002–February 2003. Accessed 5/16/2018. http://www.janm.org/exhibits/bh/exhibition/timeline.htm

Los Angeles County Tax Assessor Database

Los Angeles Department of Building and Safety. *1953LA66896*. August 18, 1953.
———. *1953LA68109*. August 25, 1953.
———. *1954LA81736*. March 3, 1954.
———. *1974LA96922*. September 16, 1974.
———. *1974LA96924*. September 16, 1974.
———. *1974LA96925*. September 16, 1974.

Los Angeles Times. "Application for U.S. Aid Approved by Park Unit." December 5, 1965.
———. "Boyle Heights Project Nears." October 9, 1961.
———. "BLDG. 3000' + Mez." Advertisement. April 11, 1960.
———. "Center Land Bought." June 20, 1960.
———. "Center Land OKd." May 16, 1960.
———. "Congratulations…" June 3, 1948.
———. "Distributors—Franchise." May 26, 1958.
———. "Driver." June 29, 1956.
———. "Driver-Salesman." August 28, 1955.
———. "Handicraft for Parks Leaders." November 8, 1972.
———. Installation Set for Montebello Reality Board, Los Angeles Times. November 30, 1958.
———. "Valentines to Theme Guild Show." January 29, 1961.

Pacific Telephone and Telegraph Company, Los Angeles Street Address Directory. 1956.
———. March 1960.
———. July 1962.

Pasadena Independent. "Gardners Mark Gold Date." November 1, 1979.

Roosevelt High School. *Yearbook*. 1933.

Sanborn Fire Insurance Map. *Los Angeles, Volume 14, Sheet 1464*. 1921.
———.1949.

Appendix C Workshop Building DPR 523 Forms

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 13 ***Resource Name or #:** Workshop Building
P1. Other Identifier: 2510 Whittier Blvd.

***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** Los Angeles **Date** 1979 **T** Unsectioned; **R** ; ☐ **of** ☐ **of** ; **B.M.**
c. Address 2510 Whittier Blvd City Los Angeles Zip 90023
d. UTM: Zone 11, 387929.25 mE/ 3766523.10 mN
e. Other Locational Data: APN: 5189-010-911, east building on parcel

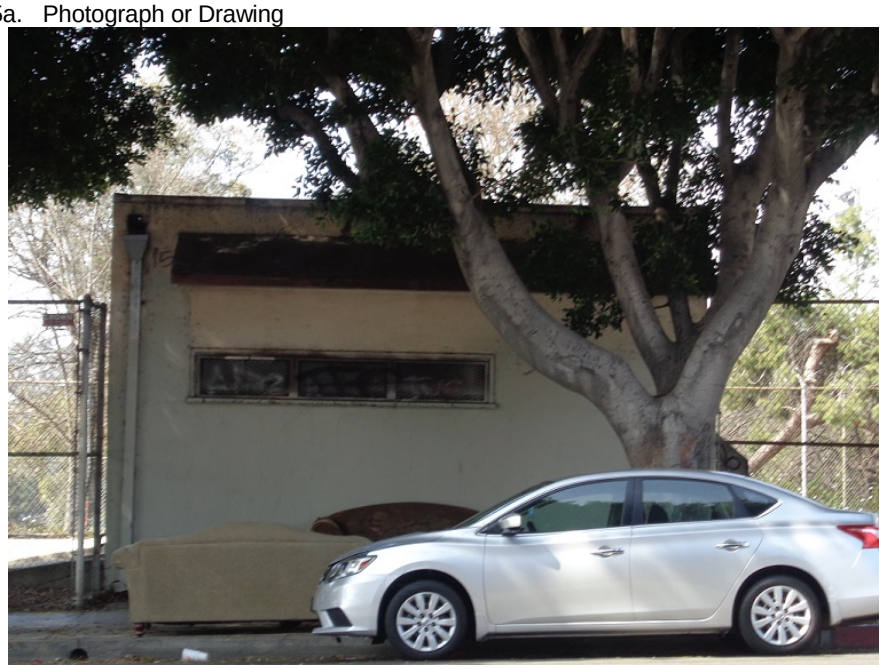
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Workshop Building, located in the Boyle Heights community in the city of Los Angeles, is located at 2510 Whittier Boulevard, east of the Sukaisian Building. The one-story rectangular building faces northeast onto Whittier Boulevard and is sited adjacent to the sidewalk. Large, mature trees align the sidewalk at regular intervals, with one directly in front of the building. The building is surrounded on its remaining three sides by surface parking and/or cement slabs. Capped by a flat roof, the building also has a parapet.

See continuation sheet.

***P3b. Resource Attributes:** HP1. Unknown

P5a. Photograph or Drawing



***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo: Primary elevation, camera facing southeast. ICF, 2018.
***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1960-1964 (Los Angeles Times & Historicaerials.com)
***P7. Owner and Address:**
City of Los Angeles,
Department of Bureau of Engineering
1149 S Broadway
Los Angeles, CA 90015
***P8. Recorded by:**
Margaret Roderick, ICF
501 W. 5th Street, Suite 900
Los Angeles, CA 90071
***P9. Date Recorded:**
5/18/2018
***P10. Survey Type:** (Describe)
Intensive
***P11. Report Citation**:
ICF, June 2018. *Draft Boyle Heights Sports Center Gymnasium CEQA Historical Resources Memo.*

***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):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Workshop Building ***NRHP Status Code** 6Z
Page 2 **of** 13

B1. Historic Name: Workshop Building; Shop Building; Recreation and Parks Shop
B2. Common Name: Workshop Building
B3. Original Use: Workshop for LA City Dept. Of Rec. and Parks B4. Present Use: Unknown
***B5. Architectural Style:** Vernacular

***B6. Construction History:**
The building was constructed between 1960 and 1964 (Los Angeles Times and Historicaerials.com); unidentified alterations in 1974 (LADBS, Permit #1974LA96925), alteration to east elevation loading/garage doors at an unknown date (visual inspection).

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** A small shed located east of the building, built in 1974 (1974LA96922). Currently in poor condition, may have been altered.

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Boyle Heights; Commercial Property Development **Area** Boyle Heights, Los Angeles

Period of Significance c. 1964 **Property Type** Workshop **Applicable Criteria** N/A

See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) N/A
***B12. References:**

See continuation sheet.

B13. Remarks: N/A

***B14. Evaluator:** Margaret Roderick, ICF
***Date of Evaluation:** 5/18/2018

(This space reserved for official comments.)

P3a. Description, continued:

The asymmetrical primary elevation contains a ribbon window located slightly to the east along the elevation and flanked by two areas of solid, unpunctuated wall. The ribbon window is formed by three long but narrow windows divided by mullions. The exact type and material of the windows are unknown: metal security grates have been installed over the windows. A projecting jamb and sill surround the ribbon window. Below the primary elevation's roofline, a pent, or awning, extends nearly the length of the building, but stops before the eastern edge of the building where a rooftop drain and downspout are located. The elevation may have originally had a pedestrian door to the west of the ribbon window, but visual inspection was inconclusive (Figure on 523a form, Figures 1 and 2 below).

Three bays form the east elevation. A metal roll-up door forms each bay, which are evenly spaced along the elevation. A cement ramp provides access for each entrance. A narrow, raised cement walkway connects the two northern ramps along the building. Visual inspection suggests that either the metal roll-up doors were originally installed on the exterior of the building or the three entrances were shortened in height (Figure 1).

Figure 1: Primary and East Elevations, camera facing west. ICF, 2018.

The west elevation of the building consists of an unpunctuated wall, with a small shed attached to the wall toward Whittier Boulevard (Figure 2).

The rear, or south, elevation was not accessible from the public right-of-way.

Figure 1: Primary and west elevations, camera facing south. ICF, 2018.

B10. Significance, continued:

Context

Boyle Heights

Following the establishment of the San Gabriel Mission in 1771, the Spanish established the Pueblo of Nuestra Señora de la Reina de Los Angeles de Porciuncula on September 4, 1781.[1] Eleven families, a total of 44 people,

[1] Brian D. Dillon, "Alameda District Plan, Los Angeles, California: Prehistoric and Early Historic Archaeological Research," (On file, South Central Coastal Information Center, California Historical Resources Information System, 1994), 31–37.

recruited as colonists from Sinaloa, Mexico, founded the Pueblo.[2] By 1800, the pueblo consisted of 30 adobe buildings surrounding a central plaza, including a town hall, barracks, bodege (storehouse), and calabozo (jail), surrounded by an adobe wall.[3] Originally located close to the Los Angeles River, the Pueblo relocated to higher ground circa 1820 after several severe floods. *El Paredon Blanco*, or the White Bluff, east of the river, was included within the original pueblo boundary and would later become known as Boyle Heights.[4]

Among the oldest communities in Los Angeles, Boyle Heights was first settled by members of the pioneering Lopez family in the 1830s, after they granted land by the Mexican government. At that time, the area was rural, with small-scale agricultural efforts primarily for wine production. Over time, however, the Lopez family sold portions of its land to persons including Andrew Boyle, George Cummings, and A.H. Judson and his Brooklyn Land and Building Company, among others. In the late 1850s, Andrew Boyle purchased 44 acres of land and maintained the rural setting through agricultural pursuits such as orange, peach, and fig orchards, and cattle ranching. Residential subdivision and development of the area began in the 1870s when William Henry Workman, son-in-law of Boyle, along with financers, began to divide and sell the lands inherited from Boyle's estate. The subdivision included a water main and Workman named the subdivision "Boyle Heights" to honor Andrew Boyle. Other subdivisions in this era included the Mount Pleasant tract and Brooklyn Heights, located at the western edge of the Boyle Heights community, nearest to Downtown.[5]

Residential development came to a halt when then local economy collapsed in 1889.[6] Soon enough, however, a second real estate boom in the 1890s, spurred by the completion of the transcontinental railroad in 1885, triggered significant population increase across the region.[7] Seeking profits from residential and commercial land sales, Workman donated plots of land to religious institutions. Along with Elizabeth Hollenbeck, he donated 21 acres for park use. By 1900, the horse-drawn streetcar was replaced by the electric streetcar, which further supported the grown of the community and its development as a streetcar suburb of Los Angeles. For example, First Street and Brooklyn Avenue contained streetcar lines and developed as commercial districts between the 1890s and the 1920s.

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[2] Brian D. Dillon, "Alameda District Plan, Los Angeles, California: Prehistoric and Early Historic Archaeological Research," (On file, South Central Coastal Information Center, California Historical Resources Information System, 1994), 31–37.
[3] Dillon, 43.
[4] Japanese American National Museum, "Timeline," Exhibition: Boyle Heights Project (September 2002–February 2003), np, accessed 5/16/2018, http://www.janm.org/exhibits/bh/exhibition/timeline.htm.
[5] The information in this paragraph was derived from *Historic Resources Survey Report: Boyle Heights Community Plan Area*, prepared by Architectural Resources Group, Inc. on behalf of the Office of Historic Resources, Department of City Planning, City of Los Angeles (Los Angeles, City of Los Angeles, 2014), 8–9, accessed 5/16/2018, http://preservation.lacity.org/sites/default/files/SurveyLABoyleHeights_SurveyReport.pdf.
[6] *Intensive Historic Resources Survey Adelante Eastside Redevelopment Area, Los Angeles, California*, prepared by PCR Services on behalf of the City of Los Angeles Community Redevelopment Agency (July 2008), 29, accessed 5/16/2018,
https://www.preservation.lacity.org/files/Adelante%20Draft%20Report%20revised%20FINAL_print_0.pdf
[7] Information in this paragraph was derived from the following resource unless otherwise noted: *Historic Resources Survey Report: Boyle Heights Community Plan Area*, prepared by Architectural Resources Group, Inc. on behalf of the Office of Historic Resources, Department of City Planning, City of Los Angeles (Los Angeles, City of Los Angeles, 2014), 10–12, accessed 5/16/2018,
http://preservation.lacity.org/sites/default/files/SurveyLABoyleHeights_SurveyReport.pdf.

Boyle Heights' separation from downtown, east of the peripatetic and sometimes unpredictable Los Angeles River, however, somewhat chilled the area's development potential.

Within the study area, Whittier Boulevard primarily developed as a commercial district between 1913 and 1934.[8] Specifically, the section of Whittier Boulevard within the study area developed during the 1920s: Sanborn Fire Insurance Maps from 1921 show large, unimproved parcels within the study area. Significantly, the Viaduct Bond Act of 1923 led to the construction of multiple viaducts spanning the Los Angeles River from Downtown to Boyle Heights, including the 6th Street Viaduct located at the western terminus of Whittier Boulevard and the 7th Street Viaduct, both of which provided safe passage between Boyle Heights and downtown Los Angeles.

Boyle Heights historically featured a multicultural population demographic. The restrictive covenants that disallowed non-whites from owning property in much of the Los Angeles region were not implemented widely in Boyle Heights.[9] Large numbers of Japanese Americans and Russian and Eastern Jews settled in Boyle Heights in the early 1900s, joining the already significant population of whites and Mexican Americans. Indeed, members of the Japanese Club at Roosevelt High School designed, built, and maintained a Japanese Garden on the school premises in 1933.[10] Meanwhile, the Jewish community in Los Angeles has strong historical ties to Boyle Heights; in the early 1900s, it "boasted one of the largest Jewish populations in the western United States."[11] Additionally, Boyle Heights hosted smaller populations of African American, Armenian, Greek, Italian, Polish, and Slavic groups.

During and after World War II, Boyle Heights underwent significant cultural and physical changes. Japanese internment during World War II affected the cultural landscape of Boyle Heights (and the physical—the Japanese garden at Roosevelt High School was demolished), a removal of restrictive covenants initiated the relocation of many Jewish community members to other locales within the city, and the multi-level east Los Angeles freeway interchange and related freeways decimated blocks of residential and commercial buildings in Boyle Heights and severed portions of the community.[12] The Mexican American population in Boyle Heights continued to grow after

[8] *Intensive Historic Resources Survey Adelante Eastside Redevelopment Area, Los Angeles, California*, prepared by PCR Services on behalf of the City of Los Angeles Community Redevelopment Agency (July 2008), 34 & 59, accessed 5/16/2018, https://www.preservation.lacity.org/files/Adelante%20Draft%20Report%20revised%20FINAL_print_0.pdf

[9] Information in this paragraph was derived from the following resource unless otherwise noted: *Historic Resources Survey Report: Boyle Heights Community Plan Area*, prepared by Architectural Resources Group, Inc. on behalf of the Office of Historic Resources, Department of City Planning, City of Los Angeles (Los Angeles, City of Los Angeles, 2014), 13–15, accessed 5/16/2018, http://preservation.lacity.org/sites/default/files/SurveyLABoyleHeights_SurveyReport.pdf.

[10] Roosevelt High School, Yearbook, 1933.

[11] *Historic Resources Survey Report: Boyle Heights Community Plan Area*, prepared by Architectural Resources Group, Inc. on behalf of the Office of Historic Resources, Department of City Planning, City of Los Angeles (Los Angeles, City of Los Angeles, 2014), 15, accessed 5/16/2018, http://preservation.lacity.org/sites/default/files/SurveyLABoyleHeights_SurveyReport.pdf.

[12] Information in this paragraph was derived from the following resource unless otherwise noted: *Historic Resources Survey Report: Boyle Heights Community Plan Area*, prepared by Architectural Resources Group, Inc. on behalf of the Office of Historic Resources, Department of City Planning, City of Los Angeles (Los Angeles, City of Los Angeles, 2014), 15–16, accessed 5/16/2018, http://preservation.lacity.org/sites/default/files/SurveyLABoyleHeights_SurveyReport.pdf.

World War II and with the influx of immigrants in the 1970s as a result of economic and civil unrest in Mexico. Moreover, Boyle Heights is strongly associated with the Chicano Movement in the 1960s and 1970s.

Developed by the Los Angeles Department of Recreation and Parks in the early 1960s, the Boyle Heights Sports Center is bound by Whittier Boulevard to the north, South Mathews Street to the west, 7th Street to the south, and South Mott Street to the east. The Sukaisian Building and the Workshop Building are located at the northern extreme of the Park and face north onto Whittier Boulevard.

The area to the north and south of the Park were subdivided between 1916 and 1922, which spurred development in the neighborhoods along Whittier Boulevard.[13] According to a Sanborn Map, by 1921, modest one-story residences aligned South Mott Street as well as portions of 7th Street. The segment of South Mathews Street crossing Whittier Boulevard and continuing to 7th Street (and Fickett Street) and its adjoining parcels was subdivided in 1922.[14] By 1949, nearly all parcels within what is now the Park boundary were improved with modest dwellings and flats.[15] Starting in 1960, Los Angeles Times articles report that "[t]he City Recreation and Park Commission…authorized the acquisition" of parcels "as part of the site for the proposed Boyle Heights Sports Center."[16] By October 9, 1961, the Commission only needed to acquire six more parcels for the Park's construction.[17] By 1964, all buildings located south of Whittier Boulevard, east of South Matthews Street, north of 7th Street, and west of South Mott Street, except for the Sukaisian Building and the Workshop Building, had been razed.[18] By 1972, the Boyle Heights Sports Center Park was completed and included baseball and soccer fields and a basketball court, as it does today.[19]

Commercial Property Development in Boyle Heights

The first commercial district in Boyle Heights developed along 1st Street between Boyle Avenue and Chicago Street as a result of the 1889 extension of the Los Angeles Cable Railway.[20] Although the Los Angeles Cable Railway was short-lived, soon the Los Angeles Railway Company and the Pacific Electrical Railway Company (Red Car) traversed the gap between downtown and Boyle Heights, contributing to the development of additional commercial districts, such as Brooklyn Avenue, Fourth Street, and Whittier Boulevard (then Stephenson Avenue).[21] As the value of land increased, the railyards located in Boyle Heights near the Los Angeles River removed some of their

[13] Los Angeles Tract Map, No. 2564 (1916); Los Angeles Tract Map, No. 4433 (1921); Los Angeles Tract Map, No. 4887 (1922); Los Angeles Tract Map, No. 5299 (1922).
[14] Sanborn Fire Insurance Map, *Los Angeles, Volume 14, Sheet 1464* (1921); Los Angeles Tract Map, No. 5299 (1922).
[15] Sanborn Fire Insurance Map, *Los Angeles, Volume 14, Sheet 1464* (1949).
[16] "Center Land OKd," *Los Angeles Times* (May 16, 1960), 30.
[17] "Boyle Heights Project Nears," *Los Angeles Times* (October 9, 1961), 34.
[18] "2500 Whittier Boulevard, Los Angeles," *Historicaerials.com* (1964).
[19] "2500 Whittier Boulevard, Los Angeles," *Historicaerials.com* (1972).
[20] *Intensive Historic Resources Survey Adelante Eastside Redevelopment Area, Los Angeles, California*, prepared by PCR Services on behalf of the City of Los Angeles Community Redevelopment Agency (July 2008), 24, accessed 5/23/2018, https://www.preservation.lacity.org/files/Adelante%20Draft%20Report%20revised%20FINAL_print_0.pdf
[21] *Intensive Historic Resources Survey Adelante Eastside Redevelopment Area, Los Angeles, California*, prepared by PCR Services on behalf of the City of Los Angeles Community Redevelopment Agency (July 2008), 24–25, accessed 5/23/2018, https://www.preservation.lacity.org/files/Adelante%20Draft%20Report%20revised%20FINAL_print_0.pdf

maintenance facilities and warehouses and built new roads and extended old roads in their place; the new network of streets allowed for further growth of the commercial districts as bridges connected Boyle Heights to downtown.[22]

Commercial buildings constructed in Boyle Heights in the late 1800s and early 1900s were often two stories, with storefront below and residential quarters above, a plan that followed through into the 1930s.[23] With the availability of plate glass and shop owners' desire to draw attention to their wares, commercial architecture changed in the early 1900s.[24] Architects and builders transformed facades with brick and terra cotta, and marble or other extravagant materials could be applied to the entry to accentuate a building.[25] Popular throughout the United States, Romanesque, Classical, and Italianate styles featured in many storefronts.[26] Common types of building organization included the corner or commercial block, single or double front, enframed window wall, temple front (often used in banks), and arcaded block, to name a few.[27] Early commercial buildings within the study area appear to have been constructed of brick, with terra cotta embellishments. The single front type, as visible in 2463 Whittier Boulevard as built in 1924, prevailed.

Typically, commercial properties developed in Boyle Heights at this time were owned by members of the large local Jewish community. Many of these buildings evinced a Mediterranean Revival style of architecture, popular at this time. The commercial corridors typically depended on streetcar access for success and commercial buildings did not yet accommodate the automobile by providing parking. Early commercial development along Whittier Boulevard appears confined to the western portion of the street near South Boyle Avenue and South Chicago Street. Development included a drugstore, several additional stores, a gas station, and a restaurant. It was in the period from circa 1915 to 1935 that commercial buildings replaced residential properties along the major commercial thoroughfares in Boyle Heights, which is evidenced by Sanborn Fire Insurance maps from 1921 and 1949 for properties along Whittier Boulevard. By 1949 numerous stores, a clothing manufacturer, an office building, a second gas station, a theater, and an office building aligned Whittier Boulevard from South Boyle Avenue to South Soto Street, with only a few remaining residences.

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[22] "Intensive Historic Resources Survey" Adelante Eastside Redevelopment Area, Los Angeles, CA," prepared by PCR Services on behalf of the City of Los Angeles Community Redevelopment Agency (Just 2008), 25, accessed 5/16/2018, https://www.preservation.lacity.org/files/Adelante%20Draft%20Report%20revised%20FINAL_print_0.pdf

[23] "Intensive Historic Resources Survey" Adelante Eastside Redevelopment Area, Los Angeles, CA," prepared by PCR Services on behalf of the City of Los Angeles Community Redevelopment Agency (Just 2008), 58, accessed 5/16/2018, https://www.preservation.lacity.org/files/Adelante%20Draft%20Report%20revised%20FINAL_print_0.pdf

[24] Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York and London: W.W. Norton & Company, Inc., 2009), 233.

[25] Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York and London: W.W. Norton & Company, Inc., 2009), 233.

[26] Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York and London: W.W. Norton & Company, Inc., 2009), 235-39.

[27] Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York and London: W.W. Norton & Company, Inc., 2009), 242-250; Richard Longstreath, *The Buildings of Main Street: A Guide to American Commercial Architecture, updated edition* (Walnut Creek, Lanham, New York, and Oxford: Alta Mira Press, 2000), contents.

The commercial development along Whittier Boulevard from South Boyle Avenue to South Mott Street, which includes the study area, mirrors the residential development of the area. Areas near the intersection of Whittier Boulevard and South Boyle Avenue were subdivided as early as 1902, according to tract maps recorded with Los Angeles County. Meanwhile, the areas around the intersections of Whittier Boulevard and South Soto Street and Whittier Boulevard and South Mott Street were subdivided around 1916. The area between South Soto Street and South Mott Street along Whittier Boulevard was not significantly subdivided until 1921–1922. Along with the subdivision and subsequent residential development, commercial development evolved along Whittier Boulevard. The oldest building within the study area dates to 1922, with six buildings constructed in the 1920s.[28]

According to Sanborn Fire Insurance maps, by 1949, the study area still included several unimproved parcels along Whittier Boulevard interspersed between stores, often of one story rather than the more common two-story buildings discussed above. This portion of Whittier Boulevard's commercial development differs from the common commercial trends occurring elsewhere in Boyle Heights and Los Angeles at large, in which two-story commercial buildings held storefronts on the ground floor with apartments above, although some commercial buildings contained a dwelling unit to the rear as evidenced by 1920s original building permits. In 1949, area businesses included a restaurant located at 2471 Whittier Boulevard; a paint and building materials facility at 2513–2515 Whittier Boulevard, which is no longer extant; and a baby shoe bronzing facility at 2524 Whittier Boulevard. In the late 1950s and early 1960s, businesses located within the study area appear to have served the large Mexican-American population, with business such as "El Gallo Mexican Chocolate" at 2465 Whittier Boulevard, "El Charro Grocery Store" at 2465 Whittier Boulevard, and "Pablo Chee Market" at 2501 Whittier Boulevard.[29]

Although subdivided by 1922, the parcel at 2500 Whittier Boulevard remained unimproved until the 1950s. In 1953, Sam Sukaisian requested permission to erect a hardware store at 2500 Whittier Boulevard, to be designed by engineer A. R. Laker and constructed by contractor John Dinoto.[30] The American Rubbish Company appears to have operated a facility at 2510 Whittier Boulevard at least from 1958 to 1960, and a historic aerial image from 1952 depicts a fenced-off property at this location.[31] However, it does not appear that any buildings or permanent structures were constructed by the American Rubbish Company on this property. By 1962, the American Rubbish Company had vacated the premises and by 1974, City of Los Angeles owned the property.[32]

Construction along Whittier Boulevard in the 1950s and 1960s is uncommon for the area because by circa 1950, the "neighborhood shopping center" geared toward automobile traffic became the prevalent type of commercial development in Los Angeles.[33] In contrast, most development in the study area corresponds to construction in the

[28] This paragraph is derived from the following resource: *Intensive Historic Resources Survey Adelante Eastside Redevelopment Area, Los Angeles, California*, prepared by PCR Services on behalf of the City of Los Angeles Community Redevelopment Agency (Just 2008), 59–60, accessed 5/16/2018, https://www.preservation.lacity.org/files/Adelante%20Draft%20Report%20revised%20FINAL_print_0.pdf
[29] Pacific Telephone and Telegraph Company, Los Angeles Street Address Directory (March 1960), 863.
[30] 1953LA66896 and 1953LA68109.
[31] Pacific Telephone and Telegraph Company, Los Angeles Street Address Directory (March 1960), 863; Pacific Telephone and Telegraph Company, Los Angeles Street Address Directory (1956), 819; historicaerials.com, "2500 Whittier Boulevard, Los Angeles" (1952), accessed 5/17/2018, https://www.historicaerials.com/viewer.
[32] Pacific Telephone and Telegraph Company, Los Angeles Street Address Directory (July 1962), 264.
[33] City of Los Angeles, "Context: Commercial Development, 1859-1980, Theme: Neighborhood Commercial Development, 1880-1980," *SurveyLA: Los Angeles Citywide Historic Context Statement* (Los Angeles: City of Los

1920s and earlier. The only other construction in the general area from the 1950s or after is the addition of a building to the Santa Isabel Church and School in 1957. Strip mall development at the intersection of Whittier Boulevard and South Soto Street dates to circa 1980 and later.

Modern Commercial Architecture and Mid-Century Modernism

Modern storefront buildings "relie[d] on abstract geometry to create identity" in the post-World War II era.[34] Whereas prior to World War II commercial buildings often displayed Mediterranean revival styles or elements of Art Deco, Mid-Century Modern vernacular commercial buildings focused on the "general reduction of elements to single effect" and the "exploit[ation of] the materiality of construction products, clean surfaces, straight lines, and contemporary materials and technology."[35] One prominent type of commercial structure was the enframed window wall, consisting of a large window display defined by a simple surround. This type was common through the 1940s and is represented by the Sukaisian Building.[36] By 1952, however, "store design [had] gone through a complete overhaul," which included an open storefront that operated as a "silent salesman" operating 24 hours a day.[37] Materials and color abound in modern commercial architecture, as they did in residential architecture of the period.[38] The exterior of a commercial building often would be painted to attract patrons. Portions of the building acted as billboards, featuring large signage. The interior of a building's color scheme was used to emphasize merchandise.[39]

Mid-Century Modern architecture denotes a post-World War II regional trend in modernism that responded to the International Style's sterile qualities by organically incorporating a variety of materials, color, and shapes.[40] The term "Mid-Century Modern" is commonly used in Southern California to describe a regional post-World War II architectural vernacular that, perhaps because of its location, loosens the dogma, rules, and orthodoxy of East Coast and European International Style modernism. It does so through a more casual and variegated use of materials, massing, textures, compositions, and other formal elements.

Angeles, 2017), 30, accessed 5/23/2018, http://preservation.lacity.org/sites/default/files/NeighborhoodCommercialDevelopment_1880-1980.pdf

[34] Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York and London: W.W. Norton & Company, Inc., 2009), 239.

[35] Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York and London: W.W. Norton & Company, Inc., 2009), 239.

[36] Richard Longstreath, *The Buildings of Main Street: A Guide to American Commercial Architecture, updated edition* (Walnut Creek, Lanham, New York, and Oxford: Alta Mira Press, 2000), 68–69.

[37] Caleb Hornbostel, "Store Design" *Architectural Record* (July 1952), republished in *Design for Modern Merchandising: Stores, Shopping Centers, Showrooms* (New York: F.W. Dodge Corporation, 1954), 1-2; Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture, updated edition* (Walnut Creek, Lanham, New York, and Oxford: Alta Mira Press, 2000), 65.

[38] Caleb Hornbostel, "Store Design" *Architectural Record* (July 1952), republished in *Design for Modern Merchandising: Stores, Shopping Centers, Showrooms* (New York: F.W. Dodge Corporation, 1954), 1; 22.

[39] Caleb Hornbostel, "Store Design" *Architectural Record* (July 1952), republished in *Design for Modern Merchandising: Stores, Shopping Centers, Showrooms* (New York: F.W. Dodge Corporation, 1954), 1–2, 22–23; Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York and London: W.W. Norton & Company, Inc., 2009), 233.

[40] Historic Resources Group and Pasadena Heritage, "Mid-Century Modern," *Cultural Resources of the Recent Past* (Pasadena, CA: City of Pasadena, 2007), 67.

In contrast to the International Style, Mid-Century Modern architectural design included more solid walls and the use of stucco, wood, rock, and brick cladding for construction materials, as evident in the Sukaisian Building.[41] In particular, the use of stacked brick features in many commercial and educational buildings.[42] Additional materials found in Mid-Century architecture are concrete block, terrazzo, and ceramic tile.[43] Although the variety of materials lends a multitude of color, stucco and wood could also be painted colorfully.[44] Exposed rafters often support low-pitched gable or shed roofs with moderate to deep eaves, but roofs were also flat with no overhang. Aside from the basic characteristics of Mid-Century Modern buildings, the style often featured recessed entrances, which could include an atrium or courtyard entry; built-in planters; screen walls, often of perforated concrete block or solid concrete block with two-dimensionally projecting geometric elements; and canted walls.[45] As with the International Style, Mid-Century Modern buildings were often asymmetrical.

The Sukaisian Building, originally built as a store, contains elements of both an enframed storefront type, popular through the 1940s, and Mid-Century Modern architecture. It also incorporated elements of the modern storefront: the distillation of elements and the emphasis on new materials evidenced through the stonework, and use of straight lines evidenced by the narrow cantilevered overhang above the fenestration. Furthermore, the building features elements of the Mid-Century Modern style through its use of multiple cladding materials, the recessed entrances, and canted walls. However, a significant example would include deep as opposed to shallow cantilevered overhang, an atrium or courtyard, built-in planters of stone or brick, and screen walls.

The Workshop Building has an asymmetrical primary elevation, but this is the only element of the building that evidences a modern architectural style. Used at least in part as a storage facility, the building is a stucco-clad box and lacks distinctive features.

Evaluation

NRHP, CRHR, and LAHCM Criteria A/1

Constructed circa 1960, the Workshop Building at 2510 Whittier Boulevard does not correspond to significant commercial development along Whittier Boulevard. The period of significance for commercial development along Whittier Boulevard is 1914 to 1934, evidenced by a significant number of buildings constructed in the 1920s located nearby. The 1920 buildings were constructed as modest masonry buildings, of one or two stories with mixed use for commercial and residential purposes. For example, permit and directory research establish that multiple buildings from 2457 to 2517 Whittier Boulevard contained both commercial and residential uses, with either an apartment on the second floor or a dwelling to the rear. Not only was the Workshop Building constructed outside the period of significance, but it was constructed for use by the City of Los Angeles Department of Recreation and Parks. By

[41] Christopher A. Joseph & Associates, "Mid-Century Modern," *City of Riverside Modernism Context Statement* (Riverside, CA: City of Riverside, 2009), 16.
[42] *Riverside Modernism Context*, 16.
[43] *Riverside Modernism Context*, 16; Mary Brown, "Midcentury Modern (1945-1965)," *San Francisco Modern Architecture and Landscape Design 1935-1970: Historic Context Statement* (San Francisco, CA: City of San Francisco, 2010), 115.
[44] *San Francisco Modern*, 115.
[45] *San Francisco Modern*, 115–116.

1974 the building was identified as a "Shop," likely as a workshop and storage space for the park.[46] Therefore, the Workshop Building located at 2510 Whittier Boulevard is not eligible for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or as a City of Los Angeles Historic-Cultural Monument (LAHCM) under Criteria A/1.

NRHP, CRHR, and LAHCM Criteria B/2

As the building was constructed for use by the City of Los Angeles Department of Recreation and Parks, original building permits are not available in the Los Angeles Department of Building and Safety (LADBS) database. *Los Angeles Times* research did not yield any persons associated with the construction or maintenance of the park. Because no persons are associated with the building, the Workshop Building located at 2510 Whittier Boulevard does not appear eligible for the NRHP, CRHR, or as an LAHCM under Criteria B/2.

NRHP, CRHR, and LAHCM Criteria C/3

Because the original building permits are not available in the LADBS database, information regarding the architect, engineer, or builder was not discovered. *Los Angeles Times* research also did not yield any information regarding the construction of the building or anyone involved in the process. Due to the vernacular design of the building, likely as a workshop and storage space, the building does not appear to be the work of a master architect, engineer, or building. Moreover, the building's vernacular design is not sufficient to warrant eligibility for significant architectural design. Therefore, the Workshop Building located at 2510 Whittier Boulevard does not appear eligible for the NRHP, CRHR, or as an LAHCM under Criteria C/3.

NRHP and CRHR Criteria D/4

The Workshop Building is located in an urban setting and constructed of common methods and materials. As such, the property is unlikely to yield information significant to our history regarding construction or engineering technology, methods, or materials. Therefore, the Workshop Building located at 2510 Whittier Boulevard is not eligible for the NRHP or CRHR under Criterion D/4.

Los Angeles HPOZ

The Workshop Building is not located in the boundary of a designated Los Angeles Historic Preservation Overlay Zone (HPOZ) or identified by the *Intensive Historic Resources Survey Adelante Eastside Redevelopment Area, Los Angeles, California* report to be within the boundary of a potential HPOZ. Due to the lack of integrity of all buildings located in the immediate vicinity, the Workshop Building is not eligible for designation as a contributor or a non-contributor to an HPOZ. Originally, the brick construction of the buildings located along the north side of Whittier Boulevard, opposite the Workshop Building, was visible and included some decorative elements such as the addition of string courses, shaped parapets, or terra cotta elements. However, all but one exposed brick building has been re-clad with stucco. The buildings' alterations are substantial and include not only non-original cladding materials, but the resizing and replacement of fenestration. Additionally, the buildings together do not appear to represent a significant aspect of commercial development and architecture in Boyle Heights; are not associated with the productive lives of any persons significant to Los Angeles history; are not the work of master architects,

[46] 1974LA96924.

builders, or engineers; and do not reflect significant architecture in Los Angeles. Therefore, the buildings within the immediate area of the Workshop Building, including the Workshop Building, are not eligible for designation as an HPOZ.

Integrity

The Workshop Building has not been moved from its original location and, therefore, retains integrity of location. Alterations to the primary and east elevations affect the building's integrity of design, materials, and workmanship. Because the building displays minimal character-defining features, the alterations have a significant impact on the building's integrity. For example, the likely infill of a primary pedestrian entrance along Whittier Boulevard significantly changes the building's design and function in relation to the streetscape. Instead, the three roll-up doors along the east elevation provide the only access to the building. However, with this configuration of entrances, the building feels like a workshop or storage facility. Nonetheless, the building does not convey an association to either the Whittier Boulevard streetscape or to the City of Los Angeles Department of Recreation and Parks. It lacks any association to the commercial district and bears no signage that could connect the building to the City department or the Boyle Heights Sports Center Park. Therefore, although the building retains integrity of feeling, it lacks integrity of association.

B12. References, continued:

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