

## **Appendix IS-3**

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### Historical Resources Technical Report



**HISTORICAL RESOURCES TECHNICAL  
REPORT FOR 1811–1825 SACRAMENTO  
STREET**

Los Angeles, California

April 3, 2023

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## Historical Resources Technical Report for 1811–1825 Sacramento Street

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## Historical Resources Technical Report for 1811–1825 Sacramento Street

The conclusions in the Report titled Historical Resources Technical Report for 1811–1825 Sacramento Street are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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## Executive Summary

Stantec Consulting Services Inc. (Stantec) prepared this Historical Resources Technical Report (HRTR) on behalf of SCD 1811 Sacramento LLC (Client) for two properties associated with the addresses 1811 Sacramento Street and 1825 Sacramento Street (Project). The Project site is located in the Central City North Community Plan Area of Los Angeles, and involves the demolition of the two existing buildings on the Project site and the construction of a new fifteen-story commercial office building (**Figure 1**).

The purpose of this report is to analyze whether or not the proposed Project would impact historical resources as defined by the California Environmental Quality Act (CEQA). The City of Los Angeles is the lead agency for CEQA. In accordance with relevant state guidelines for historical resources, this report identifies and documents potential historical resources on the Project site, evaluates the resources for listing in the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR), and designation as a Los Angeles Historic-Cultural Monument (HCM). This report also assesses the Project's potential to result in a substantial adverse change in the significance of an historical resource pursuant to Title 14 California Code of Regulations (CCR) Section 15064.5.

As part of the preparation of this HRTR, a study area (Study Area) was established to account for potential impacts on historical resources. It encompasses the Project site plus a radius of 500 feet from the center of the Project site. Identification efforts to determine if any listed or previously surveyed historical resources are in the Study Area included a records search at the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System (CHRIS) at California State University, Fullerton. It also included a review of the California Built Environment Resource Directory (BERD) and Los Angeles Historic Resources Inventory website, [HistoricPlacesLA.org](http://HistoricPlacesLA.org). One property within 500 feet of the Project site was previously identified as potentially eligible for listing in the NRHP, CRHR, and for designation as an HCM—the Pioneer Truck & Transfer Building at 1910 Bay Street.

The proposed Project would demolish the two existing buildings on the Project site, 1811 and 1825 Sacramento Street, which according to building permit records were constructed in 1949/1972 and 1971, respectively. The buildings on the Project site are not currently listed under national, state, or local landmark or historic district programs, nor have they been identified as eligible for such designation in a historic resources survey, including SurveyLA, the citywide historic resources survey of Los Angeles. As the two buildings are more than 50 years of age, Stantec architectural historians surveyed and evaluated them for national, state, and local designation. Stantec concluded that neither building is eligible for listing in the NRHP or the CRHR nor are they eligible for designation as HCMs due to a lack of significance (Appendix A, Department of Parks and Recreation [DPR] 523 Form Set). The recommended Status Code for both buildings is 6Z, ineligible for national, state, and local designation through survey evaluation. Therefore, 1811 and 1825 Sacramento Street are not historical resources as defined by CEQA.

The threshold for determining significant impacts on historical resources in the State CEQA Guidelines is whether the proposed project would cause a substantial adverse change, which is defined as demolition,



## Historical Resources Technical Report for 1811–1825 Sacramento Street

destruction, relocation, or alteration of the resource or its immediate vicinity such that the historical resource is materially impaired. As the existing buildings on the Project site that would be removed are not historical resources, the Project would have no direct impacts on historical resources.

The indirect impacts the Project could have on the identified historical resource, the Pioneer Truck & Transfer Building, in the Study Area were also analyzed. It was concluded that the Project would have a less than significant impact on this historical resource. The Project would introduce a new visual element to the vicinity of this historical resource; however, the Project would not result in a substantial adverse change to its immediate surroundings to the degree that the historical resource would no longer be eligible for listing under national, state, or local landmark or historic district programs. The Pioneer Truck & Transfer Building would continue to be eligible for listing as a historical resource defined by CEQA. No mitigation is required or recommended.

### Preparer Qualifications

Stantec personnel who meet the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in architectural history and history prepared this report.

Stantec Architectural Historian Emily Rinaldi-Williams authored this report. Ms. Rinaldi-Williams received a Master of Science degree in Historic Preservation from Columbia University and has more than seven years of cultural resources management experience. Ms. Rinaldi qualifies as an Architectural Historian and Historian under the Secretary of the Interior's Professional Qualification Standards as defined in 36 Code of Federal Regulations (CFR) Part 61.

Stantec Senior Historian Amy E. Dase peer reviewed this report. Ms. Dase received a Master of Arts degree in History from Middle Tennessee State University and has more than 35 years of cultural resources management experience. Ms. Dase exceeds the Secretary of the Interior's Professional Qualification Standards for Architectural Historian and Historian as defined in 36 CFR Part 61.





## Acronyms / Abbreviations

APN	Assessor Parcel Number
BERD	California Built Environment Resources Database
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information System
Client	SCD 1811 Sacramento LLC
CRHR	California Register of Historical Resources
DPR 523 Form	Department of Parks and Recreation 523 Form
HCM	Los Angeles Historic Cultural Monument
HRTR	Historical Resources Technical Report
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
OHP	California Office of Historic Preservation
PRC	Public Resource Code
Project	1811–1825 Sacramento Street Development Project
SCCIC	South Central Coastal Information Center
Stantec	Stantec Consulting Services Inc.



# 1 Project Description

The proposed Project site comprises two parcels, 1811 Sacramento Street associated with Assessor Parcel Number (APN) 5166-030-008 and 1825 Sacramento Street associated with APN 5166-030-009 (**Figure 1**). Both parcels are located in the Central City North Community Plan Area of Los Angeles on a block bounded by Bay Street on the north, Sacramento Street on the south, Wilson Street on the east, and Lawrence Street on the west. 1811 Sacramento Street is occupied by a one-story warehouse building originally constructed in 1949 with a large one-story addition constructed in 1972, and 1825 Sacramento Street is occupied by a one-story warehouse building and garage constructed in 1971. Together, the two buildings are 40,479 square feet in size.

The Project proposes the demolition of the two existing buildings on the Project site and the development of a fifteen-story commercial office building containing approximately 232,500 square feet of interior office space, 45,200 square feet of exterior office space, and 13,200 square feet of retail/restaurant space. It also includes five stories of above-grade parking with spaces for 582 vehicles and 89 bicycles, and 41,500 square feet of outdoor amenity spaces for both the public and users of the office complex.



# Historical Resources Technical Report for 1811–1825 Sacramento Street 1 Project Description

Figure 1. Project Location Map



## 2 Regulatory Context

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the CRHR, which is modeled after the NRHP. Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain statutory criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant. A lead agency may also treat a resource as historic if it meets statutory requirements and substantial evidence supports the conclusion.

### 2.1 National Register of Historic Places

The National Historic Preservation Act (NHPA) of 1966, as amended, authorized the creation of the NRHP. The NRHP is "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."<sup>1</sup> For a property to be considered eligible for the NRHP, it must typically be at least 50 years old and meet one or more of the four criteria for evaluation set forth in 36 CFR Part 60.4:

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

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

A property must also be significant within a historic context under one or more of the criteria listed above. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation" states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear."<sup>2</sup> A property must therefore represent an important aspect of the area's history or prehistory.

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<sup>1</sup> Title 36 Code of Federal Regulations (CFR) Part 60.2.

<sup>2</sup> "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," U.S. Department of the Interior, National Park Service, Cultural Resources, eds. Patrick Andrus and Rebecca Shrimpton, accessed December 30, 2022, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), 7–8.



## Historical Resources Technical Report for 1811–1825 Sacramento Street

### 2 Regulatory Context

In addition to possessing significance, a property must possess integrity, defined by seven aspects:

**Location:** the place where the historic property was constructed or the place where the historic event took place.

**Setting:** the physical environment of a historic property that illustrates the character of the place.

**Design:** the composition of elements that constitute the form, plan, space, structure, and style of a property.

**Materials:** the physical elements combined in a particular pattern or configuration.

**Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period of history.

**Feeling:** the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time.

**Association:** the direct link between a property and the event or person for which the property is significant.<sup>3</sup>

## 2.2 California Register of Historical Resources

The CRHR was established in 1992 by Assembly Bill 2881. It is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.<sup>4</sup> The criteria for eligibility in the CRHR are based upon the NRHP criteria, and are identified as 1–4 instead of A–D. To be eligible for listing in the CRHR, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of these 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, or method of 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 in the prehistory or history of the local area, California, or the nation.

Like the NRHP, properties eligible for listing in the CRHR may include buildings, sites, structures, objects, and historic districts. While the enabling legislation for the CRHR is less rigorous than the NRHP with regard to the issue of integrity, there is the expectation that eligible properties should retain enough of

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<sup>3</sup> "National Register Bulletin 15," 44.

<sup>4</sup> Public Resource Code (PRC) Section 5024.1(a).



## Historical Resources Technical Report for 1811–1825 Sacramento Street 2 Regulatory Context

their historic-period character or appearance to be recognizable as historical resources and to convey the reasons for their significance.<sup>5</sup>

Evaluations for the CRHR are based upon evaluation instructions and classification system the California Office of Historic Preservation (OHP) prescribes in its “Instructions for Recording Historical Resources,” which include Status Codes to classify potential historical resources. These Status Codes are used statewide in the preparation of historic resources surveys and evaluation reports. The specific Status Codes referred to in this report are:

- 3S**      Appears eligible for the NRHP as an individual property through survey evaluation
- 3CS**     Appears eligible for the CRHR as an individual property through survey evaluation
- 5S3**     Appears to be individually eligible for local listing or designation through survey evaluation
- 6Z**      Found ineligible for the NRHP, CRHR, or local designation through survey evaluation

The CRHR may also include properties identified during historic resources surveys. However, the survey must meet all of these criteria:

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office (OHP) procedures and requirements;
3. The resource is evaluated and determined by the office (OHP) to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the CRHR, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner.<sup>6</sup>

### 2.3 Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and amended it in 2018 (Ordinance No. 185472).<sup>7</sup> The Ordinance created a Cultural Heritage Commission and criteria for designating HCMs. The Commission comprises five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture, and architecture. The three criteria for HCM designation are:

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<sup>5</sup> “California Office of Historic Preservation Technical Assistance Series #7: How to Nominate a Resource to the California Register of Historical Resources,” California Office of Historic Preservation, accessed December 30, 2022, [https://ohp.parks.ca.gov/pages/1056/files/07\\_TAB%207%20How%20To%20Nominate%20A%20Property%20to%20California%20Register.pdf](https://ohp.parks.ca.gov/pages/1056/files/07_TAB%207%20How%20To%20Nominate%20A%20Property%20to%20California%20Register.pdf), 11.

<sup>6</sup> PRC Section 5024.1.

<sup>7</sup> Los Angeles Administrative Code §22.171 of Article 1, Chapter 9, Division 22.



## Historical Resources Technical Report for 1811–1825 Sacramento Street 2 Regulatory Context

1. The proposed HCM is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, or community; or
2. The proposed HCM is associated with the lives of historic personages important to national, state, or local history; or
3. The proposed HCM embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

Unlike the NRHP and CRHR, the Ordinance makes no mention of concepts such as physical integrity or period of significance. Moreover, properties do not have to reach a minimum-age requirement, such as 50 years, to be designated as HCMs.

### 2.4 California Environmental Quality Act (CEQA)

The State CEQA Guidelines set the standard for determining whether a proposed project will result in a “substantial adverse change” in the significance of historical resources in Title 14 CCR Section 15064.5(b), which states:

A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

Title 14 CCR Section 15064.5(b)(1) further clarifies “substantial adverse change” as:

Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

Title 14 CCR Section 15064.5(b)(2) in turn explains that a historical resource is “materially impaired” when a project:

Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

As a result, the test for determining if a proposed project will have a significant impact on an identified historical resource is whether or not the project will alter in an adverse manner the physical integrity of the historical resource such that it would no longer be eligible for listing in the NRHP, the CRHR, or other landmark programs such as Los Angeles’ HCM list.

This report considers direct and indirect impacts to historical resources using these definitions:

- Direct or primary impacts are caused by the project and occur at the same time and place (14 CCR Section 15358 [a][1]).



**Historical Resources Technical Report for 1811–1825 Sacramento Street  
2 Regulatory Context**

- Indirect impacts, or secondary effects, are reasonably foreseeable and caused by a project but occur at a different time or place (14 CCR Section 15358 [a][2]).





## 3 Research and Methodology

### 3.1 Overview

To identify historical resources in the Study Area and assess any potential impacts the Project may have on identified resources, Stantec architectural historians:

- Conducted a field inspection of the Project site and vicinity on December 30, 2022, during which Stantec determined the scope of the study and assessed the general condition and physical integrity of the Project site and two existing buildings. Digital photographs of the Project site and building exteriors were taken during the field inspection.
- Identified a Study Area to account for potential impacts on historical resources in the vicinity. Section 3.2 provides details.
- Reviewed existing information to determine if any listed or previously surveyed historical resources are within the Study Area. These sources were consulted:
  - A records search was completed by the SCCIC at California State University, Fullerton, on January 26, 2023. The purpose of this search was to determine whether or not the Study Area contained any resources that were currently listed under national, state, or local landmark or historic district programs and whether or not it contained resources that have been previously identified or evaluated as potential historical resources. This involved a review of the California Historic Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the NRHP, listed and determined eligible for listing in the CRHR, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resource surveys and other planning activities.
  - Consulted the California BERD, which is maintained by the California OHP, to determine if the Project site or immediate vicinity contains any resources listed in or determined eligible for listing in the NRHP, listed in or determined eligible for listing in the CRHR, California Registered Historical Landmarks, Points of Historical Interest, or that had been evaluated in historic resources surveys and other planning activities.
  - Consulted the Los Angeles Historic Resources Inventory website, [HistoricPlacesLA.org](http://HistoricPlacesLA.org), to determine if the Study Area contains any properties designated as Los Angeles HCMs or are within a designated Historic Preservation Overlay Zone (HPOZ).
  - Consulted the findings of SurveyLA, the citywide historic resources survey of Los Angeles, to determine if any properties on the Project site or within the Study Area were identified as potential historical resources.

The results of this research are in Sections 3.3–3.5.



## Historical Resources Technical Report for 1811–1825 Sacramento Street

### 3 Research and Methodology

- Conducted research into the history of the Project site and the surrounding area. Sources consulted include City of Los Angeles building permit records, newspaper archives, federal decennial population census data, public records available through Ancestry.com, Sanborn Fire Insurance maps available through the Los Angeles Public Library, and historic-period aerial photographs available through the University of California, Santa Barbara.
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to national, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the two buildings on the Project site as potential historical resources.

### 3.2 Study Area

Since the Project involves new construction, the Study Area was identified as the Project site and all parcels within a 500-foot radius from the Project site center for a total of 18 parcels with 17 buildings (**Figure 2**). This Study Area was established to account for potential impacts on historical resources in the vicinity. Parcels beyond this Study Area were not included because the Project would have no potential to directly or indirectly impact historical resources on these distant parcels or their settings. The buildings and streets within the Study Area that immediately surrounding the Project site create a geographic and visual separation between the Study Area and the parcels beyond the Study Area boundaries. Due to this intervening space, the Project site cannot be reasonably considered part of the environmental setting of historical resources beyond the Study Area.

### 3.3 SCCIC Records Search

A records search was conducted by the SCCIC at California State University, Fullerton, on January 26, 2023. The purpose of this search was to determine the proximity of previously documented cultural resources to the Project site. It included a review of all recorded historic cultural resources situated within the Project site as well as a review of known cultural resource surveys and excavation reports. The following sources of information were consulted as part of the records search:

- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- Built Environment Resource Directory (BERD)
- California Inventory of Historic Resources (CHRI)
- California Historical Landmarks (CHL) list
- California Points of Historical Interest (CPHI) list
- California Office of Historic Preservation (OHP) records

No cultural resource surveys or previously recorded historic cultural resources were recorded within the Project site.



### 3.4 California Built Environment Resource Directory

Stantec consulted the California BERD to determine if the Project site or immediate vicinity contains any resources listed in or determined eligible for listing in the NRHP, listed in or determined eligible for listing in the CRHR, California Registered Historical Landmarks, Points of Historical Interest, or that had been evaluated in historic resources surveys and other planning activities. No previously recorded historical resources listed in the BERD are either within the Project site or within 500 feet of the Project site.

### 3.5 Los Angeles Historic Resources Inventory

Stantec consulted the Los Angeles Historic Resources Inventory website, HistoricPlacesLA.org, to determine if the Study Area contains any properties designated as Los Angeles HCMs, are within a designated HPOZ, or were previously identified as part of SurveyLA. One property in the Study Area was previously surveyed as a potentially eligible historical resource (Table 1). Section 2.2 provides definitions of the CHRIS Status Codes associated with the historical resource.

Table 1. Historical Resources in Study Area

Name	APN	Address	Year Built	CHRIS Status Codes
Pioneer Truck & Transfer Building	5166-019-001	1910 E. Bay Street	1929	3S; 3CS; 5S3



Photograph 1. View of the Pioneer Trick & Transfer Building, looking southeast (Stantec December 2022).



## Historical Resources Technical Report for 1811–1825 Sacramento Street

### 3 Research and Methodology

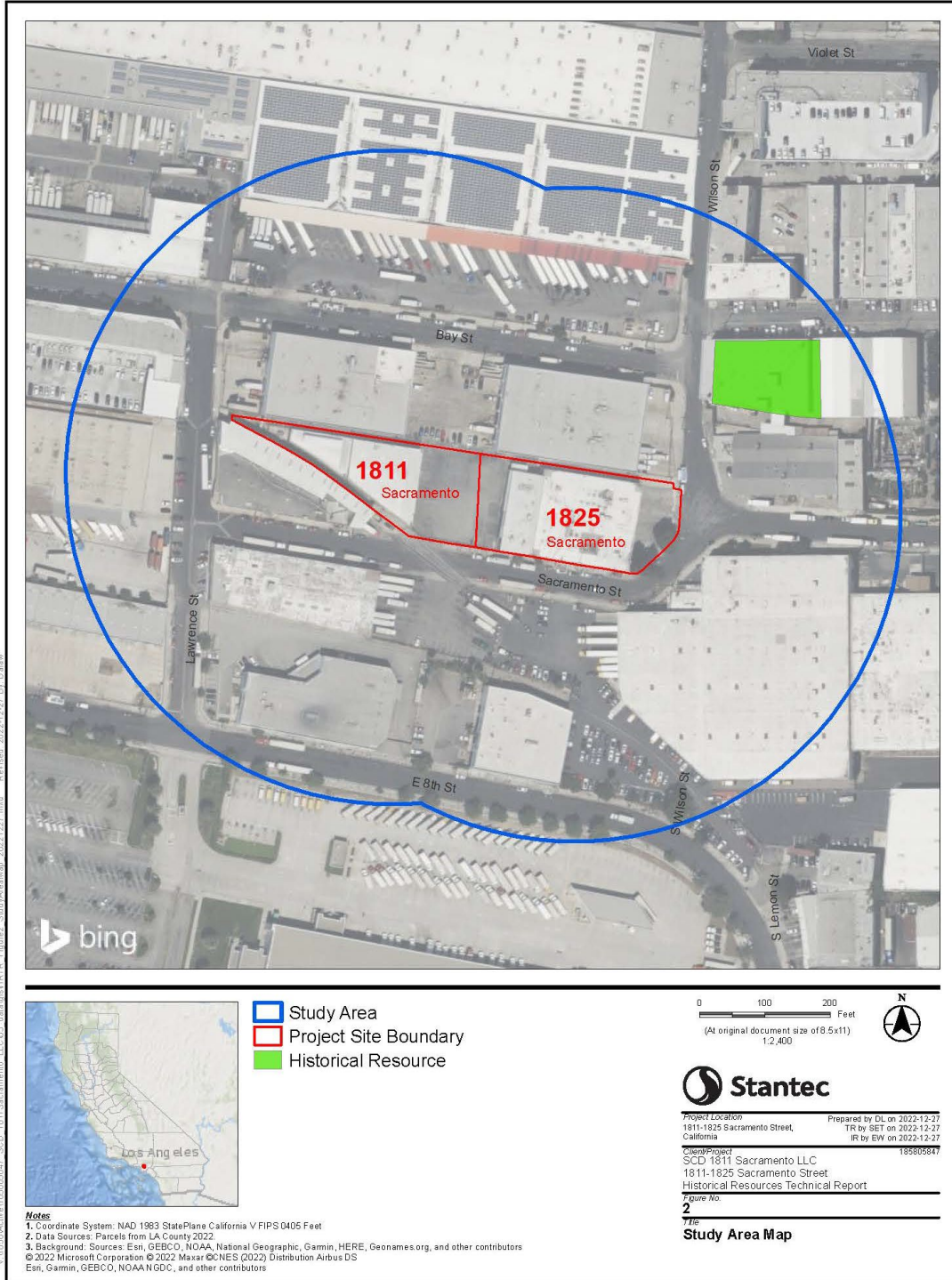
The Pioneer Truck & Transfer Building at 1910 Bay Street is northeast of the Project site on the east side of Wilson Street (**Photograph 1**). It is a two-story warehouse building constructed in 1929. It was identified by SurveyLA as individually eligible for listing in the NRHP and the CRHR and for local designation as an excellent intact example of a 1920s warehouse building in Los Angeles' primary industrial district (Appendix B, SurveyLA Historic Resource Inventory Form). The period of significance was identified as 1929, the building's date of construction.



# Historical Resources Technical Report for 1811–1825 Sacramento Street

## 3 Research and Methodology

Figure 2. Study Area Map



V:\GIS\Projects\1811-1825 Sacramento\1811-1825 Sacramento\1811-1825 Sacramento\Map\_20221227.mxd - Revised: 2022-12-27 By: Dalaw

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## 4 Environmental Setting

### 4.1 Description of the Project Site

The Project site is in a highly developed area of Los Angeles on Sacramento Street between Lawrence and Wilson Streets (**Photograph 2**). Sacramento Street is a two lane, east-west thoroughfare to the south of the Project site. Lawrence and Wilson Streets are both two lane, north-south thoroughfares to the west and east of the Project site, respectively. The topography of the Project site is relatively flat. Surrounding land uses primarily include light and heavy industrial developments, such as warehouses and food processing industries. Adjacent buildings are generally low scale, ranging from one to two stories tall.



**Photograph 2. View of Project site (right), looking west towards Lawrence Street (Stantec December 2022).**

1811 Sacramento Street is located at the west end of the Project site and 1825 Sacramento Street is located at the east end (**Photograph 3**). The two buildings are separated by a surface parking lot paved with asphalt and bordered by a metal picket fence with a sliding gate. A second asphalt-paved surface parking lot is to the east of 1825 Sacramento Street. It has three mature pine trees in planters bordered by a concrete curb—two at the south end of the parking lot and one to the east. The second parking lot is surrounded by a metal chain-link fence. A metal entry gate is at the east end of the Project site to the north of 1825 Sacramento Street. There are also metal entry gates located between 1000 Lawrence and 1811 Sacramento Streets and at the west end of the Project site. Concrete sidewalks border the property to the east and south. The right-of-way for a former railroad spur extends across Sacramento Street along the southwestern boundary of the Project site; however, the railroad tracks have since been covered or removed from within the boundaries of the Project site.



## Historical Resources Technical Report for 1811–1825 Sacramento Street 4 Environmental Setting



**Photograph 3. View of Project site, looking north (Stantec December 2022).**



**Photograph 4. View of 1811 Sacramento Street, looking northwest (Stantec December 2022).**

The one-story warehouse building at 1811 Sacramento Street was built in two phases (**Photograph 4**). The west portion of the building was constructed in 1949 and the east portion was added later in 1972. It has an irregular plan, measuring approximately 200 feet long, 19 feet wide at the west end, and 123 feet wide at the east end. The warehouse faces east onto the surface parking lot. It has a flat roof covered in composition materials and a triangular-shaped skylight over the 1949 portion of the building. The 1949 portion of the building is constructed of brick, and the 1972 portion is clad in smooth stucco. The main entrance is at the south end of the east elevation. It has a large rectangular opening with a single wood door covered by a metal security gate. The entrance is accessed via a short flight of concrete steps with a metal pipe handrail. There are three garage-door openings on the east elevation—two at the center and one at the north end. Each has a metal roll-up door. There is a fourth garage-door opening off center to

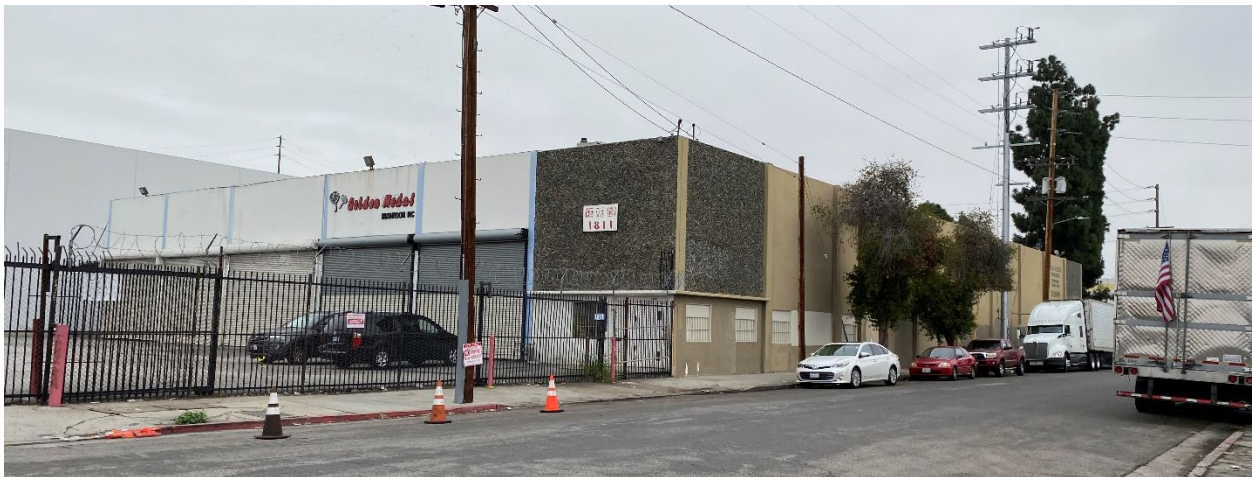


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the east on the south elevation, also with a metal roll-up door. Finally, a fifth garage-door opening with a metal roll-up door is on the west elevation. It has a triangular-shaped brick and concrete platform. The only natural light into the building is the skylight.



**Photograph 5. View of 1825 Sacramento Street, looking west (Stantec December 2022).**



**Photograph 6. View of 1825 Sacramento Street, looking east (Stantec December 2022).**

The one-story warehouse with an attached garage at 1825 Sacramento Street was constructed in 1971 (**Photograph 5**). The warehouse is rectangular in plan, measuring approximately 137 feet wide and 150 long. The attached garage is located at the west end of the warehouse (**Photograph 6**). It is also rectangular in plan, measuring 125 feet wide and 50 feet long. The warehouse faces east onto Wilson Street, and the garage faces west onto a surface parking lot. Both have a flat roof covered in composition materials and the exteriors are clad in smooth stucco. Slightly projecting concrete piers are regularly positioned along the north, south, and east elevations of the warehouse. Exposed aggregate concrete panels are at the southwest and southeast corners.





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The east entrance to the warehouse is at the south end of the east elevation. It consists of a large, rectangular opening with aluminum-and-glass infill. The entry door at the north end of the opening has a single, fully-glazed aluminum-frame door. The entrance is topped with a flat awning and accessed via a short flight of concrete steps surrounded by a metal security gate. A secondary entrance at the center of the east elevation has a single metal door accessed by a short flight of concrete steps with a metal pipe railing. There are two garage-door openings to the north of the secondary entrance with roll-up metal doors.

The west entrance to the warehouse is at the south end of the west elevation. It consists of a single metal door. There are five garage-door openings to the north of the entrance, all with roll-up metal doors. Window openings on the warehouse and garage are rectangular. Some are infilled with sliding aluminum window sashes, and others are infilled with metal panels. All are covered with metal security bars or grates.

## 4.2 History of Project Site

The land where the Project site is located was first partitioned in 1894 as part of Thomas Leahy's Subdivision of the Eighth Street Tract. This area to the east of Downtown Los Angeles was primarily agricultural throughout much of the 19<sup>th</sup> century with grapes and later, citrus, the main crops under cultivation.<sup>8</sup> The completion of the Southern Pacific Railroad linking Los Angeles to the transcontinental railroad in 1876 subsequently transformed this neighborhood from a mix of agricultural and residential developments into the city's primary industrial district. Early industrial development in the area was located to the north of the Project site and adjacent to the Southern Pacific Railroad depot at the southwest corner of Alameda and 5<sup>th</sup> Streets. The district quickly expanded with the completion of the Atchison, Topeka, and Santa Fe Railroad (AT&SF) depot and freight yards south of 1<sup>st</sup> Street in 1885, a second AT&SF depot at 2<sup>nd</sup> and Santa Fe Streets in 1893, and the AT&SF Outbound Freight House at 3<sup>rd</sup> and Santa Fe Streets in 1906. To capitalize on this location adjacent to the railway lines, industrial businesses began to relocate to the area between Alameda Street and Santa Fe Avenue. A range of manufacturing facilities and warehouses were soon constructed, including lumber yards, freight yards, ice and cold storage, slaughterhouses and meatpackers, produce companies and canneries, and blacksmiths, among others. By the 1920s, this area east of Downtown Los Angeles was fully established as an industrial hub dominated by the food processing/packaging and cold storage industries.

Like many other properties within Los Angeles' primary industrial district, the Project site was first developed with residences that were later demolished to accommodate the construction of industrial buildings. After the property was partitioned in 1894, 10 single-family residences had been built on the Project site by 1906.<sup>9</sup> It is not clear whether these residences were somehow associated with the Southern Pacific Railroad depot immediately to the north of the Project site at present-day Bay and Alameda Streets or if the residences predated the construction of the depot. In addition to the 10

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<sup>8</sup> LSA Associates, Inc., "Industrial Development, 1850–1980," *Los Angeles Citywide Context Statement* (City of Los Angeles Office of Historic Resources, February 2018), 167.

<sup>9</sup> Sanborn Map Company, *Los Angeles*, vol. 2, 1906, sheet 214.



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residences, a rail spur bisected the Project site along the northern boundary before extending south along Lawrence Street.

A 1927 aerial photograph reveals that the Project site had been redeveloped with two industrial buildings by this date—one at the northwest corner and the other at the east end (**Figure 3**).<sup>10</sup> According to building permit records, the building to the east was associated with the address 1815 Sacramento Street and was originally built in 1913 as a cannery for owner Rimon Levi.<sup>11</sup> The Royal Packing Company later occupied this building, as early as 1924 and as late as 1942.<sup>12</sup> A building permit for the construction of the second industrial building on the Project site could not be located. The earliest available building permit for this property is from 1926 and was for the relocation of the building further east on the Project site from 1707 to 1727 Sacramento Street to accommodate the construction of a new railroad spur.<sup>13</sup> The owner's name was W. E. McCaslin, and the building was a vegetable packing house. However, since no building is depicted at 1707 Sacramento Street on the 1931 aerial photograph, it was likely demolished or relocated outside the boundaries of the Project site.<sup>14</sup>



**Figure 3. 1927 aerial (left) and 1949 aerial (right), with Project site outlined in red (UCSB).**

In 1949, the brick or westernmost portion of present-day 1811 Sacramento Street was constructed as a warehouse for the General Trucking Service (**Figure 3**).<sup>15</sup> The engineer was John E. Mackel, the contractor was Morgan Lupher, and no architect was listed on the 1949 building permit. The 1950 Sanborn map reveals that 1811 Sacramento Street was a magazine and paper warehouse for the General Trucking Service by this date.<sup>16</sup> It also reveals that the General Trucking Service had built a new garage building associated with the address 1807 Sacramento Street at the center of the Project site, and that the Pacific Diamond Bag Company occupied 1815 Sacramento Street by this time (**Figure 4**).

<sup>10</sup> University of California, Santa Barbara (UCSB), "City of Los Angeles (Aerial Image)," Aerial Photo Flights Catalog, 1927, accessed December 28, 2022, [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/).

<sup>11</sup> Los Angeles Department of Building and Safety (LADBS), Building Permit No. LA6048, May 1, 1913.

<sup>12</sup> Los Angeles Directory Company, *Los Angeles City Directory*, 1924–1942.

<sup>13</sup> LADBS, Building Permit No. LA16161, June 18, 1929.

<sup>14</sup> UCSB, "City of Los Angeles (Aerial Image)," Aerial Photo Flights Catalog, 1931, accessed December 28, 2022, [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/).

<sup>15</sup> LADBS, Building Permit No. LA898, January 24, 1949.

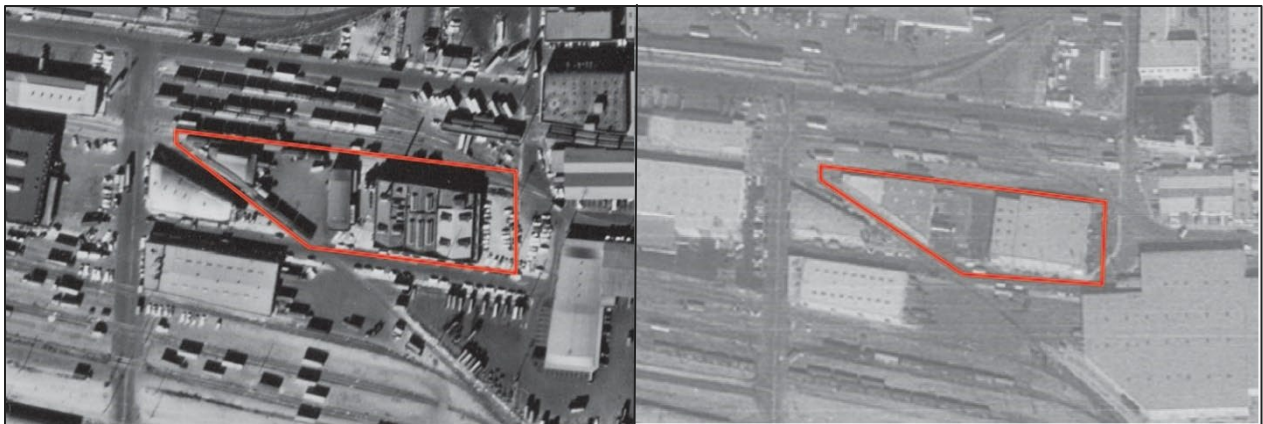
<sup>16</sup> Sanborn Map Company, *Los Angeles*, vol. 2, 1950, sheet 214.



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According to city directories, 1811 Sacramento Street was occupied by the Southern California Magazine Distributing Company through the 1950s and 1960s, and 1815 Sacramento Street was occupied by Package Fast Freight and Weiss Second Hand Bag Company in the early 1960s.<sup>17</sup> In 1970, the garage at 1807 Sacramento Street and warehouse at 1815 Sacramento Street were demolished. The existing warehouse building and garage at 1825 Sacramento Street were subsequently completed in 1971 for owner Albert Borchard (**Figure 4**).<sup>18</sup> City directories indicate that the two buildings at 1811 and 1825 Sacramento Street were occupied by a variety of different businesses after 1971, including United Melon in the 1990s, Asian Merchant Trading, Gin Gin Trading, Natural Produce, Inc., and Marsh & Herb Importer in the 2000s, and finally Golden Medal Mushroom, Good Luck Produce, and Marsh & Herb Importer in the 2010s.<sup>19</sup>



**Figure 4. 1968 aerial (left) and 1973 aerial (right), with Project site outlined in red (UCSB).**

Since the construction of 1811 Sacramento Street in 1949, the only alterations documented in the building permit record are for the construction of the addition in 1972 and installation of seismic upgrades in 1997 (**Table 2**). No other alterations were observed during field investigations. Alterations documented in the building permit record for 1825 Sacramento Street since its construction in 1971 are for the installation of seismic upgrades in 1996, change of use from a service garage to a cold storage warehouse in 1997, and the replacement of roofing materials in 2000 (**Table 3**). The only other alteration observed during field investigations was the resized the garage openings on the east elevation, which may have occurred when the building was altered for cold storage in 1997.

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<sup>17</sup> City Directories, Los Angeles, various dates.

<sup>18</sup> LADBS, Building Permit No. LA15504, September 10, 1970; and LADBS, Building Permit No. LA20008, December 4, 1970.

<sup>19</sup> City Directories, Los Angeles, various dates.



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**Table 2. Building Permit Records for 1811 Sacramento Street**

Date	Permit No.	Owner	Architect/ Engineer	Contractor	Cost	Description
1/24/1949	LA898	General Trucking Service	John E. Mackel (E)	Morgan Lupher	\$16,500	Construct new brick warehouse, 95 feet by 62.5 feet and 22 feet in height
10/8/1971	LA37933	Albert Borchard	Jack B. Matson (A)	None listed	\$70,000	Construct new brick addition, 106 feet by 123 feet and 22 feet in height
4/26/1972	LA37933	Albert Borchard	N/A	N/A	N/A	Certificate of occupancy for a one-story type IIIB, 106 feet by 123.4 feet warehouse addition
2/28/1997	96016-10000-03746	Albert and Elaine Borchard Foundation Inc.	Bruce Gillings (A)/Robert Coulson (E)	None listed	\$20,400	Seismic retrofit/full compliance with Division 91

**Table 3. Building Permit Records for 1825 Sacramento Street**

Date	Permit No.	Owner	Architect/ Engineer	Contractor	Cost	Description
9/10/1970	LA15504	Borarcherd ( <i>sic</i> )	None listed	Hall Mark Demo	\$18,000	Demolish existing buildings on parcel
12/4/1970	LA20008	Al Borchard	Jack MacDonald (A)/Jim Frances (E)	Jack MacDonald Co.	\$220,000	Construct new concrete warehouse and garage, 200 feet by 137 feet and 31 feet in height
8/3/1971	LA20008	Al Borchard	N/A	N/A	N/A	Certificate of occupancy for one-story type IIIB, 200 feet by 137.5 feet office, warehouse, and service garage.
10/24/1996	LA57373	A & E Borcuario ( <i>sic</i> ) Foundation	Bruce Gillings (A)/Robert Coulson (E)	C. E. G. Construction	\$40,000	Seismic retrofit/full compliance with Division 91
7/22/1997	97020-20000-01644	Albert and Elaine	Ha Seungil (E)	Owner	\$29,000	Change of use from service garage to



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Date	Permit No.	Owner	Architect/Engineer	Contractor	Cost	Description
		Borchard Foundation				warehouse (cold storage/food storage)
2/2/2000	00016-10000-01944	Albert and Elaine Borchard Foundation	None listed	Cabral Corporation	\$8,000	Replace roofing materials

## 5 Properties Identified and Evaluated as Potential Historical Resources

The two buildings on the Project site—1811 Sacramento Street and 1825 Sacramento Street— were constructed more than 50 years ago, and are not currently listed in any national, state, or local landmark or historic district programs; therefore, the two buildings must be evaluated as potential historical resources subject to CEQA using the criteria for listing in the NRHP, CRHR, and for designation as an HCM.

Because both buildings are within the City of Los Angeles, three relevant sections of the *Los Angeles Citywide Historic Context Statement (LACHCS)* were used as the evaluator framework.<sup>20</sup> One of the contexts/themes from the *LACHCS* considered for this evaluation was Industrial Development, 1850–1980. Themes and subthemes within the context describe the key industries that shaped Los Angeles’ history, which include agriculture, construction, oil and other petroleum products, freight rail transportation, Port of Los Angeles, food processing, garment and textile manufacture, automobile manufacture, as well as aviation and aerospace industries. The buildings at 1811 Sacramento Street and 1825 Sacramento Street were both constructed as general storage warehouses and as such, are not representative of any of the above key industries within the context’s themes and subthemes. Therefore, no associated *LACHCS* eligibility standards within the Industrial Development context were applicable to the evaluation of the two buildings on the Project site.

The second context/theme considered was the Commercial Merchants, Builders, and Leaders, 1850–1980 theme, within the Commercial Development context. The eligibility standards for this theme are in **Table 4**.

**Table 4. Commercial Merchants, Leaders, and Builders, 1850–1980, *LACHCS* Eligibility Standards**

<b>Context: Commercial Development, 1850–1980</b>
<b>Theme: Commercial Merchants, Leaders, and Builders, 1850–1980</b>
<b>Eligibility Standards</b>
<ul style="list-style-type: none"> <li>• Is associated with a person who made important individual contributions to commercial growth and development             <ul style="list-style-type: none"> <li>○ Individual must be proven to have made an important contribution to commercial development</li> </ul> </li> </ul>

<sup>20</sup> The *LACHCS* is organized into contexts and themes, of which the most applicable were identified and applied.



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<b>Context: Commercial Development, 1850–1980</b>
<b>Theme: Commercial Merchants, Leaders, and Builders, 1850–1980</b>
<b>Character-Defining/Associative Features</b>
<ul style="list-style-type: none"> <li>Retains most of the essential physical features from the period of significance</li> <li>Directly associated with the productive life of the individual in the area of commercial development</li> <li>May be associated with individuals important in ethnic, cultural, LGBT, and/or women’s history</li> <li>For residential property types, the individual must have resided in the property during the period in which he/she achieved significance</li> <li>For the National Register, properties associated with individuals whose significant accomplishment date from the last 50 years must possess exceptional significance</li> </ul>
<b>Integrity Considerations</b>
<ul style="list-style-type: none"> <li>Should retain integrity of location, design, feeling, and association to its period of significance</li> <li>Some original materials may be altered or removed, particularly in cases where a property is not also evaluated for significance under Criterion C/3/3.</li> <li>Setting may have changed (surrounding buildings and land uses)</li> </ul>

The third context/theme considered was the Mid-Century Modernism, 1946–1975, a sub-theme of the L.A. Modernism sub-context. The eligibility standards for this theme are in **Table 5**.

**Table 5. Mid-Century Modern LACHCS Eligibility Standards**

<b>Context: Architecture and Engineering, 1850–1980</b>
<b>Sub-Context: LA Modernism, 1919–1980</b>
<b>Theme: Postwar Modernism, 1946–1975</b>
<b>Sub-theme: Mid-Century Modern, 1945–1975</b>
<b>Eligibility Standards</b>
<ul style="list-style-type: none"> <li>Exhibits quality of design through distinctive features</li> <li>Is an excellent example of the Mid-Century Modern style</li> <li>Was constructed during the period of significance</li> </ul>
<b>Character-Defining/Associative Features</b>
<ul style="list-style-type: none"> <li>Retains most of the essential character-defining features from the period of significance</li> <li>Direct expression of the structural system, often wood or steel post and beam</li> <li>Flat roof, at times with wide overhanging eaves</li> <li>Floor-to-ceiling windows, often flush-mounted metal framed</li> <li>Horizontal massing</li> <li>Simple geometric volumes</li> <li>If Expressionistic: sculptural forms intersecting with geometric volumes</li> <li>If Expressionistic: curved, sweeping wall surfaces</li> <li>If Expressionistic: dramatic roof forms, such as butterfly, A-frame, hyperbolic paraboloid, folded plate or barrel vault</li> </ul>
<b>Integrity Considerations</b>
<ul style="list-style-type: none"> <li>Should retain integrity of design, materials, workmanship, and feeling from the period of significance</li> <li>Retains sufficient integrity to convey significance</li> <li>If a district or grouping, the majority of the buildings should retain sufficient to convey their significance</li> <li>Some windows and doors may have been replaced, as long as openings have not been altered and original fenestration patterns have not been disrupted</li> <li>Surrounding building and land uses may have changed</li> <li>Original use may have changed</li> <li>The painting of surfaces (wood) original unpainted may be acceptable</li> <li>Addition of decorative elements to originally sparse façades may be acceptable</li> <li>For commercial properties, storefronts modification may be acceptable unless the original storefront is no longer evident</li> <li>Modified signage may be acceptable if the signage itself was not a major character defining feature</li> </ul>



## **5.1 1811 Sacramento Street**

### **5.1.1 CRITERIA A/1/1**

To be eligible under Criteria A/1/1, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The most applicable context for evaluating 1811 Sacramento Street is Industrial Development in Los Angeles, 1850–1980.

The property is not associated with significant events or trends that rise to the level of historic importance under Criteria A/1/1. It was constructed in 1949 as a storage warehouse and does not represent a very early period of industrial development in this area of Los Angeles. The *LACHCS* period of significance for early industrial development is 1875 to 1925.<sup>21</sup> For this specific area of the city east of downtown, properties associated with early industrial development generally date from the 1910s or 1920s, if not earlier. Instead, the building at 1811 Sacramento Street was associated with ongoing, mid-20<sup>th</sup>-century industrial development in Los Angeles' primary industrial hub. However, "National Register Bulletin 15" states that a "mere association with historic events or trends is not enough [...] to qualify under NRHP Criterion A: a property's specific association must be considered important as well."<sup>22</sup> Research did not reveal that the property has any significant associations with industrial development in Los Angeles. Rather, it is one of numerous industrial buildings constructed in this area since the late nineteenth century. For these reasons, the property is not associated with events that have made a significant contribution to the broad patterns of local, state, or national history, and, therefore, does not appear to be significant under Criterion A/1/1.

### **5.1.2 CRITERIA B/2/2**

Criteria B/2/2 states that to be eligible, a property must be associated with the lives of persons significant in our past.

The property has no known associations linking it to persons of historic importance under Criteria B/2/2. Research did not reveal the name of the General Trucking Company owner from the period the building was originally constructed in 1949. Albert Borchard (1914–1983) later owned the property in the 1970s and 1980s. Borchard was born in 1914 in Oxnard, California. In 1940, he worked as a news stand distributor, and in 1950, he worked in trucking.<sup>23</sup> By 1957, he was a magazine distributor and an official of the General Trucking Company.<sup>24</sup> Research did not reveal that Borchard has made important contributions to commercial or industrial growth and development in Los Angeles; therefore, he does not appear to meet the eligibility standards for the Commercial Merchants, Leaders, and Builders, 1850–1980, theme. For these reasons, it is reasonable to assume that Borchard is not a significant historical figure, and the property does not appear to be eligible under Criteria B/2/2.

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<sup>21</sup> LSA, 215.

<sup>22</sup> "National Register Bulletin 15," 12.

<sup>23</sup> Ancestry.com, U.S. Federal Decennial Population Census, 1940, 1950; "Albert & Elaine Borchard (Obituary)," *Los Angeles Times*, February 24, 1983.

<sup>24</sup> "Confidential Hit by Angry Stars," *Los Angeles Mirror*, May 14, 1957.



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### 5.1.3 CRITERIA C/3/3

A property can be eligible under Criteria C/3/3 if it embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or lastly, represents a significant and distinguishable entity whose components may lack individual distinction.

The building at 1811 Sacramento Street is an industrial resource that does not embody the distinctive characteristics that would make it significant as an example of any one particular style. It is an unexceptional building and does not demonstrate any innovative, important, or outstanding design features. Furthermore, the property has undergone substantial alterations since 1949, most notably, a large addition appended to the east elevation in 1972.

John E. Mackel was the engineer for the 1949 building. Mackel was the engineer of several other projects in Los Angeles, including 17 single-family residents near 1321 Arabic Street in Mar Vista in 1945, a building at the Immaculate Heart High School at Franklin and Western Avenues in 1945, and the Thomas & Betts Company manufacturing plant at 145 S. Anderson Street in 1956.<sup>25</sup> Research did not suggest that Mackel was generally recognized in the field of structural engineering at a local, state, or national level.

Morgan Lupher of Morgan Lupher & Company was the contractor for the 1949 building. The firm was also the contractor for the Thomas & Betts Company manufacturing plant at 145 S. Anderson Street in 1956, the Jeffries Transformer plant at 620 Turner Street in 1957, and an office building at 108 E. 127<sup>th</sup> Street in 1961.<sup>26</sup> Research did not suggest that the firm was generally recognized in the field of construction at a local, state, or national level.

The possession of high artistic values refers to a building's articulation of a particular concept of design so fully that it expresses an aesthetic ideal.<sup>27</sup> A building eligible under this aspect of Criterion C/3/3 would need to possess design qualities and details that suggest high artistic value. As a common example of an industrial building that is not an excellent example of a particular style, 1811 Sacramento Street does not possess design qualities and details that suggest high artistic value.

The last aspect of Criteria C/3 is generally applied to historic districts. The property is not within the boundaries of an HPOZ nor was it identified by SurveyLA as being within the boundaries of a potential historic district. During field investigations, it was determined that not enough properties with shared physical characteristics or historical associations were in the area to be considered a potential historic district. The surrounding streets are generally characterized by industrial development, but many historic-period industrial buildings have been demolished and replaced with newer infill construction; those that remain have been substantially and unsympathetically altered. Therefore, 1811 Sacramento Street does

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<sup>25</sup> "Work Started on 17 New Homes," *News-Pilot* (San Pedro, CA), January 9, 1945; "School to Have \$150,000 Building," *Los Angeles Evening Citizen*, September 28, 1945; "Newly Completed Plant Occupied by Electrical Firm," *Los Angeles Times*, April 15, 1956.

<sup>26</sup> "Newly Completed Plant," 1956; "Readied," *Los Angeles Times*, March 10, 1957; "Office-Shop Building," *Southwest Topics Wave* (Los Angeles, CA), October 26, 1961.

<sup>27</sup> "National Register Bulletin 15," 20.





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not form or contribute to a historically significant distinguishable entity whose components may lack individual distinction.

### 5.1.4 CRITERIA D/4

To be eligible under Criteria D/4, a property's physical material must have yielded, or may be likely to yield, information important to history or prehistory. The Los Angeles Cultural Heritage Ordinance does not have a similar criterion.

This national and state criteria generally applies to archaeological resources but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for a 1949 warehouse building. Therefore, the property does not appear to be significant under Criterion D/4.

### 5.1.5 CONCLUSIONS

Because 1811 Sacramento Street does not appear to be significant under any national, state, or local criteria, it has no period of significance, and its physical and historical integrity do not require examination.

For these reasons, this evaluation finds that 1811 Sacramento Street does not meet the criteria for listing in the NRHP and the CRHR or for designation as a Los Angeles HCM. The property, therefore, does not appear to be a historical resource for the purposes of CEQA pursuant to Title 14 CCR §15064.5.

## 5.2 1825 Sacramento Street

### 5.2.1 CRITERIA A/1/1

To be eligible under Criteria A/1/1, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The most applicable context for evaluating 1825 Sacramento Street is Industrial Development in Los Angeles, 1850–1980.

The property is not associated with significant events or trends that rise to the level of historic importance under Criteria A/1/1. It was constructed in 1971 as a storage warehouse and garage and does not represent a very early period of industrial development in this area of Los Angeles. The *LACHCS* period of significance for early industrial development is 1875 to 1925.<sup>28</sup> For this specific area of the city east of downtown, properties associated with early industrial development generally date from the 1910s or 1920s, if not earlier. Instead, 1825 Sacramento Street is associated with ongoing, mid-20<sup>th</sup>-century industrial development in Los Angeles' primary industrial hub. However, "National Register Bulletin 15" states that a "mere association with historic events or trends is not enough [...] to qualify under NRHP Criterion A: a property's specific association must be considered important as well."<sup>29</sup> Research did not reveal that the property has any significant associations with industrial development in Los Angeles.

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<sup>28</sup> LSA, 215.

<sup>29</sup> "National Register Bulletin 15," 12.



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Rather, it is just one of numerous industrial buildings constructed in this area since the late 19<sup>th</sup> century. For these reasons, the property is not associated with events that have made a significant contribution to the broad patterns of local, state, or national history, and, therefore, does not appear to be significant under Criteria A/1/1.

### 5.2.2 CRITERIA B/2/2

Criteria B/2/2 states that to be eligible, a property must be associated with the lives of persons significant in our past.

The property has no known associations linking it to persons of historic importance under Criteria B/2/2. 1825 Sacramento Street was constructed by Albert Borchard (1914–1983). Borchard was born in 1914 in Oxnard California. In 1940, he worked as a news stand distributor, and in 1950, he worked in trucking.<sup>30</sup> By 1957, he was a magazine distributor and an official of the General Trucking Company.<sup>31</sup> Research did not reveal that Borchard has made important contributions to commercial or industrial growth and development in Los Angeles; therefore, he does not appear to meet the eligibility standards for the Commercial Merchants, Leaders, and Builders, 1850–1980, theme. For these reasons, it is reasonable to assume that Borchard is not a significant historical figure, and the property does not appear to be eligible under Criteria B/2/2.

### 5.2.3 CRITERIA C/3/3

A property can be eligible under Criteria C/3/3 if it embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or lastly, represents a significant and distinguishable entity whose components may lack individual distinction.

The industrial building at 1825 Sacramento Street is a common example of its type. It exhibits a few Mid-Century Modern stylistic elements, such as aggregate concrete panels and wide flat awnings. However, the building is not an excellent example of the style with distinctive characteristics that are fully integrated into its design. The *LACHCS* Industrial Development context states “Properties that simply have a few applied elements of an architectural style may not be considered excellent examples of the architectural style.”<sup>32</sup> As such, 1825 Sacramento Street is an unexceptional building that does not exhibit quality of design through distinctive features nor does it demonstrate any innovative, important, or outstanding design traits.

Jack MacDonald Company was the architect and contractor of the building. Jack H. MacDonald (1912–1983) was a prolific architect and engineer of Mid-Century Modern–style commercial and industrial buildings in the Los Angeles area from the 1950s through the 1970s. He worked for a period in the 1950s with architect Cejay Parsons. MacDonald designed numerous buildings throughout his career. Notable examples of his work include the 1958 Hancock Park Building at 5820 W. Wilshire Boulevard, which was

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<sup>30</sup> Ancestry.com, U.S. Census, 1940, 1950; “Albert & Elaine Borchard (Obituary).”

<sup>31</sup> “Confidential Hit by Angry Stars.”

<sup>32</sup> LSA, 196.



## Historical Resources Technical Report for 1811–1825 Sacramento Street 5 Properties Identified and Evaluated as Potential Historical Resources

identified by SurveyLA as eligible for state and local listing. He also designed the 1949 Music Center Annex at 601 W. Temple Street, a 1955 office building at 3625 W. 6<sup>th</sup> Street, and the 1958 Victoria G. Cook Building at 548 S. Kingsley Drive.<sup>33</sup>

Limited scholarship on MacDonald does not suggest that he was a “figure of generally recognized greatness” in the field of architecture at a local, state, or national level.<sup>34</sup> However, even if MacDonald were considered a master architect, 1825 Sacramento Street would not be the best representation of his work. “National Register Bulletin 15” states that “the property must express a particular phase in the development of the master’s career, an aspect of his or her work, or a particular idea or theme in his or her craft.”<sup>35</sup> The industrial building at 1825 Sacramento Street is a plain example MacDonald’s work constructed near the end of his long career. The property, therefore, does not express a particular phase in the development of his career, an aspect of his work, or a particular idea or theme in his craft.

Jim Frances was the engineer of the building. Research did not reveal specific information regarding Frances beyond his name. However, it is unlikely, given the building’s appearance, that it is representative of the work of a master engineer.

The possession of high artistic values refers to a building’s articulation of a particular concept of design so fully that it expresses an aesthetic ideal.<sup>36</sup> A building eligible under this aspect of Criteria C/3/3 would need to possess ornamentation and detail to lend it high artistic value. As a common example of an industrial building that is not an excellent example of a particular style, 1825 Sacramento Street does not possess design qualities and details that suggest high artistic value.

The last aspect of Criteria C/3 is generally applied to historic districts. The property is not within the boundaries of an HPOZ nor was it identified by SurveyLA as being within the boundaries of a potential historic district. During field investigations, it was determined that not enough properties with shared physical characteristics or historical associations were in the area to be considered a potential historic district. The surrounding streets are generally characterized by industrial development, but many historic-period industrial buildings have been demolished and replaced with newer infill construction; those that remain have been substantially and unsympathetically altered. Therefore, 1825 Sacramento Street does not form or contribute to a distinguishable entity whose components may lack individual distinction.

### 5.2.4 CRITERIA D/4

To be eligible for listing under Criteria D/4, a property’s physical material must have yielded, or may be likely to yield, information important to history or prehistory. The Los Angeles Cultural Heritage Ordinance does not have a similar criterion.

This national and state criteria generally applies to archaeological resources but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics

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<sup>33</sup> “Forum,” SkyscraperPage.com, January 17, 2016, accessed December 29, 2022, <https://skyscraperpage.com/forum/showpost.php?p=7302113&postcount=33152>.

<sup>34</sup> “National Register Bulletin 15,” 20.

<sup>35</sup> Ibid.

<sup>36</sup> “National Register Bulletin 15,” 20.



## **Historical Resources Technical Report for 1811–1825 Sacramento Street 5 Properties Identified and Evaluated as Potential Historical Resources**

as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for a 1971 warehouse building. Therefore, the property does not appear to be significant under Criteria D/4.

### **5.2.5 CONCLUSIONS**

Because 1825 Sacramento Street does not appear to be significant under any national, state, or local criteria, it has no period of significance, and its physical and historical integrity does not require examination.

For these reasons, this evaluation finds that 1825 Sacramento Street does not meet the criteria for listing in the NRHP and the CRHR or for designation as a Los Angeles HCM. The property therefore does not appear to be a historical resource for the purposes of CEQA, pursuant to Title 14 CCR §15064.5.



## 6 Analysis of Project Impacts on Historical Resources

The Project would have no direct impacts on historical resources. No historical resources are on the Project site and no historical resources would be demolished, destroyed, relocated, or altered as a result of the Project. Therefore, this report only analyzes the indirect impacts the Project may have on the historical resources in the vicinity. As described in **Section 3**, one historical resource is within the Study Area, the Pioneer & Truck Transfer Building, which is northeast of the Project site.

In determining the potential impact of adjacent new construction on the historical resource in the Study Area, the central question is whether the proposed new building would cause a "material impairment" to the significance of the nearby historical resource.<sup>37</sup> Material impairment occurs where a project demolishes or alters the physical characteristics that convey the significance of a historical resource and that justify its inclusion in or eligibility for inclusion in national, state, or local landmark or historic district programs pursuant to the requirements of CEQA. Such an effect would only occur if the historical resource in the Study Area no longer retained sufficient integrity to convey its significance.

According to "National Register Bulletin 15," there are seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. Six of the seven aspects of integrity are related to the historical significance and justify its inclusion in, or eligibility for, applicable landmark designation programs. Because the proposed Project would not alter the physical characteristics of the historical resource in the Study Area, the only relevant aspect with respect to the impact of the new building on this historical resource is setting. Setting refers to the character of the place in which the historical resource is situated within the boundaries of the property or historic district. It also refers to a resource's relationship to its broader surroundings, such as other buildings, landscapes, and open spaces. This analysis considers whether the integrity of setting of the historical resource in the Study Area would be so diminished by the Project that it would no longer qualify as a historical resource under national, state, or local landmark or historic district programs.

The Pioneer & Truck Transfer Building is separated from the Project site by Wilson Street; therefore, the Project would not impact the Pioneer & Truck Transfer Building's integrity of immediate setting because the Project site is outside the parcel boundaries of the historical resource. The Project would not have any impact on the physical characteristics that convey the historical resource's historic significance and justify its inclusion in landmark designation programs.

The Project would introduce a new visual element to the southwest of the Pioneer & Truck Transfer Building; however, the historical resource's broader surroundings, particularly its relationship to the surrounding buildings, has already been altered by demolition and new construction. Fourteen of the 17 buildings within the Study Area were constructed after the end of the period of significance of 1929 for the Pioneer & Truck Transfer Building. Inclusive of the two existing buildings on the Project site, 1811 Sacramento Street (1949/1972) and 1825 Sacramento Street (1971), these 14 properties include 1000 Lawrence Street (1951), 1102–1104 Sacramento Street (1960), 1900 Sacramento Street (1969), 2121 E.

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<sup>37</sup> Pub. Res. Code §21084.1; CEQA Guidelines §15064.5(b).



## Historical Resources Technical Report for 1811–1825 Sacramento Street 6 Analysis of Project Impacts on Historical Resources

8<sup>th</sup> Street (1991), 2017 E. 8<sup>th</sup> Street (1993), 1111 Mateo Street (1970), 780 S. Alameda Street (1970), 1700 Bay Street (1988), 750 S. Alameda Street (1992), 1701–1791 Bay Street (1999), 1511–1551 Bay Street (1999), and 788 S. Alameda Street (2005). Therefore, the overall integrity of setting has already been substantially diminished by construction in the vicinity. Furthermore, the Pioneer & Truck Transfer Building's broad setting is not a key aspect of integrity for the historical resource because neither its historical nor architectural significance is derived from its surrounding environment. It is extremely rare that integrity of broad setting is necessary for a historical resource to express its historic or architectural significance within a dense urban environment like Los Angeles.

Views of the Pioneer & Truck Transfer Building from the surrounding blocks would not be obscured as a result of the Project. The most important views of this historical resource are of its street-facing façades on Wilson and Bay Streets. The Project would have no impact on the views of the north and west façades (**Figure 5**). As a result, the historical resource would remain fully visible and continue to be a prominent component in the area.



**Figure 5. View of historical resource's Bay and Wilson Street façades, looking south towards Project site (Stantec December 2022).**

In conclusion, the Project would introduce a new visual element to the Study Area, but it would not impact the historical resource's integrity of setting to the degree that it would no longer be eligible for national, state, or local historic district programs.



## 7 Conclusions

The proposed Project would have no direct impacts on historical resources. The two existing building on the Project site proposed for demolition are not historical resources; therefore, no historical resources would be demolished, destroyed, altered, or relocated as a result of the Project. Indirect impacts on historical resources were also analyzed. The Project would have no impact on the historical resource in the Study Area. The new building would introduce a new visual element to the immediate surroundings of the historical resource; however, the Project would not result in a substantial adverse change to the integrity of the identified historical resource to the degree that it would no longer be eligible for listing as a historical resource defined by CEQA. No mitigation is required or recommended.

## 8 References

- “Albert & Elaine Borchard (Obituary).” *Los Angeles Times*. February 24, 1983.
- Ancestry.com. U.S. Federal Decennial Population Census. Various Dates.
- California Code of Regulations. California Office of Administrative Law. State of California Government.
- “California Office of Historic Preservation Technical Assistance Series #7: How to Nominate a Resource to the California Register of Historical Resources.” California Office of Historic Preservation. Accessed December 30, 2022, [https://ohp.parks.ca.gov/pages/1056/files/07\\_TAB%207%20How%20To%20Nominate%20A%20Property%20to%20California%20Register.pdf](https://ohp.parks.ca.gov/pages/1056/files/07_TAB%207%20How%20To%20Nominate%20A%20Property%20to%20California%20Register.pdf)
- City Directories. Los Angeles. Various dates.
- Code of Federal Regulations, Title 36: Parks, Forests, and Public Property. Office of the Federal Register, National Archives and Records Administration, United States Government.
- “Confidential Hit by Angry Stars.” *Los Angeles Mirror*. May 14, 1957.
- “Forum.” SkyscraperPage.com. January 17, 2016. Accessed December 29, 2022, <https://skyscraperpage.com/forum/showpost.php?p=7302113&postcount=33152>.
- Los Angeles Department of Building and Safety. Building Permits. Various dates.
- LSA Associates, Inc. “Industrial Development, 1850–1980.” *Los Angeles Citywide Context Statement*. City of Los Angeles Office of Historic Resources, February 2018.
- “National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.” U.S. Department of the Interior, National Park Service, Cultural Resources. eds. Patrick Andrus and Rebecca Shrimpton. Accessed December 30, 2022, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf).
- “Newly Completed Plant Occupied by Electrical Firm.” *Los Angeles Times*. April 15, 1956.



**Historical Resources Technical Report for 1811–1825 Sacramento Street**  
**8 References**

“Office-Shop Building.” *Southwest Topics Wave* (Los Angeles, CA). October 26, 1961.

“Readied.” *Los Angeles Times*. March 10, 1957.

Sanborn Map Company. *Los Angeles*, Vol. 2. Various Dates.

“School to Have \$150,000 Building.” *Los Angeles Evening Citizen*. September 28, 1945.

University of California, Santa Barbara. “City of Los Angeles (Aerial Image).” Aerial Photo Flights Catalog. Various dates. Accessed December 28, 2022,  
[https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/).

“Work Started on 17 New Homes.” *News-Pilot* (San Pedro, CA). January 9, 1945.





# APPENDICES



## Appendix A State Historic Resources Inventory Forms (DPR Forms)



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) 1811 Sacramento Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Los Angeles Date 2022 T    ; R    ;     of     of Sec Unsectioned; B.M.

c. Address 1811 Sacramento Street City Los Angeles Zip 90021

d. UTM: (Give more than one for large and/or linear resources) Zone    ,     mE/     mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
Assessor Parcel Number (APN): 5166-030-008

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

The one-story warehouse building at 1811 Sacramento Street was built in two phases. The west portion of the building was constructed in 1949 and the east portion was added later in 1972. It has an irregular plan, measuring approximately 200 feet long, 19 feet wide at the west end, and 123 feet wide at the east end. The warehouse faces east onto the surface parking lot. It has a flat roof covered in composition materials and a triangular-shaped skylight over the 1949 portion of the building. The 1949 portion of the building is constructed of brick, and the 1972 portion is clad in smooth stucco (Continued on page 3).

\*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial Building

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

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



P5b. Description of Photo: (view, date, accession #) View of 1811 Sacramento Street looking NW, 12/27/2022

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

1949; Los Angeles County Assessor's Office

\*P7. Owner and Address:

SDC 1811 Sacramento LLC  
633 W. 5<sup>th</sup> Street, Floor 68  
Los Angeles, CA 90071

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

Emily Rinaldi  
Stantec Consulting Services, Inc.  
801 S. Figueroa St, Suite 300  
Los Angeles, CA 90017

\*P9. Date Recorded: 1/9/2023

\*P10. Survey Type: (Describe)

Intensive Survey

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

Stantec Consulting Services Inc., Historical Resources Technical Report for the 1811-1825 Sacramento Street Project, Los Angeles, Los Angeles County, California, January 2023.

\*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 # (Assigned by recorder) 1811 Sacramento Street \*NRHP Status Code 6Z  
Page 2 of 5

B1. Historic Name: None  
B2. Common Name: None  
B3. Original Use: Warehouse B4. Present Use: Vacant  
\*B5. Architectural Style: No style  
\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See continuation sheet for construction history.

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

B9a. Architect: John E. Mackel (Engineer) b. Builder: Morgan Luper  
\*B10. Significance: Theme Industrial Development, 1850–1980; Commercial Merchants, Builders, and Leaders, 1850–1980; Mid-Century Modern, 1945–1975 Area Los Angeles  
Period of Significance N/A Property Type N/A Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This intensive survey and evaluation find that 1811 Sacramento Street is not eligible for listing in the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) nor is it eligible for designation as a Los Angeles Historic-Cultural Monument (HCM). The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act Guidelines (CEQA), using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to be a historical resource for the purposes of CEQA (See continuation sheet).

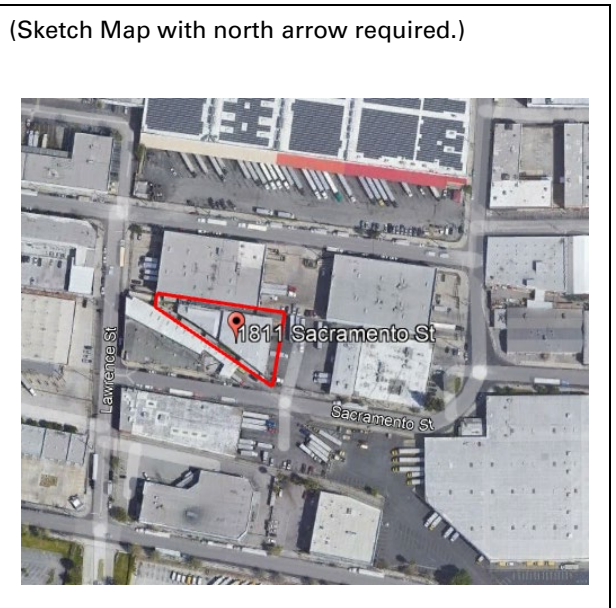
B11. Additional Resource Attributes: (List attributes and codes) N/A

\*B12. References: See footnotes on continuation sheet.

B13. Remarks: None

\*B14. Evaluator: Emily Rinaldi, Stantec Consulting Services Inc.  
801 S. Figueroa Street, Suite 300  
Los Angeles, CA 90017  
\*Date of Evaluation: 1/9/2023

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1811 Sacramento Street

Page 3 of 5

### P3a. Description (Continued from Page 1):

The main entrance is at the south end of the east elevation. It has a large rectangular opening with a single wood door covered by a metal security gate. The entrance is accessed via a short flight of concrete steps with a metal pipe handrail. There are three garage-door openings on the east elevation—two at the center and one at the north end. Each has a metal roll-up door. There is a fourth garage-door opening off center to the east on the south elevation, also with a metal roll-up door. Finally, a fifth garage-door opening with a metal roll-up door is on the west elevation. It has a triangular-shaped brick and concrete platform. The only natural light into the building is the skylight.

### B6. Construction History (Continued from Page 2):

In 1949, the brick or westernmost portion of present-day 1811 Sacramento Street was constructed as a warehouse for the General Trucking Service.<sup>1</sup> The engineer was John E. Mackel, the contractor was Morgan Luper, and no architect was listed on the 1949 building permit. Since its construction, the only alterations documented in the building permit record are for the construction of the addition in 1972 and installation of seismic upgrades in 1997.

### B10. Significance (Continued from Page 2):

#### Criteria A/1/1

To be eligible under Criteria A/1/1, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The most applicable context for evaluating 1811 Sacramento Street is Industrial Development in Los Angeles, 1850–1980.

The property is not associated with significant events or trends that rise to the level of historic importance under Criteria A/1/1. It was constructed in 1949 as a storage warehouse and does not represent a very early period of industrial development in this area of Los Angeles. The LACHCS period of significance for early industrial development is 1875 to 1925.<sup>2</sup> For this specific area of the city east of downtown, properties associated with early industrial development generally date from the 1910s or 1920s, if not earlier. Instead, the building at 1811 Sacramento Street was associated with ongoing, mid-20<sup>th</sup>-century industrial development in Los Angeles' primary industrial hub. However, "National Register Bulletin 15" states that a "mere association with historic events or trends is not enough [...] to qualify under NRHP Criterion A: a property's specific association must be considered important as well."<sup>3</sup> Research did not reveal that the property has any significant associations with industrial development in Los Angeles. Rather, it is one of numerous industrial buildings constructed in this area since the late nineteenth century. For these reasons, the property is not associated with events that have made a significant contribution to the broad patterns of local, state, or national history, and, therefore, does not appear to be significant under Criterion A/1/1.

#### Criteria B/2/2

Criteria B/2/2 states that to be eligible, a property must be associated with the lives of persons significant in our past.

The property has no known associations linking it to persons of historic importance under Criteria B/2/2. Research did not reveal the name of the General Trucking Company owner from the period the building was originally constructed in 1949. Albert Borchard (1914–1983) later owned the property in the 1970s and 1980s. Borchard was born in 1914 in Oxnard, California. In 1940, he worked as a news stand distributor, and in 1950, he worked in trucking.<sup>4</sup> By 1957, he was a magazine distributor and an official of the General Trucking Company.<sup>5</sup> Research did not reveal that Borchard has made important contributions to commercial or industrial growth and development in Los Angeles; therefore, he does not appear to meet the eligibility standards for the Commercial Merchants, Leaders, and Builders, 1850–1980, theme. For these reasons, it is reasonable to assume that Borchard is not a significant historical figure, and the property does not appear to be eligible under Criteria B/2/2.

#### Criteria C/3/3

<sup>1</sup> LADBS, Building Permit No. LA898, January 24, 1949.

<sup>2</sup> LSA Associates, Inc., "Industrial Development, 1850–1980," *Los Angeles Citywide Context Statement* (City of Los Angeles Office of Historic Resources, February 2018), 215.

<sup>3</sup> "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," U.S. Department of the Interior, National Park Service, Cultural Resources, eds. Patrick Andrus and Rebecca Shrimpton, accessed December 30, 2022, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), 12.

<sup>4</sup> Ancestry.com, U.S. Federal Decennial Population Census, 1940, 1950; "Albert & Elaine Borchard (Obituary)," *Los Angeles Times*, February 24, 1983.

<sup>5</sup> "Confidential Hit by Angry Stars," *Los Angeles Mirror*, May 14, 1957.

## CONTINUATION SHEET

Property Name: 1811 Sacramento Street

Page 4 of 5

A property can be eligible under Criteria C/3/3 if it embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or lastly, represents a significant and distinguishable entity whose components may lack individual distinction.

The building at 1811 Sacramento Street is an industrial resource that does not embody the distinctive characteristics that would make it significant as an example of any one particular style. It is an unexceptional building and does not demonstrate any innovative, important, or outstanding design features. Furthermore, the property has undergone substantial alterations since 1949, most notably, a large addition appended to the east elevation in 1972.

John E. Mackel was the engineer for the 1949 building. Mackel was the engineer of several other projects in Los Angeles, including 17 single-family residents near 1321 Arabic Street in Mar Vista in 1945, a building at the Immaculate Heart High School at Franklin and Western Avenues in 1945, and the Thomas & Betts Company manufacturing plant at 145 S. Anderson Street in 1956.<sup>6</sup> Research did not suggest that Mackel was generally recognized in the field of structural engineering at a local, state, or national level.

Morgan Luper of Morgan Luper & Company was the contractor for the 1949 building. The firm was also the contractor for the Thomas & Betts Company manufacturing plant at 145 S. Anderson Street in 1956, the Jeffries Transformer plant at 620 Turner Street in 1957, and an office building at 108 E. 127<sup>th</sup> Street in 1961.<sup>7</sup> Research did not suggest that the firm was generally recognized in the field of construction at a local, state, or national level.

The possession of high artistic values refers to a building's articulation of a particular concept of design so fully that it expresses an aesthetic ideal.<sup>8</sup> A building eligible under this aspect of Criterion C/3/3 would need to possess design qualities and details that suggest high artistic value. As a common example of an industrial building that is not an excellent example of a particular style, 1811 Sacramento Street does not possess design qualities and details that suggest high artistic value.

The last aspect of Criteria C/3 is generally applied to historic districts. The property is not within the boundaries of an HPOZ nor was it identified by SurveyLA as being within the boundaries of a potential historic district. During field investigations, it was determined that not enough properties with shared physical characteristics or historical associations were in the area to be considered a potential historic district. The surrounding streets are generally characterized by industrial development, but many historic-period industrial buildings have been demolished and replaced with newer infill construction; those that remain have been substantially and unsympathetically altered. Therefore, 1811 Sacramento Street does not form or contribute to a historically significant distinguishable entity whose components may lack individual distinction.

### Criteria D/4

To be eligible under Criteria D/4, a property's physical material must have yielded, or may be likely to yield, information important to history or prehistory. The Los Angeles Cultural Heritage Ordinance does not have a similar criterion.

This national and state criteria generally applies to archaeological resources but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for a 1949 warehouse building. Therefore, the property does not appear to be significant under Criterion D/4.

### Conclusions

Because 1811 Sacramento Street does not appear to be significant under any national, state, or local criteria, it has no period of significance, and its physical and historical integrity do not require examination.

For these reasons, this evaluation finds that 1811 Sacramento Street does not meet the criteria for listing in the NRHP and the CRHR or for designation as a Los Angeles HCM. The property, therefore, does not appear to be a historical resource for the purposes of CEQA pursuant to Title 14 CCR §15064.5.

<sup>6</sup> "Work Started on 17 New Homes," *News-Pilot* (San Pedro, CA), January 9, 1945; "School to Have \$150,000 Building," *Los Angeles Evening Citizen*, September 28, 1945; "Newly Completed Plant Occupied by Electrical Firm," *Los Angeles Times*, April 15, 1956.

<sup>7</sup> "Newly Completed Plant," 1956; "Readied," *Los Angeles Times*, March 10, 1957; "Office-Shop Building," *Southwest Topics Wave* (Los Angeles, CA), October 26, 1961.

<sup>8</sup> "National Register Bulletin 15," 20.

## CONTINUATION SHEET

Property Name: 1811 Sacramento Street

Page 5 of 5

### B12. References:

"Albert & Elaine Borchard (Obituary)." *Los Angeles Times*. February 24, 1983.

Ancestry.com. U.S. Federal Decennial Population Census. Various Dates.

"Confidential Hit by Angry Stars." *Los Angeles Mirror*. May 14, 1957.

Los Angeles Department of Building and Safety. Building Permits. Various dates.

LSA Associates, Inc. "Industrial Development, 1850–1980." *Los Angeles Citywide Context Statement*. City of Los Angeles Office of Historic Resources, February 2018.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service, Cultural Resources. eds. Patrick Andrus and Rebecca Shrimpton. Accessed December 30, 2022, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf).

"Office-Shop Building." *Southwest Topics Wave* (Los Angeles, CA). October 26, 1961.

"Readied." *Los Angeles Times*. March 10, 1957.

"School to Have \$150,000 Building." *Los Angeles Evening Citizen*. September 28, 1945.

"Work Started on 17 New Homes." *News-Pilot* (San Pedro, CA). January 9, 1945.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) 1825 Sacramento Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Los Angeles Date 2022 T    ; R    ;     of     of Sec Unsectioned; B.M.

c. Address 1825 Sacramento Street City Los Angeles Zip 90021

d. UTM: (Give more than one for large and/or linear resources) Zone    ,     mE/     mN

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

Assessor Parcel Number (APN): 5166-030-009

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

The one-story warehouse with an attached garage at 1825 Sacramento Street was constructed in 1971. The warehouse is rectangular in plan, measuring approximately 137 feet wide and 150 long. The attached garage is located at the west end of the warehouse. It is also rectangular in plan, measuring 125 feet wide and 50 feet long. The warehouse faces east onto Wilson Street, and the garage faces west onto a surface parking lot. Both have a flat roof covered in composition materials and the exteriors are clad in smooth stucco. Slightly projecting concrete piers are regularly positioned along the north, south, and east elevations of the warehouse. Exposed aggregate concrete panels are at the southwest and southeast corners (Continued on page 3).

\*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial Building

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

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



P5b. Description of Photo: (view, date, accession #) View of 1825 Sacramento Street looking NE, 12/27/2022

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

1971; Los Angeles County Assessor's Office

\*P7. Owner and Address:

SDC 1811 Sacramento LLC

633 W. 5<sup>th</sup> Street, Floor 68

Los Angeles, CA 90071

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

Emily Rinaldi

Stantec Consulting Services, Inc.

801 S. Figueroa St, Suite 300

Los Angeles, CA 90017

\*P9. Date Recorded: 1/9/2023

\*P10. Survey Type: (Describe)

Intensive Survey

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

Stantec Consulting Services Inc., Historical Resources Technical Report for the 1811–1825 Sacramento Street Project, Los Angeles, Los Angeles County, California, January 2023.

\*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): \_\_\_\_\_



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

\*Resource Name or # (Assigned by recorder) 1825 Sacramento Street \*NRHP Status Code 6Z  
 Page 2 of 5

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Warehouse B4. Present Use: Vacant  
 \*B5. Architectural Style: No style  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
See continuation sheet for construction history.

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

B9a. Architect: Jack H. MacDonald b. Builder: Jack MacDonald Company  
 \*B10. Significance: Theme Industrial Development, 1850–1980; Commercial Merchants, Builders, and Leaders, 1850–1980; Mid-Century Modern, 1945–1975 Area Los Angeles  
 Period of Significance N/A Property Type N/A Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This intensive survey and evaluation find that 1825 Sacramento Street is not eligible for listing in the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) nor is it eligible for designation as a Los Angeles Historic-Cultural Monument (HCM). The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act Guidelines (CEQA), using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to be a historical resource for the purposes of CEQA (See continuation sheet).

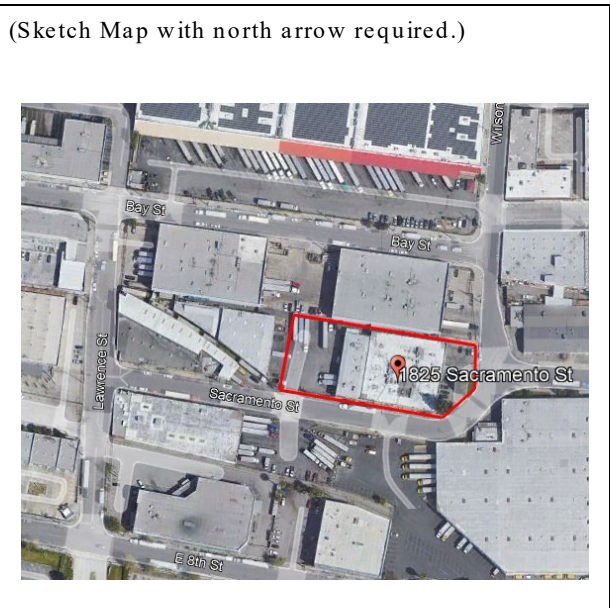
B11. Additional Resource Attributes: (List attributes and codes) N/A

\*B12. References: See footnotes on continuation sheet.

B13. Remarks: None

\*B14. Evaluator: Emily Rinaldi, Stantec Consulting Services Inc.  
801 S. Figueroa Street, Suite 300  
Los Angeles, CA 90017  
 \*Date of Evaluation: 1/9/2023

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1825 Sacramento Street

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### **P3a. Description** (Continued from Page 1):

The east entrance to the warehouse is at the south end of the east elevation. It consists of a large, rectangular opening with aluminum-and-glass infill. The entry door at the north end of the opening has a single, fully-glazed aluminum-frame door. The entrance is topped with a flat awning and accessed via a short flight of concrete steps surrounded by a metal security gate. A secondary entrance at the center of the east elevation has a single metal door accessed by a short flight of concrete steps with a metal pipe railing. There are two garage-door openings to the north of the secondary entrance with roll-up metal doors.

The west entrance to the warehouse is at the south end of the west elevation. It consists of a single metal door. There are five garage-door openings to the north of the entrance, all with roll-up metal doors. Window openings on the warehouse and garage are rectangular. Some are infilled with sliding aluminum window sashes, and others are infilled with metal panels. All are covered with metal security bars or grates.

### **B6. Construction History** (Continued from Page 2):

The existing warehouse building and garage at 1825 Sacramento Street were subsequently completed in 1971 for owner Albert Borchard.<sup>1</sup> Alterations documented in the building permit record for 1825 Sacramento Street since its construction in 1971 are for the installation of seismic upgrades in 1996, change of use from a service garage to a cold storage warehouse in 1997, and the replacement of roofing materials in 2000. The only other alteration observed during field investigations was the resized the garage openings on the east elevation, which may have occurred when the building was altered for cold storage in 1997.

### **B10. Significance** (Continued from Page 2):

#### **Criteria A/1/1**

To be eligible under Criteria A/1/1, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The most applicable context for evaluating 1825 Sacramento Street is Industrial Development in Los Angeles, 1850–1980.

The property is not associated with significant events or trends that rise to the level of historic importance under Criteria A/1/1. It was constructed in 1971 as a storage warehouse and garage and does not represent a very early period of industrial development in this area of Los Angeles. The *LACHCS* period of significance for early industrial development is 1875 to 1925.<sup>2</sup> For this specific area of the city east of downtown, properties associated with early industrial development generally date from the 1910s or 1920s, if not earlier. Instead, 1825 Sacramento Street is associated with ongoing, mid-20<sup>th</sup>-century industrial development in Los Angeles' primary industrial hub. However, "National Register Bulletin 15" states that a "mere association with historic events or trends is not enough [...] to qualify under NRHP Criterion A: a property's specific association must be considered important as well."<sup>3</sup> Research did not reveal that the property has any significant associations with industrial development in Los Angeles. Rather, it is just one of numerous industrial buildings constructed in this area since the late 19<sup>th</sup> century. For these reasons, the property is not associated with events that have made a significant contribution to the broad patterns of local, state, or national history, and, therefore, does not appear to be significant under Criteria A/1/1.

#### **Criteria B/2/2**

Criteria B/2/2 states that to be eligible, a property must be associated with the lives of persons significant in our past. The property has no known associations linking it to persons of historic importance under Criteria B/2/2. 1825 Sacramento Street was constructed by Albert Borchard (1914–1983). Borchard was born in 1914 in Oxnard California. In 1940, he worked as a news stand distributor, and in 1950, he worked in trucking.<sup>4</sup> By 1957, he was a magazine distributor and an official of the General Trucking Company.<sup>5</sup> Research did not reveal that Borchard has made important contributions to commercial or industrial growth and development in Los Angeles; therefore, he does not appear to meet the eligibility standards for the Commercial Merchants, Leaders, and Builders, 1850–1980, theme. For these reasons, it is reasonable to assume that Borchard is not a significant historical figure, and the property does not appear to be eligible under Criteria B/2/2.

<sup>1</sup> LADBS, Building Permit No. LA15504, September 10, 1970; and LADBS, Building Permit No. LA20008, December 4, 1970.

<sup>2</sup> LSA, 215.

<sup>3</sup> "National Register Bulletin 15," 12.

<sup>4</sup> Ancestry.com, U.S. Census, 1940, 1950; "Albert & Elaine Borchard (Obituary)."

<sup>5</sup> "Confidential Hit by Angry Stars."

## CONTINUATION SHEET

Property Name: 1825 Sacramento Street

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### Criteria C/3/3

A property can be eligible under Criteria C/3/3 if it embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or lastly, represents a significant and distinguishable entity whose components may lack individual distinction.

The industrial building at 1825 Sacramento Street is a common example of its type. It exhibits a few Mid-Century Modern stylistic elements, such as aggregate concrete panels and wide flat awnings. However, the building is not an excellent example of the style with distinctive characteristics that are fully integrated into its design. The *LACHCS* Industrial Development context states “Properties that simply have a few applied elements of an architectural style may not be considered excellent examples of the architectural style.”<sup>6</sup> As such, 1825 Sacramento Street is an unexceptional building that does not exhibit quality of design through distinctive features nor does it demonstrate any innovative, important, or outstanding design traits.

Jack MacDonald Company was the architect and contractor of the building. Jack H. MacDonald (1912–1983) was a prolific architect and engineer of Mid-Century Modern–style commercial and industrial buildings in the Los Angeles area from the 1950s through the 1970s. He worked for a period in the 1950s with architect Cejay Parsons. MacDonald designed numerous buildings throughout his career. Notable examples of his work include the 1958 Hancock Park Building at 5820 W. Wilshire Boulevard, which was identified by SurveyLA as eligible for state and local listing. He also designed the 1949 Music Center Annex at 601 W. Temple Street, a 1955 office building at 3625 W. 6<sup>th</sup> Street, and the 1958 Victoria G. Cook Building at 548 S. Kingsley Drive.<sup>7</sup>

Limited scholarship on MacDonald does not suggest that he was a “figure of generally recognized greatness” in the field of architecture at a local, state, or national level.<sup>8</sup> However, even if MacDonald were considered a master architect, 1825 Sacramento Street would not be the best representation of his work. “National Register Bulletin 15” states that “the property must express a particular phase in the development of the master’s career, an aspect of his or her work, or a particular idea or theme in his or her craft.”<sup>9</sup> The industrial building at 1825 Sacramento Street is a plain example MacDonald’s work constructed near the end of his long career. The property, therefore, does not express a particular phase in the development of his career, an aspect of his work, or a particular idea or theme in his craft. Jim Frances was the engineer of the building. Research did not reveal specific information regarding Frances beyond his name. However, it is unlikely, given the building’s appearance, that it is representative of the work of a master engineer.

The possession of high artistic values refers to a building’s articulation of a particular concept of design so fully that it expresses an aesthetic ideal.<sup>10</sup> A building eligible under this aspect of Criteria C/3/3 would need to possess ornamentation and detail to lend it high artistic value. As a common example of an industrial building that is not an excellent example of a particular style, 1825 Sacramento Street does not possess design qualities and details that suggest high artistic value.

The last aspect of Criteria C/3 is generally applied to historic districts. The property is not within the boundaries of an HPOZ nor was it identified by SurveyLA as being within the boundaries of a potential historic district. During field investigations, it was determined that not enough properties with shared physical characteristics or historical associations were in the area to be considered a potential historic district. The surrounding streets are generally characterized by industrial development, but many historic-period industrial buildings have been demolished and replaced with newer infill construction; those that remain have been substantially and unsympathetically altered. Therefore, 1825 Sacramento Street does not form or contribute to a distinguishable entity whose components may lack individual distinction.

### Criteria D/4

To be eligible for listing under Criteria D/4, a property’s physical material must have yielded, or may be likely to yield, information important to history or prehistory. The Los Angeles Cultural Heritage Ordinance does not have a similar criterion.

This national and state criteria generally applies to archaeological resources but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for a 1971 warehouse building. Therefore, the property does not appear to be significant under Criteria D/4.

<sup>6</sup> LSA, 196.

<sup>7</sup> “Forum,” SkyscraperPage.com, January 17, 2016, accessed December 29, 2022, <https://skyscraperpage.com/forum/showpost.php?p=7302113&postcount=33152>.

<sup>8</sup> “National Register Bulletin 15,” 20.

<sup>9</sup> Ibid.

<sup>10</sup> “National Register Bulletin 15,” 20.

## CONTINUATION SHEET

Property Name: 1825 Sacramento Street

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### Conclusions

Because 1825 Sacramento Street does not appear to be significant under any national, state, or local criteria, it has no period of significance, and its physical and historical integrity does not require examination.

For these reasons, this evaluation finds that 1825 Sacramento Street does not meet the criteria for listing in the NRHP and the CRHR or for designation as a Los Angeles HCM. The property therefore does not appear to be a historical resource for the purposes of CEQA, pursuant to Title 14 CCR §15064.5.

### B12. References:

"Albert & Elaine Borchard (Obituary)." *Los Angeles Times*. February 24, 1983.

Ancestry.com. U.S. Federal Decennial Population Census. Various Dates.

"Confidential Hit by Angry Stars." *Los Angeles Mirror*. May 14, 1957.

Los Angeles Department of Building and Safety. Building Permits. Various dates.

LSA Associates, Inc. "Industrial Development, 1850–1980." *Los Angeles Citywide Context Statement*. City of Los Angeles Office of Historic Resources, February 2018.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service, Cultural Resources. eds. Patrick Andrus and Rebecca Shrimpton. Accessed December 30, 2022, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf).

"Office-Shop Building." *Southwest Topics Wave* (Los Angeles, CA). October 26, 1961.

"Readied." *Los Angeles Times*. March 10, 1957.

"School to Have \$150,000 Building." *Los Angeles Evening Citizen*. September 28, 1945.

"Work Started on 17 New Homes." *News-Pilot* (San Pedro, CA). January 9, 1945.

## Appendix B SurveyLA Historic Resources Inventory Forms





Primary Address: 1014 W BARTLETT ST  
 Other Address: 1014 1/2 W BARTLETT ST  
 Name:  
 Year built: 1906  
 Architectural style: Victorian, Vernacular Cottage, hip roof

**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent intact example early residential development in Central City North; residence predates a larger part of the surrounding development by at least a decade or more.



Primary Address: 1914 E BAY ST  
 Other Address: 1910 E BAY ST  
 Name: Pioneer Truck & Transfer  
 Year built: 1929  
 Architectural style: Art Deco

**Context 1:**

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Early Industrial Development, 1880-1945
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1920s warehouse building in Los Angeles' primary industrial district; most examples from this period do not retain integrity.