

Appendix D4 - CEQA Only

Map ID	Historic Name	APN	Address	City	Year Built	Status Code*
D4-1	Van de Kamp's Holland Dutch Bakery	5458-001-904	3020 N San Fernando Rd	Los Angeles	1930	5S1

*California Historical Resources Status Codes: 5S1: Individual property that is listed or designated locally.

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

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Van de Kamp's Bakery

P1. Other Identifier: Map Reference #: D4-1

*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 Location: Not for Publication Unrestricted *a. County Los Angeles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'Qua _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 3020 W. San Fernando Road City: Los Angeles Zip 90065
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, etc. as appropriate) APN 5458-001-904

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

The subject property, located on Fletcher Drive between Casitas Avenue and San Fernando Road, consists of a large industrial bakery building, a smaller industrial building, a new school building, and four new sheltered parking structures with solar panels. The school building and the parking structures were constructed less than fifty years ago and are therefore not described or evaluated as a part of this study. The property has an alternate address of 3016 N. San Fernando Road and 2900 N. Fletcher Drive.

The two-story industrial bakery building is located at the northwest end of the property. It was constructed in 1931 in the Dutch Renaissance Revival style. It is rectangular in plan and its primary elevation faces northwest towards Fletcher Drive. The exterior is clad in smooth stucco with a brick veneered foundation and brick accents. The roof is primarily flat; however, along the front and side elevations there are steeply-pitched cross gable roofs with crow-stepped parapets and arched wall dormers. The gables are clad in clay tile, and the eaves are flush.

On the primary elevation, there are three front-facing gables: one in the center and one at each end, dividing the elevation into five bays. The main entrance is centered in the middle bay of the primary elevation. (see continuation sheet)

*P3b. Resource Attributes: (List Attributes and codes) HP08. 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 facing southwest, 7/7/16

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1931 Assessor

*P7. Owner and Address:

LA City Community College District
770 Wilshire Boulevard, 8th Floor
Los Angeles, CA 90017

*P8. Recorded by:

Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*P9. Date Recorded: 10/31/2016

*P10. Survey Type: (Describe)

Survey - Intensive

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

California High-Speed Rail Authority Burbank to Los Angeles Project Section Historic Architectural Survey Report, 2016

*Attachments: NONE Location Map Sketch 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

Page 2

*NRHP Status Code 5S1

*Resource Name or #: (Assigned by Recorder) Van de Kamp's Bakery

B1. Historic Name: Van de Kamp's Holland Dutch Bakery

B2. Common Name: Van de Kamp's Holland Dutch Bakery

B3. Original Use: Bakery

B4. Present Use: Community College

*B5. Architectural Style: Dutch Renaissance Revival

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

Constructed in 1930; coffee shop and retail bakery added to north side of property in 1938; coffee shop and retail bakery demolished in early 1970s;

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: Community college building, parking shelters with solar panels

B9a. Architect: J. Edwin Hopkins (LA Conservancy)

B9b Builder: Unknown

*B10. Significance: Theme Industrial Development

B10 Area: Los Angeles

Period of Significance: 1876-1966

Property Type: Industrial

Applicable Criteria: A/1, C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not meet the Criteria for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR); however, the property is currently listed as a Historic-Cultural Monument in a local register. As such, the property is an historical resource for the purposes of the California Environmental Quality Act (CEQA). This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

Historic Context

The property at 3020 N. San Fernando Road is located in the Glassell Park neighborhood of Los Angeles. The Glassell Park neighborhood was named after attorney Andrew Glassell, who owned a large estate in the area in the late 1800s. His family subdivided and sold portions of his estate after his passing in 1901. The first subdivisions occurred in 1905 between Eagle Rock Boulevard (formerly Glassell Boulevard) and San Fernando Road. Eagle Rock Boulevard became a commercial and transportation corridor once the Los Angeles Railway streetcar introduced a route down the boulevard in 1906. Glassell Park was annexed to Los Angeles in 1912 and 1916. Like Cypress Park to the south, the early residential tracts in Glassell Park have gabled or hipped-roof cottages with American Colonial Revival elements while later tracts have larger Craftsman homes as well as Spanish Colonial Revival and Mediterranean Revival styled residences (Historic Resources Group and Galvin Preservation Associates, "Northeast Los Angeles," 22-23).

Van de Kamp's was founded in 1915 by Theodore Van de Kamp and his brother-in-law, Lawrence L. Frank. At that time, Van de Kamp's consisted of a small potato chip stand in downtown Los Angeles. (see continuation sheet)

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

HP15. Educational Building

*B12. References:

(see continuation sheet)

B13. Remarks: None

*B14. Evaluator: Amanda Duane

GPA Consulting

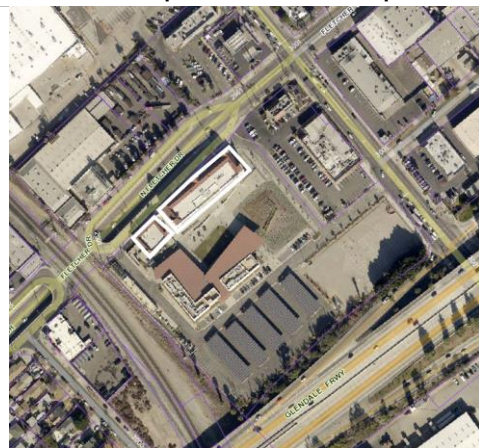
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 10/31/2016

(This space reserved for official comments.)

Sketch Map with north arrow required.



Locally-designated Historic Property Boundary highlighted in white. Base image courtesy of Google Maps and ParcelQuest.

*Resource Name or #:(Assigned by Recorder) Van de Kamp's Bakery

Recorded By Amanda Duane

Date: 10/31/2016

Continuation

Update

P3a. Description (Continued from Page 1): The entrance consists of a single, fully-glazed door with single light sidelights and an arched transom. The door has a decorative surround consisting of voussoirs and a keystone divided by brick. Windows are symmetrically arranged and consist of multi-light metal windows with brick headers and sills, or large, multi-light arched windows with brick, keystone, and voussoir surrounds. On the second floor, there are multi-light metal windows with brick sills and/or headers. In the wall dormers and front-facing gable ends at either end of the building, there are narrow, arched vents. In the center gable end, there is a circular vent with voussoir detailing. Below the rounded vent there is a neon sign that reads, "Van de Kamp's Holland Dutch Bakery." At the north end of the primary elevation, there is a secondary entrance that consists of a single fully-glazed metal door with an arched transom and decorative voussoir and brick surround.

The northeast elevation has one front-facing gable. There are multi-light metal windows with brick sills and/or headers on the first and second floors. The southwest elevation is similar, but has a secondary entrance that consists of a single, fully-glazed metal door. At the southwest corner of the two-story industrial building, there is an archway that connects it to a one-story industrial building to the south. The one-story building has the same features as the larger industrial building, on a smaller scale.

In 1938, a retail bakery and coffee shop were added to the property; however, these buildings are no longer extant. They were demolished during the early 1970s (Los Angeles Conservancy). The rear portion of the primary bakery building was demolished in 2005 in order to facilitate the property's conversion to a community college campus. The rear portion was obsolete and structurally unsound, and could therefore not be incorporated into the new campus (Rasmussen).

B10. Significance (Continued from Page 2): The family venture was successful, and by the end of the year, they had opened four more potato chip stands. However, a potato shortage would force Van de Kamp's to expand their offerings, which would later include pretzels and macaroons. Around 1917, Van de Kamp's established their first coffee shop at 5th and Spring Streets downtown. In 1921, the first of their famous "Dutch windmills" was opened at Beverly and Western, selling cake, pie, and danish. By 1930, the Van de Kamps needed to expand, opening their large new headquarters in Glassell Park. The building was designed in the Dutch Renaissance Revival style, evoking Dutch townhouses as well as the company's signature blue and white Dutch-themed branding. This area would become known as Los Angeles' "bread basket," where thousands of workers were employed at Frisco Baking Co., Dolly Madison, Foix French Baking, and Four S. Bakery (Rasmussen).

Van de Kamp's reached their peak during the 1930s and 1940s with widespread supermarket distribution at over three-hundred bakeries or outlets along the west coast, three coffee shops, and a popular drive-in restaurant; however, after Theodore Van de Kamp died and Lawrence L. Frank was forced to retire due to failing health in 1956, the remaining family sold their interests in the company. While the company retained the Van de Kamp's name, ownership changed hands several times. The subject property was shuttered in the 1990s, around the time it was designated as a Los Angeles Historic-Cultural Monument, or HCM. (Rasmussen).

Evaluation

The property at 3020 N. San Fernando Road was listed as HCM #569 in 1992. The Los Angeles Conservancy prepared the HCM application packet, nominating the property for its significance as the only example of a Dutch Renaissance Revival industrial building in Los Angeles. The property was re-surveyed as a part of the California High-Speed Rail Authority Burbank to Los Angeles Section Historic Architectural Survey Report in 2016, and evaluated using National and California Register criteria. The property does not meet the criteria for listing in the NRHP or CRHR; however, because it is presently listed as a local HCM, it retains its status code of 5S1.

In 2010, the building was converted for use as a community college campus (Pool). All but the front portion of the bakery building was demolished at that time, diminishing the resource's integrity of design, materials, workmanship, feeling, and association. The section of the building that remains is essentially its façade, while the rear of the property has been redeveloped into a college campus. The essential physical features that made up the resource's function as a bakery have been removed, and the portions that remain are unable to convey the building's significance as a bakery, or as a programmatic Dutch Renaissance Revival factory building. For the NRHP, a property must not only be significant under a NRHP criteria, but it must also have integrity ("National Register Bulletin 15"). For the CRHR, a property must retain enough of their historic character or appearance to be recognizable as a historical resource and to convey the reason for their significance. While a property ineligible for the NRHP may still be eligible or the CRHR when lacking integrity, this is only in cases where the property maintains the potential to yield significant scientific or historical information or specific data ("Technical Assistance Series #6"). That is not the case in this instance, as the property does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

The boundaries of the historic property in the 1991 HCM nomination packet are indicated as APN 5458-001-004, which is now 5458-001-904. There are two remaining historic buildings on this parcel, the main bakery building and the receiving department; These buildings were specifically called out in the original HCM application. Due to the recent redevelopment of the rear portion of the parcel, it is a reasonable assumption that the boundary of the historic resource is limited to these two buildings, as indicated on the sketch map.

The subject property has an association with the Van de Kamp's company, a major player in the local baking industry during the first half of the 20th century under NRHP Criterion A and CRHR Criterion 1. It is also a unique and rare example of the Dutch Renaissance Revival style as applied to an industrial bakery as part of the company's branding under NRRP Criterion C and CRHR Criterion 3. While it has these associations, it lacks sufficient integrity to convey its historic significance, and is therefore not eligible for the NRHP or CRHR; however, as it is listed on a local register as a Historic-Cultural Monument, it is still a historical resource for the purposes of CEQA and has a status code of 5S1.

B12. References

*Resource Name or #:(Assigned by Recorder) Van de Kamp's Bakery

Recorded By Amanda Duane

Date: 10/31/2016

Continuation

Update

California State Office of Historic Preservation. California Register of Historical Resources. http://ohp.parks.ca.gov/?page_id=21238 (accessed October 2016).

California Office of Historic Preservation. Technical Assistance Series #6: California Register and National Register: A Comparison (For Purposes of Determining Eligibility for the California Register). Accessed October 26, 2016, <http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

City of Los Angeles Department of Building and Safety. Online Building Records. Accessed October 26, 2016, <http://ladbsdoc.lacity.org/idispublic/>.

Historic Resources Group. City of Glendale: South Glendale Historic Context Statement. Report prepared for City of Glendale Planning Division. August 2014.

Historic Resources Group and Galvin Preservation Associates. Northeast Los Angeles River Revitalization Area Historic Resources Survey Report. Report prepared for the City of Los Angeles Community Redevelopment Agency. June 2012.

Los Angeles Conservancy. Historic-Cultural Monument Application Form: Van de Kamp's Holland Dutch Bakery (HCM #569). 1991.

Pool, Bob. "Controversy Surrounds Van de Kamp's Bakery Development." October 11, 2010. Los Angeles Times: L.A. Now. Accessed October 31, 2016. <http://latimesblogs.latimes.com/lanow/2010/10/controversy-surrounds-van-de-kamps-bakery-development.html>

US Department of Interior, National Parks Service. 1995. "National Register Bulletin: How to Apply the National Register Criteria for Evaluation."

Rasmussen, Cecilia. "Windmills and Pastry: A Sweet Old Family Recipe." July 17, 2005. Los Angeles Times. Accessed November 2016. <http://articles.latimes.com/2005/jul/17/local/me-then17/2>.

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Recorded By: Amanda Duane

Date: 10/31/2016

Continuation

Update



View of bakery building looking northeast, 7/7/16



View of receiving building looking southeast, 7/7/16



View of bakery building, looking southwest, 7/7/16



View of bakery building and new construction, looking east, Google Maps