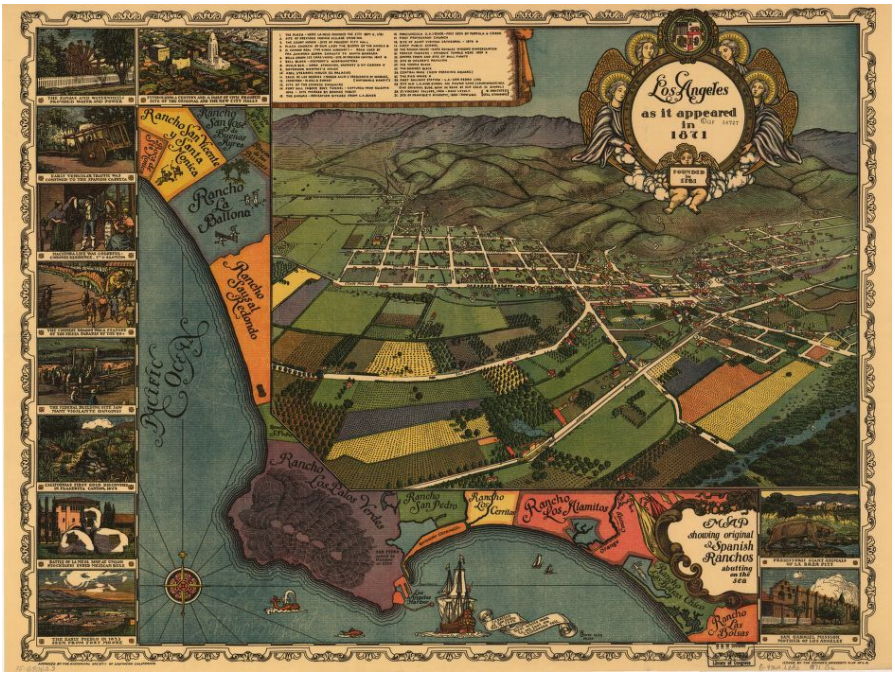
Historic Resources Evaluation Report

Electric Bus Maintenance Facility to be located at 740 and 800 East 111th Place, Los Angeles, CA 90059



Submitted to

City of Los Angeles
Department of Public Works – Bureau of Engineering
Environmental Management Group

and Department of Transportation

Submitted by

PARSONS

July 2022

Historic Resources Evaluation Report

Electric Bus Maintenance Facility
to be located at 740 and 800 East 111th Place,
Los Angeles, CA 90059



Preparer Signature

SUMMARY OF FINDINGS

The City of Los Angeles is proposing to construct a new maintenance facility to support a fleet of all-electric battery bus vehicles at 740 and 800 East 111th Place in South Los Angeles. The proposed project would be implemented by the Los Angeles Department of Transportation (LADOT). After demolition of the existing warehouse buildings on the site, the City proposes to construct several buildings and structures, including a two-story operations building, to provide dispatch and administrative functions, a maintenance building with bus maintenance bays, a service building, a wash building, and a second-story parking deck. Electrification equipment, including electrical transformers, switch cabinets, and bus chargers is also proposed.

This Historical Resources Evaluation Report (HRER) conforms to California Environmental Quality Act (CEQA) requirements and evaluates identified cultural resources 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 (PRC). Though the proposed project does not currently have a federal nexus, this technical report was prepared using federal historic preservation standards and guidelines so as to be able to comply with Section 106 of the National Historic Preservation Act (NHPA) should the Federal Transit Administration consider this project a federal undertaking.

The project's Area of Potential Effects (APE) contains 21 parcels with buildings constructed in or before 1977 (or the year that properties would become 45 years of age in 2022), the anticipated year of environmental clearance for the project. Each of the 21 properties were formally evaluated and determined not eligible for listing in either the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) under any criteria, nor do they meet the requirements for being designated a City of Los Angeles Historic-Cultural Monument (HCM) or as a contributor to the City's Historic Preservation Overlay Zone (HPOZ) and therefore none are considered historical resources under CEQA.

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1.0 PROJECT DESCRIPTION

1.1 PROJECT LOCATION AND SETTING

The City of Los Angeles (the City) is proposing to construct the EBMF on the 5.5 acre land located at 740 and 800 East 111th Place in South Los Angeles (Assessor's Parcel Numbers [APNs] 6071-022-009 and 6071-022-013). The project site is located on land zoned light industrial and has been recently utilized as a logistics warehouse for solar panels. The site is within Council District 8's jurisdiction in the Southeast Los Angeles Community Planning Area of the City (Figures 1-1 and 1-2). The proposed project will be operated by the Los Angeles Department of Transportation (LADOT).

Figure 1-1: Regional Map

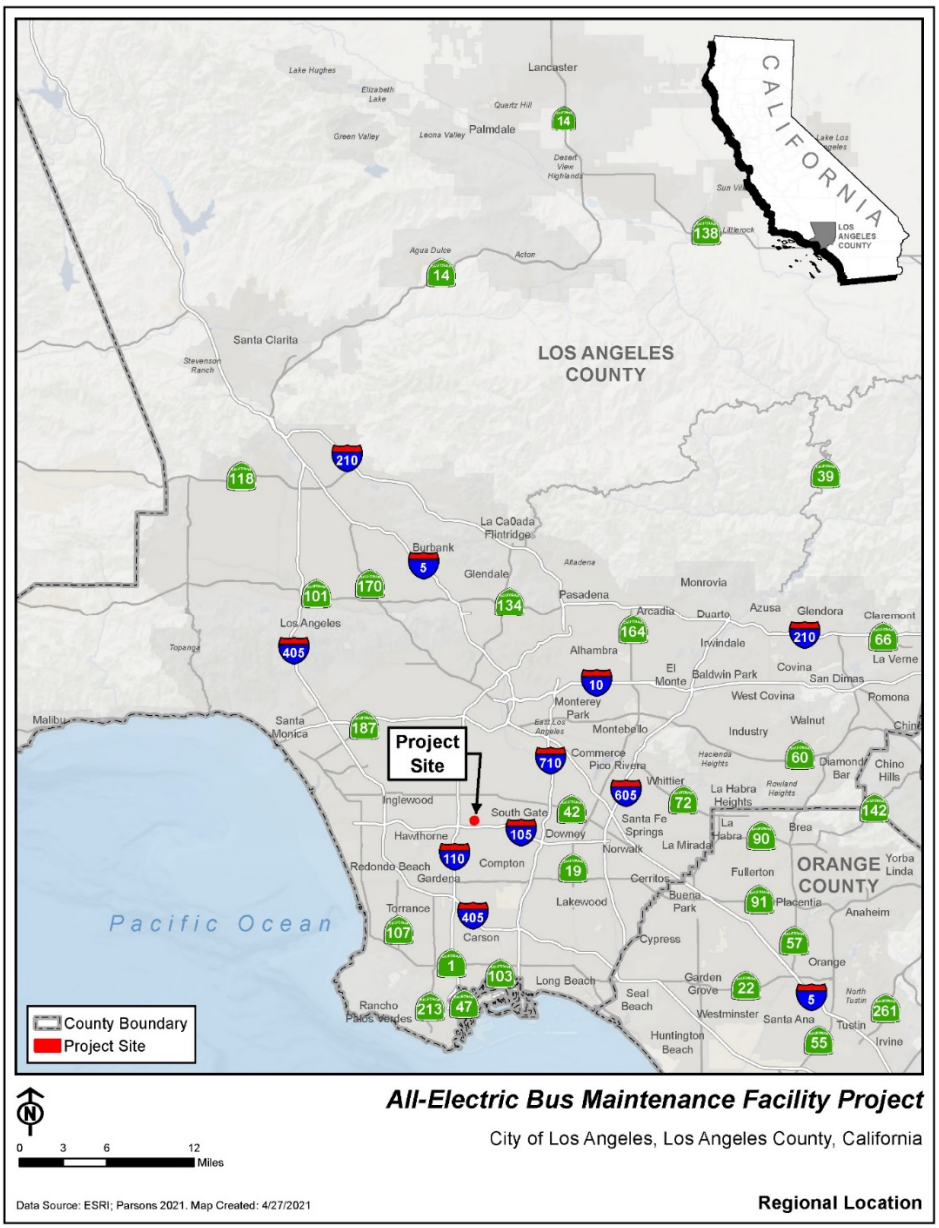
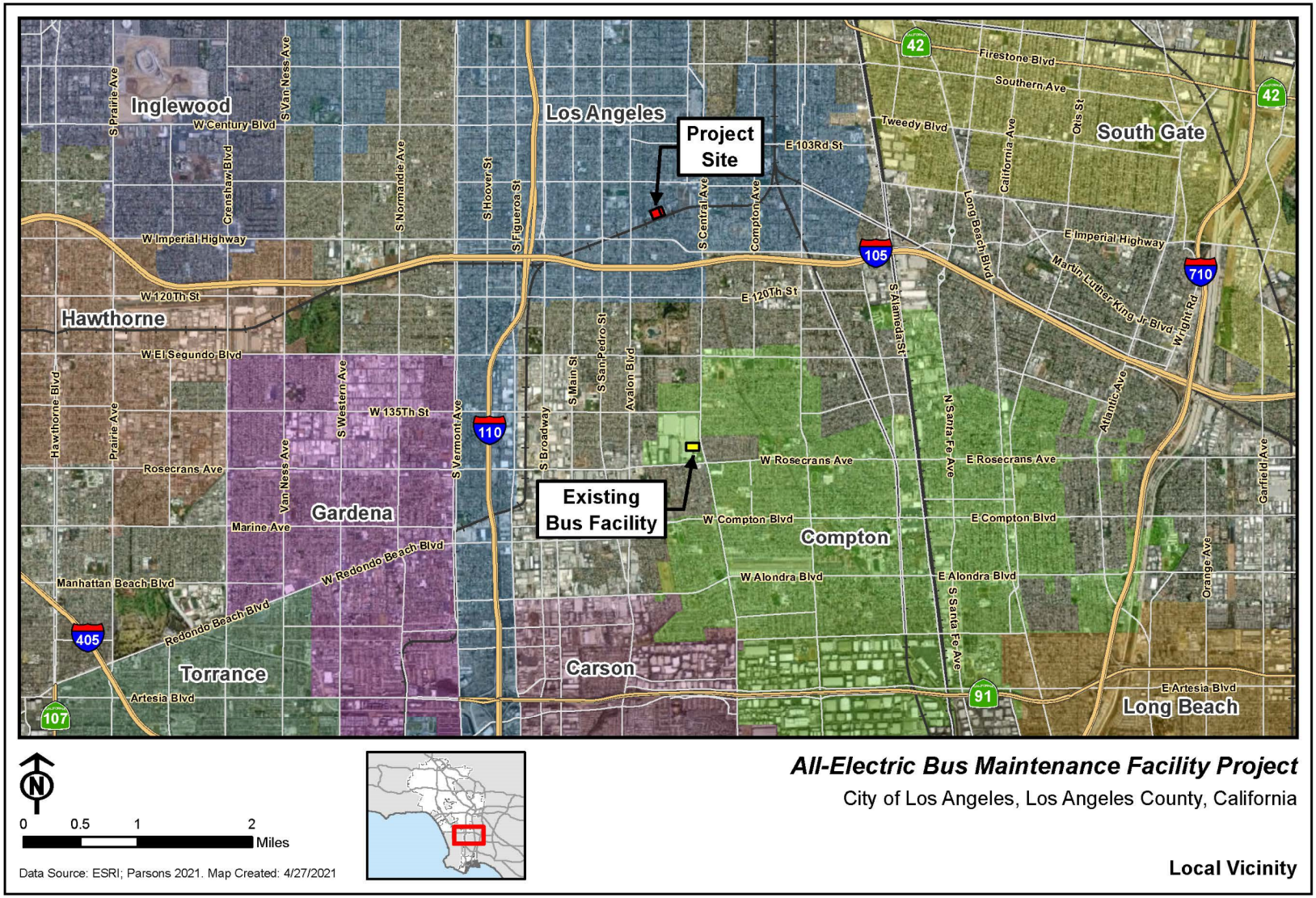


Figure 1-2: Project Location Map



The project site is located between East 111th Place and East Lanzit Avenue, east of South Avalon Boulevard, and has a relatively flat topography. Small clusters of light-industry land uses can be found in the immediate vicinity of the project site, with adjacent land uses surrounding the project site comprised mostly of multi-family and single-family residences but also encompassing land supporting other activities, including commercial and community-oriented social services, such as education and health facilities. The area is largely urbanized and nearly built-out with little or no remaining vacant land. There are no natural features or major land formations, surface water bodies, or waterways near the project site.

The site is bounded by East 111th Place to the northwest, with single family residences across the street and by the Union Pacific Railroad (UPRR) tracks and East Lanzit Avenue to the south, with single family residences beyond the tracks and street. Two buildings exist on the site: a 32,000-square-foot warehouse built in 1957 at the eastern section and a 118,800-square-foot warehouse built in 1956 at the central and western sections. The buildings sit back to back and the eastern and western ends of the site are paved as internal driveways and parking areas. The Animo James B. Taylor Charter Middle School is immediately to the east and the Kedren Health Community Center (which provides primary care, mental health care, and a Headstart/State preschool) is immediately to the west.

The project site is designated as Limited Industrial in the Southeast Los Angeles Community Plan and is zoned M1-1-CPIO (Limited Industrial Zone, Height District 1, Community Plan Implementation Overlay District). This site is in Section 5, Township 3 South, Range 13 West and specifically at the following latitude/longitude: 33 56' 4.65"N 118 15' 35.9"W.

Access to the site is provided by two driveways off East 111th Place, a street that is designated as a local collector with one lane in each direction and allows daytime on-street parking on each side. The UPRR rail line runs parallel to East Lanzit Avenue south of the project site. Imperial Highway and Interstate 105 (I-105) are located approximately three and seven blocks south of the project site, respectively.

Figure 1-3 presents an aerial view of the project site and its general vicinity.

Figure 1-3: Aerial View of Project Site and its Immediate Vicinity



1.2 PROPOSED PROJECT

LADOT operates and maintains its existing bus fleet from its South Los Angeles Bus Maintenance Facility, located at 14011 South Central Avenue in Compton. This current facility is not owned by the City and is leased through LADOT's operations services contractor. The existing facility does not have sufficient capacity to accommodate the additional maintenance and storage requirements of the proposed transition to electric buses and expanded charging needs of an all-electric bus fleet.

LADOT proposes to build a bus maintenance facility at the project site to serve its future electric bus fleet. The proposed EBMF is planned as a modern maintenance facility to support a larger and cleaner zero-emissions bus fleet, consisting of 130 all-electric battery bus vehicles for the DASH and Commuter Express services provided by LADOT. The EBMF would be used to store and dispatch electric buses for daily service and would provide repair and maintenance services, parking, charging, and inspection functions. The proposed facility would eventually replace the existing LADOT bus maintenance facility located at 14011 South Central Avenue (approximately 2 miles south of the new facility).

After demolition of the existing buildings on the site, the City proposes to construct several buildings and structures, including a two-story operations building to provide dispatch and administrative functions, a maintenance building with 10 bus maintenance bays, a service

building, a bus wash building, Battery-Electric Bus (BEB) parking/charging area, and a second-story parking deck for up to 360 employee/visitor vehicles, with the canopy above the parking deck topped with a 2,000-kilowatt photovoltaic (PV) system. Electrification equipment, including electrical transformers, switch cabinets, and bus chargers, is also proposed.

The EBMF would provide preventive maintenance inspections, BEB charging, light maintenance and repair, emergency maintenance, interior vehicle cleaning, and exterior vehicle washing. It would also accommodate administrative and operations functions and be used as a report base for bus operators. It would include space for employee parking, conference meeting rooms, operations and maintenance staff offices, dispatcher workstations, employee report and recreation rooms, and areas with lockers, showers, and restrooms for operations and maintenance personnel.

The proposed project facility would accommodate as many as 70 of the 30-foot-long DASH buses and 60 of the 45-foot-long Commuter Express buses, comprising a total of 130 BEBs that would be assigned to the new South Los Angeles EBMF. The facility would include surface parking spaces for 130 BEBs in an area located east of the Maintenance Building. The BEBs running easterly from Avalon Boulevard would enter the site through the west entrance driveway on East 111th Place, check in with the onsite security guard, and proceed into the site to the southern section for service and washing. Otherwise, BEBs requiring repairs would park at the bus bays along the western section. Other BEBs may directly run in a counterclockwise direction and park at the central area for charging. The BEBs would leave the site through the east exit driveway and run westerly on East 111th Place to Avalon Boulevard. Vehicles driven by bus operators, proposed project staff, other employees, and visitors would enter and exit through the center driveway that connects to a ramp leading to the second-level parking deck.

The construction schedule for the proposed project has not been determined. For environmental analysis purposes, it is assumed construction would be completed in 24 months following the final engineering design and bidding process in 2023. Any required remediation would be completed prior to the start of construction activities. Assuming no or limited remediation is necessary, project construction is tentatively scheduled to begin in mid-2024 and would be completed by mid-2026. Construction activities at the proposed project site would include mobilization and staging; building demolition; site clearing, grading and paving; new structure construction, equipment installation, and minor landscaping and finishing.

Approximately 312 employees would be working onsite, and the facility is planned to be open 24 hours per day, 7 days per week. Staff would be onsite on two or three shifts, which would be staggered depending on their work responsibilities.

2.0 REGULATORY SETTING

The California Environmental Quality Act (CEQA) (*Public Resources Code* [PRC] Chapter 2.6, § 21083.2 and *California Code of Regulations* [CCR] Title 145, Chapter 3, Article 15064.5) calls for the evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the CEQA Guidelines and Guidelines for the Nomination of Properties to the California Register.

Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or designation under a local ordinance, such as the City of Los Angeles' Historic-Monument Ordinance. These are all discussed below.

2.1 National Register of Historic Places

The NRHP is the Nation's official list of cultural resources worthy of preservation. The National Historic Preservation Act (NHPA) established the NRHP to recognize resources associated with the country's history and heritage. Criteria for listing on the NRHP pursuant to Title 26, Part 63 of the *Code of Federal Regulations* (CFR) are significant in American history, architecture, archaeology, engineering, and culture as presented in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that are either:

(A) Associated with events that have made a significant contribution to the broad patterns of our history;

(B) Associated with the lives of persons significant in our past;

(C) Embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or

(D) Have yielded, or may be likely to yield, information important to history or prehistory.

Criterion D is usually reserved for archaeological resources. Properties eligible for the NRHP must be of sufficient age, be proven through scholarship to meet at least one of the significance criteria, and exhibit integrity of the features, elements, and/or informational value that provides the property its documented historical or archaeological significance.

2.2 California Register of Historical Resources

The CRHR was created to identify historical resources deemed worthy of preservation on a State level and was modeled closely after the NRHP. The criteria are nearly identical to those of the NRHP but focus on resources of statewide, rather than national, significance. The CRHR automatically includes any resource listed, or formally designated as eligible for listing, on the NRHP. The State Historic Preservation Office (SHPO) maintains the CRHR, which may also include properties designated under local ordinance or identified through local historical resources surveys that meet CRHR eligibility criteria.

A cultural resource is considered "historically significant" under CEQA if the resource meets the criteria for listing on the CRHR. The CRHR was designed to be used by State and local agencies, private groups, and citizens to identify existing historical resources within the State and to indicate which of those resources should be protected, to the extent prudent and feasible, from substantial adverse change. The following criteria have been established for the CRHR (PRC §§5024.1, Title 14 CCR, Section 4852).

A resource is considered significant if it:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or

(2) Is associated with the lives of persons important in our past; or

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

As is the case with NRHP properties, in addition to possessing significance, a built environment resource eligible for listing in the California Register must retain enough of its historic character or appearance to be recognizable as a historic resource and have the ability to convey the reasons for its significance. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance.

According to CEQA, a historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant (PRC §21084.1).

2.3 California Environmental Quality Act

The *State CEQA Guidelines* (*CEQA Guidelines*) include procedures for identifying, analyzing, and disclosing potential adverse impacts to historical resources. The *CEQA Guidelines* define a "historical resource" as a resource that meets any of the following criteria:

- A resource listed in, or determined to be eligible for listing in, the NRHP or the CRHR.
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC, unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- A resource identified as significant (e.g., rated 1-5) in a historical resource survey meeting the requirements of PRC Section 5024.1(g) (Department of Parks and Recreation Form 523), unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the determination is supported by substantial evidence considering the whole record. Generally, a resource is considered "historically significant" if it meets the criteria for listing on the CRHR.
- A resource that is determined by a local agency to be historically or culturally significant even though it does not meet the other four criteria listed here (CEQA Guidelines, Section 15064.5; PRC §s 5097.94 and 5097.98).

2.4 California Public Resources Code 5024.5

PRC 5024.5 states: "(a) No state agency shall alter the original or significant historical features or fabric, or transfer, relocate, or demolish historical resources on the [agency's] master list…" This

law also obligates State agencies to adopt prudent and feasible measures that will eliminate or mitigate any potential adverse effects a proposed project may have upon a listed historical resource.

2.5 City of Los Angeles General Plan

Conservation Element

The City of Los Angeles General Plan *Conservation Element* includes goals, objectives, and policies related to cultural resources, including archaeological and historical conservation and preservation. The City in Section 3 of the *Conservation Element* (City of Los Angeles, 2001) requires that measures be taken to protect the City's historical, archaeological and paleontological resources for historical, cultural, research, and/or educational purposes. One policy and one program support this requirement. This policy requires that the City continue to identify and protect significant archaeological and paleontological sites and resources known to exist or that are identified during land development, demolition, or property modification activities.

City of Los Angeles Citywide General Plan Framework Element EIR

In 1995, the City of Los Angeles prepared an Environmental Impact Report (EIR) that presented and analyzed the potential environmental impacts associated with implementation of the *Framework Element* of the Los Angeles *Citywide General Plan*, at a programmatic level (City of Los Angeles, 1995). Existing cultural resources were mapped and presented in the draft document.

City of Los Angeles Municipal Code

City of Los Angeles Historic-Monument Ordinance

On the local level, a historical or cultural monument is eligible for listing as a Los Angeles Historic-Cultural Monument under Article 4, Section 22.130 of the City of Los Angeles *Administrative Code* if the resource meets a number of criteria.

City of Los Angeles Cultural Heritage Ordinance

The City of Los Angeles maintains a list of all sites, buildings, and structures that have been designated through the City of Los Angeles *Cultural Heritage Ordinance* No. 185472 as Historic-Cultural Monuments (HCMs).

Los Angeles Historic-Cultural Monument

The City's *Cultural Heritage Master Plan* is applicable to this project. "It is the policy of the City of Los Angeles to protect and utilize its cultural, architectural, and historic resources" (*Cultural Heritage Master Plan - Final Draft* March 2000). Since enactment in 1962, the City of Los Angeles *Cultural Heritage Ordinance* has designated more than 1,000 buildings and sites as individual local landmarks, called HCMs, in Los Angeles. A five-member Cultural Heritage Commission oversees the designation and protection of local landmarks, and the Office of Historic Resources (OHR) provides staff support to that Commission (OHR, Department of City Planning, 2018).

The three criteria for HCM designation, stated in *Cultural Heritage Ordinance* Section 22.171.7, are listed below:

1. 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, city or community;

2. Is associated with the lives of historic personages important to national, state, city, or local history; or

3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

A City HCM is presumed to be a significant historical resource under CEQA, triggering the requirement to perform an environmental review (that could lead to the preparation of an EIR before demolition could occur).

2.6 Thresholds

According to Appendix G of the *CEQA Guidelines*, a project would normally have a significant effect on the environment if the project would:

- Cause a substantial adverse change in the significance of a historical resource as defined in *CEQA Guidelines* Section 15064.5
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to *CEQA Guidelines* Section 15064.5
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature or contain rock formations indicating potential paleontological resources
- Disturb any human remains, including those interred outside of dedicated cemeteries
- Cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC 21074

CEQA provides that a project may cause a significant environmental effect where the project could result in a substantial adverse change in the significance of a historical resource (PRC, Section 21084.1). *CEQA Guidelines* Section 15064.5 defines a "substantial adverse change" in the significance of a historical resource to mean physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be "materially impaired" (*CEQA Guidelines*, Section 15064.5[b][1]).

CEQA Guidelines, Section 15064.5(b)(2), defines "materially impaired" for purposes of the definition of "substantial adverse change." The significance of a historical resource is materially impaired when a project:

- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or

- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of the evidence that the resource is not historically or culturally significant; or

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

Historic resources are usually 50 years old or older and must meet at least one of the criteria for listing in the CRHR (such as association with historical events, important people, or architectural

significance), in addition to maintaining a sufficient level of physical integrity (*CEQA Guidelines* Section 15064.5[a][3]).

3.0 RESEARCH METHODS

3.1 Area of Potential Effects

An Area of Potential Effects (APE) for the proposed project was delineated to account for geographic areas within which an undertaking may directly or indirectly cause alteration in the character or use of historic properties, should any such properties exist [36 CFR § 800.16(d)]. The APE was established to be consistent with Section 106 of the NHPA federal regulations should the report be submitted on behalf of a federal agency for purposes of consultation with the SHPO and potentially other parties. Based on the definition in the Council on Environmental Quality (CEQ) implementing regulations, 40 CFR § 1508.8(a)-(b), direct effects are caused by the action and occur at the same time and place. Indirect effects are caused by the action and are later in time or farther removed in distance, but they are still reasonably foreseeable.[1] Consideration of direct effects and indirect effects may include, but is not limited to, physical impacts, such as changes in visual, auditory, or seismic settings. The APE encompasses all resources immediately adjacent to the proposed project limits and those that may not be immediately adjacent but that have a proximate viewshed of the project. The APE for this project was established to include all areas of both permanent and temporary effects, and the survey to identify whether any historic and architectural resources considered any buildings, structures, objects, and/or cultural landscapes that may be within the APE. If any part of a parcel would be temporarily or permanently affected, the whole parcel was included.

The boundary of the APE extends approximately 600 feet and encompasses the buildings on the north side of East 111th Place across from the proposed EBMF site; the southern border of the APE extends approximately 900 feet and runs parallel to the UPRR tracks and East Lanzit Avenue and takes in the first row of built-environment parcels south of the project site. In addition, the parcels containing buildings located on either side of 740 and 800 East 111th Place are also within the APE.

See Appendix A for the APE map.

3.2 Records Search Results

A records search to identify previously-recorded archaeological records and information on built environment resources for this project was completed at the South Central Coastal Information Center (SCICC) at California State University, Fullerton on June 23, 2021.

A total of nine (9) archaeological resources investigations had been completed for areas located within a 0.50-mile of the EBMF Project's APE (see *Archaeological Resources Assessment* Technical Memorandum, Parsons: 2022) prepared for EBMF Project). None of the surveys extended into the APE. One historic property has previously been determined eligible for listing in the NRHP as a historic district: The Paul R. Williams' Parkside Manor in Watts (P-19-190949; 1944), a small residential community of about 240 single-family houses intended for African-Americans. Designed by Los Angeles native Paul R. Williams (1894-1980), the first African-American member of the American Institute of Architects (AIA), the district is bordered by S. Central Avenue to the

[1] The Section 106 regulations at 36 CFR § 800.5(a)(1) state that "[a]n adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property," but the terms "direct effect" and "indirect effect," are not defined in the National Historic Preservation Act or its implementing regulations.

west, 103rd Street to the north, Mary Avenue on the east, and 107th Street to the south. The historic district is a 0.50 mile from the APE and would not be affected by the proposed project.

In addition to official maps and records, the following sources of information were consulted:

- National Register of Historic Places – Listed Properties (through July 2, 2021)
- California Register of Historic Resources (1992-2021)
- California Inventory of Historic Resources (1976 and updates)
- California State Historic Landmarks (1996 and updates)
- California Points of Historical Interest (1992 and updates)
- State Office of Historic Preservation Built Environment Resources Directory (BERD; through 2021)

3.3 SurveyLA

As part of the City of Los Angeles' Historic Resources Inventory, field surveys conducted from 2010 through 2017, covering the entire City of Los Angeles, were conducted by and on behalf of the Los Angeles Department of City Planning's Office of Historic Resources. Known collectively as SurveyLA, a large series of both thematic and resource-specific reports, organized by Community Plan Area by location, were published, and those relevant to this proposed project were consulted. Among those particularly useful for the present survey for the proposed EBMF Project is the *Southeast Los Angeles Community Plan Area Historic Resources Survey Report* (March 2012), which conducted windshield and walking surveys of the entire area's residential properties [including the area encompassing the project's APE], but for which only resources identified as significant within the established contexts developed for SurveyLA were formally recorded. There were no individual properties, contributors, or districts identified within the APE established for this project. Industrial properties were excluded from the March 2012 survey report cited above. The *Supplemental Historic Resources Survey Report Industrial Zoned Properties in the Southeast Los Angeles Community Plan Area* (December 2015), however, took up the topic of the historic development of industrial properties in the Southeast section of the City of Los Angeles, thereby filling in the earlier historic and architectural survey gap.

As was true with SurveyLA's comprehensive approach to evaluating residential properties, individual survey forms were not prepared for commercial industrial properties which SurveyLA ultimately determined lacked significance. Once these surveys identified historic properties considered to be significant (using NRHP, CRHR and the City's HCM criteria), only then did SurveyLA determine whether the individual historic properties and districts retained sufficient integrity to be considered eligible for listing. Neither the 2012 nor 2015 survey reports cited above identified significant historic or architectural properties to be either in or adjacent to the APE established for the EBMF Project. The closest resource is located 0.1 mile west of the project site at 641 East 111th Place and is described as an "excellent example of a vernacular gabled cottage dating to the early 20th century." This historic resource is not within the project's APE. In the intervening time since these two SurveyLA studies were prepared (2012 and 2015), no information has come to light while conducting background and property specific historic research for this project that would change the earlier conclusions that none of the properties in the APE appear eligible for listing in either the NRHP or CRHR, or as a City HCM.

3.4 Background Literature, Research Repositories and On-Line Sources

In order to establish the historical context for the proposed project, background research conducted in May and June 2021, included a review of a variety of primary and secondary literature sources related to the history and development of the project area, and its relationship to its larger

Los Angeles setting, including published local and regional history (please refer to Section 7 of this report). Selected use of information on residents living within that portion of Green Meadows in and near the APE were gleaned from the 1930 and 1940 federal census records, Los Angeles city directories, and voters rolls for the Green Meadows precincts from 1924 to 1960. In addition, the Los Angeles Citywide Historic Context Statement, *The Ranch House, 1930-1975* (SurveyLA 2015) and additional information related to residential architecture was obtained from *A Field Guide to American Houses* (McAlester 1984) and *The Visual Dictionary of American Domestic Architecture* (Carley 1994).

The following additional sources were consulted in the process of preparing the historic context statement and evaluating properties in the APE boundaries:

- Los Angeles County Assessor's Office and ParcelQuest Property database
- Los Angeles County Department of Public Works Original Subdivision and Tract Maps
- Newspaper.com and Newspaperarchives.com
- Ancestry.com
- David Rumsey Map Center – Stanford Library
- Sanborn Fire Insurance (1928) and USGS Topographical Quad Maps
- Historic Aerial Photographic Images (between years 1923-2016)
- University of Southern California Digital Library Collection
- Los Angeles Public Library, California Index

3.5 Field Methods

A pedestrian field survey was conducted on June 7, 2021, by Kristina Lindgren and Dean Reed, Paleo Solutions, Inc. staff who meet the Secretary of Interior's professional qualifications as architectural historians under 36 CFR 61. Digital photographs and notes were taken for observing all buildings, groups of buildings, and/or structures in the APE that were forty-five years of age, or greater. The remainder of the built environment properties within the APE does not meet the minimum 45-year threshold to warrant formal evaluation.

Greg King, Parsons, who meets the 36 CFR 61 Secretary of Interior professional qualifications for history and architectural history, conducted general background historical research presented in Section 4, Historical Overview, and prepared the property-specific information for determining each property's significance for the formal evaluation of each parcel.

4.0 HISTORICAL OVERVIEW

The background information and historical context presented below primarily focuses on the early to middle twentieth century, reflecting the built environment resources located within the APE.

From Pueblo to Young City

The area comprising the project area was originally part of Rancho La Tajauta, a 3,560-acre land area granted by Mexican Governor Manuel Micheltorena to Anastasio Avila in 1843. As with all such land grants in Southern California, the land was primarily devoted to raising livestock, i.e., cattle, sheep, and horses.[2] To the north, the Pueblo de la Reina de Los Angeles (Town of the Queen of the Angels) had been established by Spain in 1781, with a central plaza established close to today's Olvera Street. Within two decades, Los Angeles numbered slightly more than 300

[2] Paul W. Gates, *California Ranchos and Farms, 1846-1862*. 1967: 4

residents. Even with California's admittance to the Union in 1850, the City continued to grow incrementally, until railroad connections with the Southern Pacific Railroad and the Topeka, Atchison, and Santa Fe Railroad and development of port facilities at Wilmington in the 1870s and 1880s, together with widespread advertising and promotion, and word of mouth, attracted Americans in growing numbers to the City. Both population and industry would eventually push out from the downtown plaza area and by 1900, it was estimated the City had more than 100,000 residents.[3] Meanwhile, the large former Spanish rancho land holdings around the Southland were being summarily subdivided into smaller land tracts by the late nineteenth century.

Early Development of Green Meadows Neighborhood

The project area is located in a neighborhood area historically known as Green Meadows, and consist of 2,285 acres (3.58 square miles); it was originally not considered part of the City of Los Angeles, but was an unincorporated community within Los Angeles County, located about seven miles from downtown at its closest point. Its borders were generally considered to be Figueroa Street on the west, Manchester Avenue on the north, Central Avenue on the east, with its southern border a line near 120th Street.

Already by about 1875, a rural area several miles south of downtown, and considered outside of the City limits, began to be referred to as Green Meadows, with a store, dairy, and post office bearing that place name before the end of the century. Known primarily as an agricultural area and described as having farms with artesian wells, farmers and ranchers grew alfalfa, wheat, barley, and corn, tended to fruit orchards, and raised cattle and sheep. Green Meadows remained sparsely settled into the early years of the twentieth century when entrepreneurs increasingly looked to develop the area. One of the first enterprises that brought citizens to the area was the construction of Ascot Park, one of Los Angeles' first entertainment venues.[4]

Green Meadows was first formally developed by the South Park Land Company under the ownership of Robert N. Frick and C. M. Crawford with land sales beginning in 1922, and multiple tract maps filed with the County Recorder's Office, including Tract No. 6478 in Green Meadows, filed in May 1923. Tract No. 6478 laid out more than a residential parcel extending north of East 111th Place within the project's APE. These parcels included no physical improvements made by the property's subdivider other than grading before offering the lots for sale. It was not unusual for land developers in the 1920s to have prospective property owners select an individual lot and then the owner would themselves proceed to hire a builder. Hence tracts of this type in this era often infilled with houses at a slightly variable rate as compared to the later residential tract developments of the postwar period whose pattern was more likely for all houses in a tract section to be built at the same time, essentially progressing street by street.

The City of Los Angeles experienced explosive growth in the 1920s, fueled in part by the development of local petroleum production and infrastructure, just as the nation was taking to the wheel, and coupled with the emergence of the motion picture industry, as Americans gravitated to movie theaters as a popular form of entertainment, and whose cellular products visually advertised the region's year-round salubrious climate to people living elsewhere.

A movement on the part of the citizens of the nascent Green Meadows community, to be annexed by the City of Los Angeles emerged by the mid-twenties.[5] Civic leaders were especially desirous of having access to the City's water supply (which had become more plentiful with the importation of

[3] James D. Hart, *A Companion to California*. 1987: 285.
[4] *Los Angeles Daily Herald*, August 27, 1875, September 6, 1889, February 15, 1898, November 6, 1909.
[5] Its population was estimated to range between 11,000 and 20,000 residents. *Los Angeles Evening Post-Record*, December 31, 1925; *Los Angeles Evening Express*, December 31, 1925.

water from the Owens Valley in 1913 with the opening of the Los Angeles Aqueduct), as the region was experiencing one of its periodic droughts. City officials generally frowned upon annexations carried out for the purposes of satiating water demands, so Green Meadows' leaders did not explicitly articulate a direct nexus between their desiring water and wanting to be annexed by the City. The vote of Green Meadows citizens for annexation in December 1925 carried 1,427 to 958, with the City accepting the petition in March 1926.[6] As soon as annexation was completed, however, the residents of Green Meadows petitioned for, and obtained, rights to tap City water. Looking back to that period, a writer in 1946 expressed that a chief motivation of the Green Meadows residents for wanting to annex to Los Angeles was for the express purpose of obtaining other city services, including sewers, storm drains, trash disposal, mosquito abatement, fire and police protection, and so forth. This appears to be a valid summation, as several letters published in the *Los Angeles Times* in the period following annexation reflected citizen complaints that the City was generally not bringing these efficiencies and utility improvements to the Green Meadows community's residents fast enough.[7]

Another change resulting from annexation to the City was the action the City Council took on recommendations from the City Engineer to rename certain streets in Green Meadows, as they were often extensions of the same street carrying two different names, or they duplicated an existing street name elsewhere in the City.[8] For example, in the APE, today's East 111th Place had originally been designated Rossiter Street; today's East Lanzit Avenue had earlier been named Victoria Street before it was changed.

Green Meadows in the 1930s-1950s

The City of Los Angeles' population increased from 576,000 in 1920 to 1,238,000 by 1930, a phenomenal growth rate of 115 percent during the decade.[9] By 1930, a majority of the parcels in Green Meadows north of East 111th Place had had houses built upon them. A review of data derived from the 1930 U.S. Census records, city directories, and voters rolls (each which identifies a person's work occupation in this period) indicates that the immediate area surrounding the project area, a small subset of the Green Meadows community, was a neighborhood largely comprised of working-class individuals and households. With a balance of both homeowners and renters, nearly all identified themselves as white. The Census indicates the male residents are what today we may call blue-collar workers, the majority who indicated they had no education beyond 8th grade -- with more than half of the neighborhood residents self-identifying as “carpenters” and “wood workers,” many specifically mentioning working in the business of “building houses” – a small indication of the number of jobs associated with the residential housing market in the City and region, especially in the 1920s. Among other laborers’ occupations were listed a foundry worker; airplane mechanic; butcher in a meat packing plant; and a cigar maker. A good proportion of the residents in the immediate neighborhood of the project site were natives of other parts of the United States, with Indiana leading all other areas as their place of birth.[10]

A review of the 1940 Census data indicates that the Green Meadows neighborhood adjacent to the subject parcel on East 111th Place had experienced considerable residential household

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[6] The annexation to the City was held up several months due to a dispute of over a street improvement contract. *Los Angeles Times*, February 9, 1926; *Los Angeles Evening Post-Record*, March 16, 1927.
[7] *Los Angeles Evening Post-Record*, July 1, 1926; February 10, 1927, March 2, July 10, 1929; *Los Angeles Times*, March 3, March 21, May 20, May 29, and November 20, 1926; James W. Utter, Jr., *The Territorial Expansion of Los Angeles*. 1946: 142.
[8] *Los Angeles Daily News*, May 12, 1926.
[9] Sitton, Tom and William F. Deverell, Ed., *Metropolis in the Making: Los Angeles in the 1920s*. 2001: 202.
[10] U.S. Federal Census, 1930. California Voter Registration Records, 1928-1930.

turnover since the Census enumerators had visited the neighborhood ten years earlier, though there remained a fairly even balance of homeowners and tenants. There were still few who had been born in California. Among the mix, residents had originally hailed from such far flung places as South Dakota, Kansas, Iowa, Missouri, Michigan, and Alabama. No longer did anyone living in and near the APE identify themselves as a carpenter or indicate they were directly involved in the building trades. Instead, workers included a steam engineer; machinist; pipefitter; truck driver; and rubber factory worker. An interesting note, reflecting the preceding decade as one of the Great Depression, is that two of the residents were identified with the Works Progress Administration (WPA), a New Deal federal relief agency helping to employ millions of Americans. Seldom did either the 1930 or the 1940 Census data indicate women (mostly housewives) worked outside of the home, though among them in the APE area were those that were listed as a sewing machine operator in an overall factory; a bookkeeper in a fruit packing company office; and a hair stylist in a beauty parlor.[11]

While Los Angeles, as with most of America, stalled during the Depression decade of the 1930s, the preface leading up to America's entrance into World War II and thereafter proved a great stimulus to business and a surge in population. The growth in jobs in the burgeoning defense industries, especially shipbuilding and aircraft manufacturing, induced people to immigrate to Southern California, thereby creating a concomitant shortage of housing. The end of the Depression and World War released a pent up public demand for goods and services, in addition to a need for housing, and Los Angeles and the surrounding region was primed to fulfill those needs.

The large parcels located in between East 111th Place and the railroad tracks and East Lanzit Avenue, formed an empty land belt that would later support industrial and non-residential land uses, and which were to remain largely vacant and undeveloped until the 1950s, or even later, with one factory exception, as discussed below. The residential neighborhood which rose south of the project site, beyond the railroad tracks, in fact, leapfrogged over the industrially-zoned land and the march of residential construction continued, with most of the properties in the southern portion of the APE dating their construction to the 1940s and 1950s. The various construction dates of the residences, however, give evidence that these were not part of a single developers' postwar housing tract, as was more commonly evidenced in many other parts of the Southland.

Prominent Residential Architectural Styles in APE

In the northern portion of the APE, along the north side of East 111th Place, several small houses date their construction to the middle 1920s; they were presumably constructed by builders who used pre-existing, off the shelf architectural plans and specifications, at the time commonly featured in period journals and magazines. While high style, architect-designed examples of the Craftsman Bungalow flourished nearby, such as a stretch of Wilton Place between 1st and 3rd Streets in the Wilshire Community Plan Area, or in Pasadena, especially in the vicinity of the Arroyo Seco, and date their peak from around 1900 to about 1915, a simplified version of the architectural style became so popular throughout Southern California and many parts of the nation after World War I that even small houses built in that era commonly reflected elements of the Craftsman design. In fact, by the early twentieth century, companies like Sears, Roebuck and Company and Pacific Ready-Cut Homes, to name two popular firms, were selling relatively inexpensive bungalow kits (as well as other designs), which included all the building materials, mass-produced, pre-cut lumber, fixtures, and instructions to assemble a house. The smallest and most modest of the Craftsman bungalow as also been referred to as a worker's cottage. This style is one-story in height with a compact rectangular plan with a low, horizontal emphasis. There is a

[11] U.S. Federal Census, 1940. California Voter Registration Records, 1928-1960.

centralized simple entry porch with a shed roof supported by simple posts or columns. The entry is typically flanked by windows, often creating a symmetrical façade. Other characteristics are a side-gabled low-pitched roof, horizontal wood siding and other Craftsman stylistic details.[12]

Period revival architectural styles, including among others, the Spanish Eclectic, Mission Revival, Tudor Revival, and Italian Renaissance Revival, among others, became quite popular in both commercial and residential buildings in Southern California (and elsewhere) in the 1920s and 1930s. These styles generally incorporated design features from the original popular styles as interpreted by architects. Two of the houses within the southern portion of the project APE, as noted in the DPR 523 forms, reflect revival stylistic influences.

More than half of the parcels within the APE date from the 1930s and 1950s, especially in the southern portion. What architectural historians sometimes refer to as Minimal Traditional style (1935-1950), became a dominant architectural style of the period. The style reflects a more austere approach to residential building, omitting the detailing that characterized housing styles in the earlier decades of the twentieth century. Most are relatively small single-story residences of wood-frame construction, with a stucco exterior finish, capped by a low pitch, front gable roof and closed eaves.[13]

The classic house of the postwar building boom was the Ranch, a domestic residential style that San Diego-born architect Cliff May (1909-1989) may have most inspired; by the late 1940s the style was commonly showing up in architects' plan books, as well as popular housekeeping journals.[14] The Ranch house is one-story, elongated and spread out in a horizontal plain, usually set back from the street, featuring a low profile and a simple exterior architectural design treatment. Character defining features include sliding glass doors, picture windows as well as double-hung sashes, and terraces and backyard patios secluded in a rear yard and an attached garage or carport.

The Ranch quickly became the most popular housing type of the postwar era, and several properties dating to the 1940s and 1950s period and generally reflecting this architectural style are located in the APE, but not in a consistent fashion chronically or geographically that would lead one to conclude any of the buildings would be considered as contributors to a historic district.[15]

Industrial Properties

Manufacturing origins in the City of Los Angeles can trace its roots to the nineteenth century in the vicinity of rail yards located north of the Plaza, and over time industry steadily marched in a mostly southerly direction towards the harbor. Los Angeles promoted itself as the land of opportunities for business and industry as early as the 1870s, a message which continued to be delivered throughout its history.[16] For example, in 1925 the local Chamber of Commerce touted the City's advantages, including such factors as "excellent labor conditions, low cost power and fuel, unexcelled climatic conditions, nearness to the source of raw materials, and good transportation in the form of railroads and ships."[17]

A historic resource inventory of the industrial properties in the Southeast Community Plan Area, conducted in 2015, identified several companies that had established industrial plants in the area

[12] Carolyn Patricia Flynn, *Pacific Ready-Cut Homes: Mass-Produced Bungalows in Los Angeles, 1908-1942.* 1986: 37.
[13] Virginia and Lee McAlester, *A Field Guide to American Houses*. 1984: 477
[14] Barbara Miller Lane, *Houses for a New World: Builders and Buyers in American Suburbs, 1945-1965.* 2015: 70.
[15] Rachel Carley, *The Visual Dictionary of American Domestic Architecture.* 1994: 236.
[16] Leonard Pitt and Dale Pitt, *Los Angeles A to Z: An Encyclopedia of the City and County*. 1997: 220.
[17] *Los Angeles Times*, July 19, 1925.

in the first half of the twentieth century, including perhaps most notably Arrowhead Water (1917), Goodyear Tires (1919), Weber Bread (1925) and Dr. Pepper (1940). Each of these historic properties are located north and well outside the project's APE. These large factories and bottling plants aside, the Southeast Los Angeles planning area was identified by the dominance of small-scale manufacturing sites, many of which consisted of one-story warehouses or factories that could serve multiple functions and were not necessarily built for a specific function. "As trucks replaced trains, and as electric wires were strung everywhere to motivate manufacturing, industries spread throughout the [Los Angeles] basin," the historians Leonard and Dale Pitt observed.[18] The 1952 aerial in Figure 4-1 shows industrial corridor between East 111th Place and East Lanzit Avenue. Red border depicts future site of the industrial properties at 740 East 111th Place (1956) and 800 East 111th Place (1957).

Figure 4-1: 1952 Aerial Photograph of Project Site and its Immediate Vicinity



Source: EDR

Tract No. 6478 in Green Meadows, filed with the County Recorder's Office in May 1923, left a large land parcel of 23 acres located between East 111th Place and the Pacific Railway tracks as open and not subdivided into the smaller parcels it had created to the immediate north that it had designed for residential land uses. The first property in the East 111th Place corridor dedicated to industrial land uses was the California Cordage Company, which manufactured ropes, twine, and cordage. Built in 1924, and located approximately 400 feet from 800 East 111th Place, at 850 East 111th Place, the company had the advantage of having access to spur tracks from the Pacific Electric Railway line (by this time a subsidiary of the Southern Pacific Railroad) on its south property boundary allowing it to import raw materials, such as the monthly shipment of a thousand bales of hemp it received from the Philippines, and the outgoing shipments of finished products, by rail, and by extension, direct access to the port. The *Los Angeles Times* noted, "The plant is located in a rather isolated place in the southeastern part of the city, with no other manufacturing concerns in the immediate neighborhood."[19] An aerial photograph from 1938 shows it remained the only

[18] Leonard Pitt and Dale Pitt, *Los Angeles A to Z: An Encyclopedia of the City and County*. 1997: 220.
[19] Eventually, however, a good portion of the warehouse and factory burned to the ground in a spectacular blaze in 1931. *Los Angeles Times*, May 26 and 27, 1931. The business was reestablished, but the company's president, John

industrial property; the rest of the large acreage between East 111th Place and East Lanzit Avenue was vacant. Indeed, a detailed Land Use Survey Map for Los Angeles, published by the WPA in 1939, depicts the large parcels in the corridor between East 111th Place and north of East Lanzit Avenue as designated for non-residential purposes, but with only the cordage factory site having been developed up to that time.[20]

In the span of nearly a decade, non-residential land use in the corridor intensified. An aerial photograph dated from 1948 shows that several industrial properties had by now appeared on the landscape, all clustered east of the original California Cordage Company site (all outside and east of the project APE).

By the early and middle 1950s, the vacant land that had been reserved for industry, essentially forming a band of non-residential parcels that came to be nestled in between the residential streets in and adjacent to the APE, had begun to be further subdivided, and utilitarian warehouse buildings continued to fill the vacant lands along the south side of East 111th Place, including the two parcels on which the proposed EBMF would be constructed. These parcels reflected light manufacturing and other industrial uses, such as metal welding operations for scaffolds and airplane parts, and also serving as supply warehouses.

Transportation

Today a Union Pacific Railroad line parallels East Lanzit Avenue in the project area. It was originally part of the vast Pacific Electric Interurban system, created in 1901 by Henry E. Huntington, who began by consolidating several separate existing electric railway lines, and whose ambitious plans soon extended a network of rail lines throughout the Southland, in time carrying more passengers and freight than any other interurban line in the nation. Research appears to indicate the track alignment traversing the APE was completed in approximately November 1911, as part of an extension between lines extending from both Long Beach and El Segundo and merging just west of the area called Green Meadows, as the tracks connected further east to neighboring Watts, the latter a separate incorporated city at the time primarily housing laborers working for the Pacific Electric Railway, as well as serving as one of the railway company's maintenance yards.[21] Although principally dedicated to the passenger transportation business, freight traffic on the Pacific Electric also comprised an important source of company revenue. Quantities of citrus, vegetables, fresh milk, live chickens, petroleum products, wire, rope, and the U.S. mail were among the hundreds of types of commodities hauled on the Pacific Electric system. But as time passed, more and more of Angelenos came to rely on the automobile for getting around the region, rather than what everyone referred to as the "Big Red Cars."[22] The former Pacific Electric Railway tracks adjacent to the project APE are owned by the UPRR; neither the railroad tracks or right of way would be affected by the proposed EBMF Project and were not evaluated for NRHP or CRHR eligibility.

Despite its extensive streetcar system, Los Angeles took to the automobile faster than any other American city, as its citizens took advantage of the greater flexibility in mobility it offered. But it did not take long for local traffic jams to emerge on downtown city streets. Los Angeles' city planners developed a Major Traffic Plan in 1924, and soon thereafter, a private group, consisting of the

C. Thorn, was convicted in 1933 and 1934 of felony counts for forgery, fraudulent bookkeeping, and submitting falsified insurance claims. *Los Angeles Times*, May 29, 1934; *Pasadena Post*, May 26, 1936.

[20] United States. Works Progress Administration. Land Use Survey Map, Book 8, Sheet 30. May 1939.

[21] The Pacific Electric Railway line which traverses the project area, and parallels East Lanzit Avenue (then called Victoria Street) is discernible on railway company maps published by 1912, but not before.

[22] City of Los Angeles, Office of Historic Resources, *Los Angeles Citywide Historic Context Statement: Pre-Consolidation Communities of Los Angeles, 1862-1932.* July 2016: 180; Danny Howard, *Southern California and the Pacific Electric.* 1980: 5; 19.

town's three leading newspapers and a special committee selected by the Automobile Club of California sponsored the design of a metropolitan highway plan by the pioneer city planners' Olmsted brothers, Harland Bartholomew, and Charles Cheney.[23] These plans were never realized, but just two years following the conclusion of World War II, a comprehensive freeway plan for the region was unfurled by the California Division of Highways (now Caltrans). Construction on the Harbor Freeway began in the early 1950s, and a segment directly west of the project area opened in 1958. While allowing for increased mobility for the region's residents and for the efficient movement of goods, the north-south oriented Harbor Freeway, along with the later construction of the east-west Interstate 105 (Century Freeway), located approximately seven blocks to the south of the APE, also had a more direct impact on the residents of this section of Los Angeles, displacing thousands of houses and businesses within the community in the 1960s and 1970s.

5.0 DESCRIPTION OF ARCHITECTURAL RESOURCES

All of the proposed project APE lies within the City of Los Angeles, within Los Angeles County. The northern border of the architectural survey area runs approximately 600 feet on East 111th Place, then approximately 600 feet south crossing over and paralleling the UPRR tracks and the north side of East Lanzit Avenue, where it extends approximately 900 feet. The project area is largely residential in character, consisting primarily of low-density single family and multi-family residential units, with a band of non-residential land uses in between the residential neighborhoods to the north and south. As discussed in Section 4, historically the area was primarily rural in nature well into the early years of the twentieth century and was mostly developed in the years between the 1920s and 1950s, with a few parcels with later construction dates. The Los Angeles County Assessor's records indicate the oldest building within the APE, located at 729 East 111th Place (Map Resource 4), was built in 1918, but this date appears dubious, as an aerial photo from 1923 depicts the land as vacant, and moreover, that date is earlier than the date the tract map that was filed with the County Recorder's Office. A more accurate date would appear to be 1924, a date which is also provided by the Assessor's records. On the other end of the time spectrum, County Assessor's records indicate the residence at 11010 McKinley Avenue was constructed in 2016. Property ownership information for all the properties in the APE was provided by ParcelQuest.

Of the 27 (twenty-seven) parcels in the APE with buildings, 21 (twenty-one) warranted consideration for National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) eligibility due to their date of construction. The remaining 6 (six) parcels met the criteria for exemption from formal evaluation as the buildings currently on these parcels date their construction to 1977 or later, and therefore required no further evaluation for their historical or architectural significance (see Table 1). Of those properties formally evaluated as part of the survey conducted for this Project (see Table 2), none were found eligible for listing in the NRHP and the CRHR as a result of this report. Please refer to Appendix B for the individual DPR 523 forms prepared for the 21 properties.

Table 1. Parcels in APE Not Evaluated as part of this Study

Address	APN	City	Year of Construction*	Map Reference No.
11011 McKinley Avenue	6071-007-038	Los Angeles	2016	9
710 East 111th Place	6071-022-902	Los Angeles	1977	14
717 East 112th Street	6072-016-019	Los Angeles	2006	15

23 Mark Steward Foster, *The Decentralization of Los Angeles During the 1920s*. 1971: 154; Stephanie S. Pincetl, *Transforming California: A Political History of Land Use and Development*, 1999: 124.

Address	APN	City	Year of Construction*	Map Reference No.
733 East 112th Street	6072-016-007	Los Angeles	1989	17
760 East Lanzit Avenue	6072-016-020	Los Angeles	1983	21
770 East Lanzit Avenue	6072-016-001	Los Angeles	2003	24
*Based on Los Angeles County Assessor's Records				

Source: Parsons, 2021

6.0 FINDINGS AND CONCLUSIONS

Findings

Twenty-one parcels were formally evaluated for National Register of Historic Places and California Register of Historical Resources eligibility.

Historic properties previously listed in, or determined eligible for the NRHP or CRHR:

No listed or previously-determined eligible NRHP or CRHR properties are in the APE.

Historic properties determined eligible for the NRHP or CRHR as a result of the current study:

No historic properties were determined eligible for the NRHP or CRHR as a result of this study.

Resources determined not eligible for the NRHP as a result of the current study:

The following table identifies the twenty-one parcels formally evaluated and found ineligible for inclusion in the NRHP:

Table 2. Parcels in APE Determined Ineligible for the NRHP

Address	APN	City	Year	OHP Status Code	Map Reference No.
725 East 111th Place	6071-007-012	Los Angeles	1924	6Y	1
729 East 111th Place	6071-007-011	Los Angeles	1924	6Y	2
733 East 111th Place	6071-007-010	Los Angeles	1946	6Y	3
737 East 111th Place	6071-007-009	Los Angeles	1925	6Y	4
741 East 111th Place	6071-007-008	Los Angeles	1970	6Y	5
745 East 111th Place	6071-007-007	Los Angeles	1924	6Y	6
749 East 111th Place	6071-007-006	Los Angeles	1925	6Y	7
755 East 111th Place	6071-007-005	Los Angeles	1923	6Y	8
11010 McKinley Avenue	6071-015-013	Los Angeles	1947	6Y	10
810 East 111th Place	6071-022-012	Los Angeles	1964	6Y	11
800 East 111th Place	6071-022-013	Los Angeles	1957	6Y	12
740-780 East 111th Place	6071-022-009	Los Angeles	1956	6Y	13
721-723 East 112th Street	6072-016-018	Los Angeles	1925	6Y	16
727 East 112th Street	6072-016-005	Los Angeles	1941	6Y	17
731 East 112th Street	6072-016-006	Los Angeles	1945	6Y	18
752 East Lanzit Avenue	6072-016-007	Los Angeles	1941	6Y	20
762 East Lanzit Avenue	6072-016-003	Los Angeles	1947	6Y	22

Address	APN	City	Year	OHP Status Code	Map Reference No.
766 East Lanzit Avenue	6072-016-002	Los Angeles	1948	6Y	23
800 East 111th Drive	6072-017-015	Los Angeles	1940	6Y	25
802-804 East 111th Drive	6072-017-014	Los Angeles	1951	6Y	26
819 East 111th Drive	6072-018-018	Los Angeles	1957	6Y	27

Source: Parsons, 2021

Conclusions

Based on the results of the evaluation, it is determined that none of the 27 parcels in the APE are eligible for listing in the NRHP and CRHR, and none are considered to be historical resources under CEQA, per CEQA Guidelines §15065.5, because they do not meet the CRHR criteria outlined in PRC §5024.1.

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8.0 PREPARERS' QUALIFICATIONS

King, Gregory P., M.A., Public Historical Studies, University of California, Santa Barbara (UCSB); B.A., UCSB, American History. More than 35 years' experience preparing or managing NHPA Section 106 and CEQA Cultural Resources compliance documentation for Parsons and Caltrans.

Role in this Project: Authored Historic Resources Evaluation Report; conducted property-specific research and evaluated the built environment resources in APE for eligibility for listing in the NRHP and CRHR.

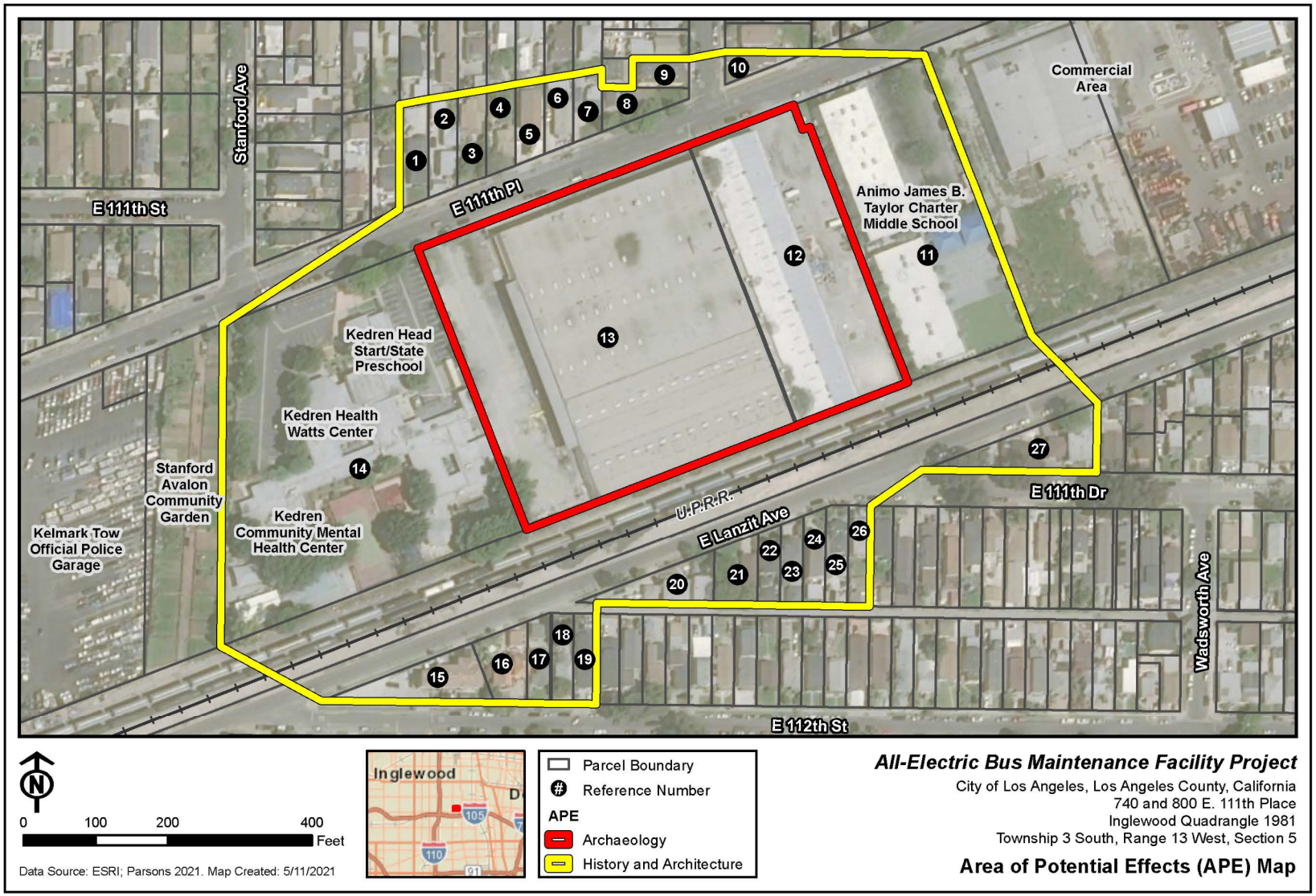
Lindgren, Kristina, M.A., University of Leicester; B.A., California State University, San Bernardino; 18 years of experience.

Role in this Project: Conducted the pedestrian field survey, took photographs and notes, and provided QA/QC review for the draft DPR 523 forms.

Reed, Dean, B.A., Indiana University, 7 years of experience.

Role in this Project: Conducted the pedestrian field survey, took photographs and notes, and prepared the physical descriptions for each of the buildings evaluated for the DPR 523 forms.

Appendix A
Area of Potential Effects Map



Appendix B
DPR 523 Forms

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) 725 E. 111th Place; Map Reference No. 1
P1. Other Identifier: APN: 6071-007-012
***P2. Location:** **Not for Publication** X **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; ____ **B.M.**
c. Address 725 E. 111th Place City Los Angeles Zip 90059
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)

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

This Minimal Traditional style one-story duplex has a wood-frame and stucco construction. It is capped by a low-pitched side gable roof with asphalt composition shingles. The roof eaves have a slight overhang. The primary entrance is on the south façade, accessible via a small concrete porch, capped with a front gabled overhang supported by a wooden frame with the rafters exposed. The porch appears to be recently reframed and the frame extends into a railing for the stairs. The south façade has a slightly off-center wooden door, which is covered by a black-coated steel security door. Two horizontal sliding windows are situated on either side of the door. All windows are in vinyl frames and appear to be replacements of the original windows. The house is set slightly back from the street, with a metal fence on the south side of the property border and wooden fence on the west side. A concrete driveway is located on the west side of the parcel, which leads to a rear detached garage or shed. Landscaping consists of a small front lawn, with a row of small, bushes lining the south side of the house.



***P3b. Resource Attributes:** (List attributes and codes) HP3 Multiple family property
***P4. Resources Present:** X Building Structure Object Site District Element of District Other
P5b. Description of Photo: (view, date, accession #) view to the north
***P6. Date Constructed/Age and Source:** X Historic Prehistoric
1924; County Assessor

***P7. Owner and Address:**
Reel Sense LLC., 16531 Bolsa Chica St. #304 Huntington Beach, CA. 92649
***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren and Dean Reed, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016
***P9. Date Recorded:** 06/07/2021

***P10. Survey Type:** (Describe) Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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 X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 725 E. 111th Place; Map Reference No. 1 ***NRHP Status Code** 6Z

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: residential B4. Present Use: residential

***B5. Architectural Style:** Minimal Traditional

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

The parcel is identified by the County Assessor has having two housing units, with a total of five bedrooms. The original house dates to 1924. Aerial photographs indicate that a rear extension was made in the past, possibly 1964, for which a building renovation permit was issued. The open carport in the rear is not an original feature of the property.

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

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Residential Architecture **Area**

Period of Significance 1924 **Property Type** SFR **Applicable Criteria** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The single family residence at 725 E. 111th Place does not appear eligible for listing in the NRHP or CRHR. While the property play a general role in the residential development of Los Angeles, research did not find the building is directly related to any events that have made a significant contribution to the patterns of history at a local, state or national level. Therefore, it does not appear to meet NRHP/CRHR Criterion A/1.

The first known resident of the house was Mrs. Kidney Wilson (1926), but by 1930, at the early stages of the Great Depression, it is identified as a house that rented for $20 per month; its tenants at that time were Indiana-natives Clarence Fisher, a house carpenter, and spouse Mary Fisher, and their extended family, which included daughter Ruth and her spouse Earl Lake, an electrician. Later house occupants included Jack W. Bender (1940), Phoebe Solley (1946), Walter O. and Dorothy G. Leinbach (1950); Roy S. Locklin (1954) and Emanuel and Minnie Freeman (1960). Little is known of the former residents; none are known to be important in local, state or national history. Therefore, the property does not appear to meet NRHP/CRHR Criterion B/2. In terms of its architectural style, the single family residence (see Continuation Sheet)

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

***B12. References:**

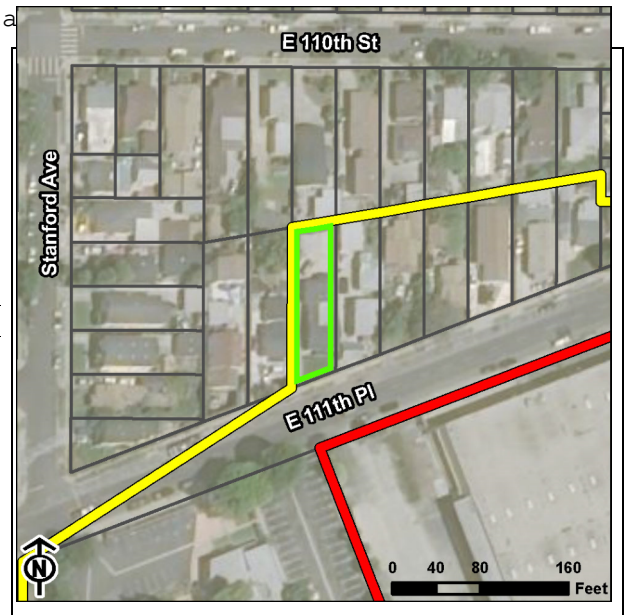
Los Angeles County Assessor's Office's online data
Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com
Sanborn Fire Insurance (1928). U.S. Federal Census, 1930 and 1940. Index to Register of Voter Rolls, 1926-1960.

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 8, 2021

(This space reserved for official comments.)



B10. Significance (Continued):

is a modest example reflecting the Minimal Traditional style and it is not a unique or distinctive example of its type, and nor is it known to be the work of a master architect. Therefore, the property does not appear to meet NRHP/CRHR Criterion C/3.

Under NRHP Criterion D/CRHR Criterion 4, the property does not appear to be significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

This property has also 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, and is not considered a historical resource for the purposes of CEQA.

State of California X 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** 3 ***Resource Name or #:** (Assigned by recorder) 729 E. 111th Place; Map Reference No. 2
P1. Other Identifier: APN: 6071-007-011
***P2. Location:** **Not for Publication** X **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.) {PRIVATE }
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; _____ **B.M.**
c. Address 729 E. 111th Place City Los Angeles Zip 90059
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)

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

This one-story single-family house is constructed with elements of both the Minimal Traditional style and Spanish Revival style. It has a wood frame and smooth stucco construction and is set on a raised foundation. The main entrance of the house is located on the south façade, which has a partially-enclosed porch with a red-tiled and steeply-pitched front gable roof. The remainder of the structure is capped by a low-pitched front-gabled roof with asphalt composition shingles. Visible windows on the south and west facades include wood frame horizontal sliding windows and aluminum frame double hung windows. The driveway is on the west side of the parcel and leads to a rear detached garage (see Continuation Sheet).

***P3b. Resource Attributes:** (List attributes and codes) HP3 Multiple family property



***P4.Resources Present:** X Building Structure Object Site District Element of District Other
P5b. Description of Photo: (view, date, accession #) View to the North

***P6. Date Constructed/Age and Source:** X Historic Prehistoric
1924; County Assessor

***P7. Owner and Address:** Jose C and Sara R Navar, 729 E. 111th Place, Los Angeles, CA. 90059

***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren and Dean Reed, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016

***P9.Date Recorded:** 06/07/2021
***P10. Survey Type:** (Describe) Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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) 729 E. 111th Place; Map Reference No. 2 ***NRHP Status Code** 6Z

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: residential B4. Present Use: residential

***B5. Architectural Style:** Minimal Traditional and Spanish Revival blend

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

The 0.13 acre parcel is identified by the County Assessor has having two two-bedroom housing units, one 720 sq ft with a 1918 date, and the second 460 sq. ft. with a 1924 date. However, an aerial photograph from 1923 shows the parcel as vacant. Records show that a permit for building repair and alterations was issued by the City in 1931. It at this time it is believed the Spanish Revival elements were added as character-defining features.

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

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Residential Architecture **Area**

Period of Significance 1924 **Property Type** SFR **Applicable Criteria** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The single family residence at 729 E. 111th Place does not appear eligible for listing in the NRHP or CRHR. While the property played a general role in the residential development of Los Angeles, research did not find the building is directly related to any events that have made a significant contribution to the patterns of history at a local, state or national level. Therefore, it does not appear to meet NRHP/CRHR Criterion A/1.

From 1935 and perhaps earlier, Carl P. Kemesies, a native of Germany (a butcher in meat packing plant), and his spouse, Esther, a native of Washington, owned the house, which Census enumerators valued at $2000 in 1940. The Kemesies owned the property through at least 1960. At one time a 729-1/2 address also was associated with the property, which likely indicates the Kemesies' rented out a rear building or portion, whose tenants included Mary A. Clements (1940); Ida M. Spafford (1940); Carol S. Rhine (1946-1950) and Marion L. Snodgrass (1956), among identified residents. Little is known of former residents; none are known to be important in local, state or national history. Therefore, the property does (see Continuation Sheet)

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

***B12. References:**

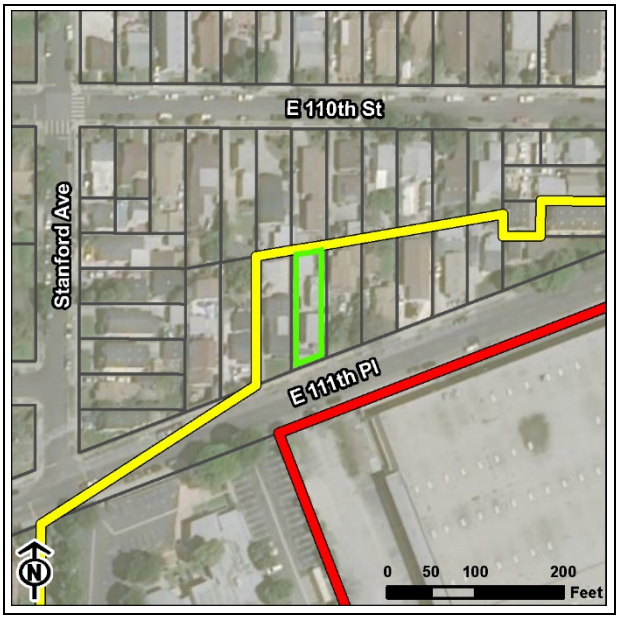
Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com; Sanborn Fire Insurance (1928). U.S. Federal Census, 1930 and 1940. Index to Register of Voter Rolls, 1926-1960.

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 7, 2021

(This space reserved for official comments.)



P3a Description (Continued):

A second detached house exists behind the main house on the northeastern section of the parcel. This building is set slightly back from the street, with a metal fence on the south side of the property border and a chain link fence on the east and west sides. Landscaping is very minimal, as most of the property is covered with concrete. A few flowering plants and succulents are present closer to the metal fencing.

B10. Significance (Continued):

not appear to meet NRHP/CRHR Criterion B/2. In terms of its architecture, the house reflects the influence of both the Minimal Traditional and Spanish Revival design styles. It is not a unique or distinctive example of its type, and nor is it known to be the work of a master architect. Therefore, the property does not appear to meet NRHP/CRHR Criterion C/3.

While buildings may serve as important sources of information about historic construction techniques, this type of residential building construction is well documented. The building would not be expected to yield information important to history, and thus does not appear to meet NRHP/CRHR Criterion D/4.

This property has also 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, and is not considered a historical resource for the purposes of CEQA.

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 2 ***Resource Name or #:** (Assigned by recorder) 733 E. 111th Place; Map Reference No. 3
P1. Other Identifier: APN: 607-100-7010
***P2. Location:** **Not for Publication** X **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.){PRIVATE **}**
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; ____**B.M.**
c. Address 733 E. 111th Place_____ City Los Angeles Zip 90059
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)

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

This one-story single-family house is wood framed, with several sections showing plywood siding. It is capped with a low-pitched front gable roof with asphalt composition shingles, and slightly overhanging open eaves. The west side of the building appears to have an addition with a flat roof. The primary façade is covered by an overhang extending from the front gable roof boxed in with plywood and supported by two wooden posts. Three vinyl multi-pane horizontal sliding windows are present on the south façade, two are to the west of the primary entrance, and one is set slightly further back to the east of the primary entrance. The primary entrance appears to be a wooden door, covered by a black coated steel security door. The house is set far back from the street with a metal fence located on the south side of the property border. Chain link fencing is situated on the east and west sides of the parcel, which are both lined with planted trees and flowers. A concrete driveway is on the west side of the parcel leading up to the addition of the house.



***P3b. Resource Attributes:** (List attributes and codes) HP2 Single family property

***P4.Resources Present:** X Building Structure Object Site District Element of District Other

P5b. Description of Photo: (view, date, accession #) view to the north

***P6. Date Constructed/Age and Source:** X Historic Prehistoric Both 1946; County Assessor

***P7. Owner and Address:** Brenda Flores and Hortensia Navar Salomon, 733 E. 111th Place, Los Angeles, CA., 90059

***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren and Dean Reed, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016

***P9. Date Recorded:** 06/07/2021

***P10. Survey Type:** (Describe) Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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 X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 733 E. 111th Place; Map Reference No. 3 ***NRHP Status Code** 6Z
Page 2 **of** 2

B1. Historic Name: None
B2. Common Name: None
B3. Original Use: residential B4. Present Use: residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The 0.12 acre parcel is identified by the County Assessor has having a 450 sq. ft. single family residence with a 1946 construction date. The City has no permit information.

***B7. Moved?** X **No** **Yes** **Unknown** **Date:** **Original Location:**
***B8. Related Features:**
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Residential Architecture **Area**
Period of Significance 1946 **Property Type** SFR **Applicable Criteria** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residence at 733 E. 111th Place does not appear eligible for listing in the NRHP or CRHR. While the property played a general role in the development of Los Angeles, research did not find the building is directly related to any events that have made a significant contribution to the patterns of history. Therefore, it does not appear to meet NRHP/CRHR Criterion A/1.

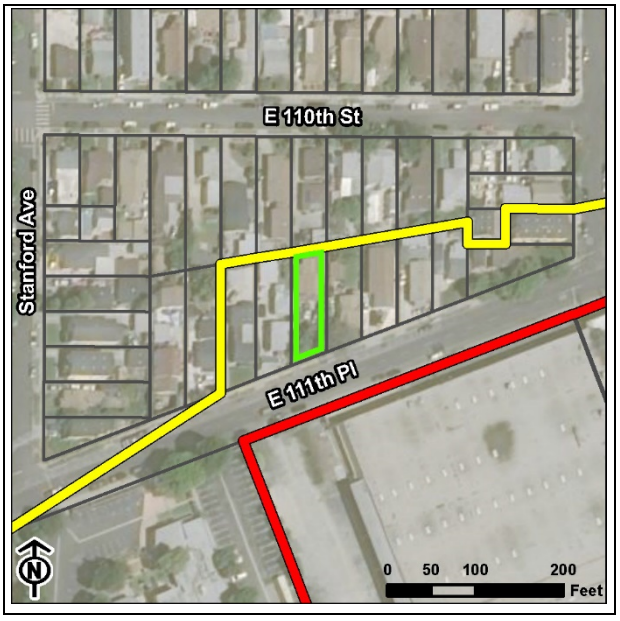
Aloney B. and Bertha Babcock are identified as the original owners of the house though at least 1960. Little is known about them; none is known to be important in local, state or national history. Therefore, the property does not appear to meet NRHP/CRHR Criterion B/2.

The house reflects the Minimal Traditional architectural style. It is not a unique or distinctive example of its type, and nor is it known to be the work of a master architect. Therefore, the property does not appear to meet NRHP/CRHR Criterion C/3. While buildings may reveal historic construction techniques, this type of residential building is well documented. The building would not be expected to yield information important to history, and thus does not appear to meet NRHP/CRHR Criterion D/4.

This property has also 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, and is not considered a historical resource for the purposes of CEQA.

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

***B12. References:**
Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com; Index to Register of Voter Rolls, 1946-1960.



B13. Remarks:
***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 8, 2021

(This space reserved for official comments.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) 737 E. 111th Place; Map Reference No. 4
P1. Other Identifier: APN: 6071-007-009

*P2. **Location:** **Not for Publication** X **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.){PRIVATE }
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; ____ **B.M.**
c. Address 737 E. 111th Place_____ City Los Angeles Zip 90059
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)

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

This one-story single-family house is a Craftsman bungalow with clapboard siding, which is capped by a low-pitched side-gable roof with asphalt composition shingles. The roof contains a centered shed dormer, with wide unenclosed overhanging eaves throughout. The wood rafters are exposed. The primary entrance is accessed under a wood porch, which spans 2/3 of the south façade. The porch is covered by a shed extension of the roof, and is supported by three classic wooden columns, extending to the base of the porch. The primary entrance is covered by a white-coated sunburst style security door. Two six-over-six double-hung wood-framed windows are situated on the south façade and appear to be multi-pane vinyl (see Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single family property



***P4.Resources Present:** X Building Structure Object Site District Element of District Other
P5b. Description of Photo: (view, date, accession #) view to the north

***P6. Date Constructed/Age and Source:** X Historic Prehistoric
1925; County Assessor

***P7. Owner and Address:**
Rafael Ortiz, 737 E. 111th Place, Los Angeles, CA., 90059

***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren, and Dean Reed, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016

***P9. Date Recorded:** 06/07/2021

***P10. Survey Type:** (Describe)
Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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 X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 737 E. 111th Place; Map Reference No. 4 ***NRHP Status Code** 6Z
Page 2 **of** 3

B1. Historic Name: None
B2. Common Name: None
B3. Original Use: residential B4. Present Use: residential
***B5. Architectural Style:** Craftsman
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The 0.11 acre parcel is identified by the County Assessor has having a 556 sq. ft., two-bedroom single family residence; the City shows a building permit of 1926 construction date. Permits were issued by the City for replacement of nine windows in 2013 and demolition of a garage and construction of a single-car carport in 2018.

***B7. Moved?** X **No** **Yes** **Unknown** **Date:** **Original Location:**
***B8. Related Features:**
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Residential Architecture **Area**
Period of Significance 1926 **Property Type** SFR **Applicable Criteria** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The single family residence at 737 E. 111th Place does not appear eligible for listing in the NRHP or CRHR. While the property played a general role in the residential development of Los Angeles, research did not find the building is directly related to any events that have made a significant contribution to the patterns of history at a local, state or national level. Therefore, it does not appear to meet NRHP/CRHR Criterion A/1.

In 1930, Mike and Rosa Zapata, parents of four children, are identified as the homeowners. They had immigrated from Mexico to the U.S. in circa 1913, and had lived in Arizona for several years before coming to California in about 1925. Mike Zapata listed himself as a foundry worker. By 1935, Paul C. and Florence Kladsson are listed as property owners. Florence had become widowed by the time the 1940 Census was taken; she may have taken in a roommate to help pay for housing as by 1942, and at least through 1947, Naomi Rogers, a nurse, was also a house resident. By 1954 and through at least 1960, Jefferson L. and Gladys Snell were residents of 737 E. 111th Place. Little is known of the former residents; none are known to be important in local, state or national history. Therefore, (See Continuation Sheet)

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

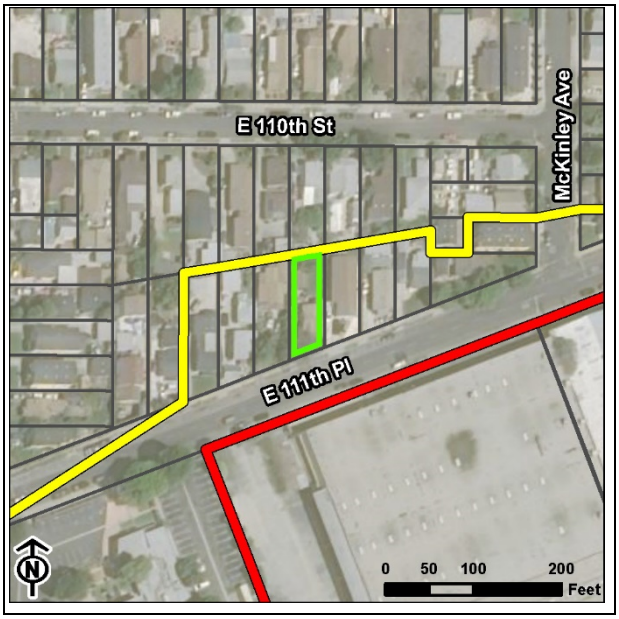
***B12. References:**
Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com; Sanborn Fire Insurance (1928). U.S. Federal Census, 1930 and 1940. Index to Register of Voter Rolls, 1926-1960.

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 8, 2021

(This space reserved for official comments.)



P3a Description (Continued):

replacements. The house is set slightly back from the street, with metal fencing on the south, east, and west sides of the property boundaries. A concrete driveway is along the west side of the parcel, which leads to a detached garage or shed on the north side of the parcel. Landscaping includes a front lawn, a row of small bushes and a tree in a planter box along the Porch. Several other potted plants are placed on the porch, as well as flowers along the southern fence line.

B10. Significance (Continued):

the property does not appear to meet NRHP/CRHR Criterion B/2.

In terms of its architectural style, the single family property is a modest example of the Craftsman style and it would not be surprising to learn it was built from a kit or ordered from a catalog such as Sears, Roebuck and Co.; regardless, it is not a unique or distinctive example of its type, and nor is it known to be the work of a master architect. Therefore, the property does not appear to meet NRHP/CRHR Criterion C/3. Under NRHP Criterion D or CRHR Criterion 4, the property does not appear to be significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

This property has also 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, and is not considered a historical resource for the purposes of CEQA.

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 2 ***Resource Name or #:** (Assigned by recorder) 741 E. 111th Place; Map Reference No. 5
P1. Other Identifier: APN: 6071-007-008
***P2. Location:** **Not for Publication** X **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.){PRIVATE **}**
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; ____**B.M.**
c. Address 741 E. 111th Place City Los Angeles Zip 90059
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)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This one-story single-family house of wood-frame and stucco construction is capped with a low-pitched front-gable roof with asphalt composition shingles, moderate overhangs, and boxed eaves. The house is a front facing L-shape set on a slab foundation, with a front attached garage. The south façade has both the main entrance, set further back on the western side, and the garage door situated more to the front on the eastern side. A tall, fixed window is situated next to the main entrance, which is obscured by white coated steel bars. The house is set slightly back from the street, with metal fencing on the south, east, and west sides of the property boundaries. No landscaping is present, and the entire yard is covered in concrete.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single family property



***P4.Resources Present:** X Building Structure Object Site District Element of District Other
P5b. Description of Photo: (view, date, accession #) view to the north

***P6. Date Constructed/Age and Source:** X Historic Prehistoric
1970; County Assessor

***P7. Owner and Address:**
Jerome Joseph, 741 E. 111th Place, Los Angeles, CA. 90059.

***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren and Dean Reed, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016
***P9. Date Recorded:** 06/07/2021

***P10. Survey Type:** (Describe)
Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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 X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 741 E. 111th Place; Map Reference No. 5 ***NRHP Status Code** 6Z

B1. Historic Name: None

B2. Common Name: None

3. Original Use: residential B4. Present Use: residential

***B5. Architectural Style:** Ranch

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

The 0.10 acre parcel is identified by the County Assessor as a single family residence with a 1970 construction date. Permits were issued for window replacement and roof trusses damaged by a fire in 2000. Research indicates the current house replaced an earlier house.

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

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Residential Architecture **Area**

Period of Significance 1970 **Property Type** SFR **Applicable Criteria** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The single family residence at 741 E. 111th Place does not appear eligible for listing in the NRHP or CRHR. The current house on the site replaced one built in 1924. Research did not find the property is directly related to any events that have made a significant contribution to the patterns of history at a local, state or national level. Therefore, it does not meet NRHP/CRHR Criterion A/1.

None of the residents associated with the former house, including Everett A. and Mine Criswell (1929–30), John and Hester Welter,(1933): Thomas H. and Catherine Faller (1940–1946); and Leo Arviso (1956–1960) are known to be important in local, state or national history. Therefore, the property does not meet NRHP/CRHR Criterion B/2. The building's architectural style appears to reflect elements of the Ranch style, but it is not a distinctive example of the style, and it is not known to be the work of a master architect. Therefore, the property does not meet NRHP/CRHR Criterion C/3. While buildings may provide information on construction techniques, this type of building is well documented. The building would not be able to yield important historical information, and thus does not appear to meet NRHP/CRHR Criterion D/4. This property has also 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, and is not considered a historical resource for the purposes of CEQA.

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

***B12. References:**

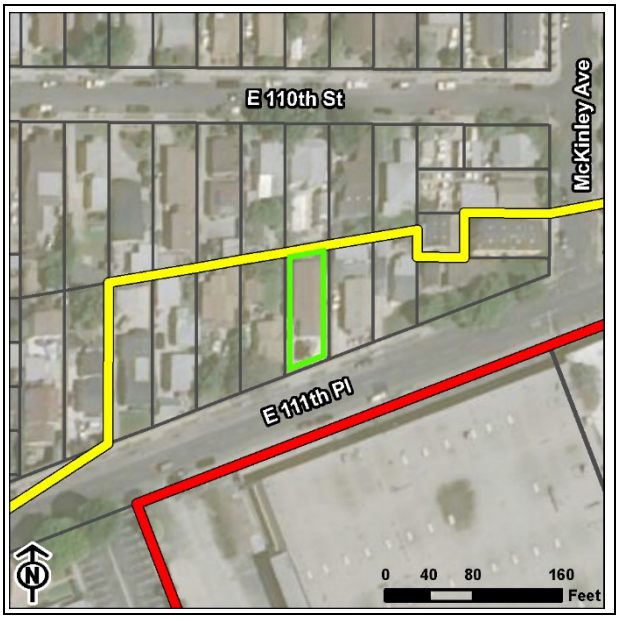
Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 8, 2021

This space reserved for official comments.)



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) 745 E. 111th Place; Map Reference No. 6
P1. Other Identifier: APN: 6071-007-007
***P2. Location:** **Not for Publication** X **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.){PRIVATE **}**
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; ____**B.M.**
c. Address 745 E. 111th Place_____ City Los Angeles Zip 90059
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)

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

This one-story single-family house of wood-frame and stucco construction is capped by a low-pitched front gable roof with asphalt composition shingles, and sits on a raised foundation. The primary entrance on the south façade is accessed by a concrete porch with two steps. The primary entrance has a wooden door with a white-coated security door at the center and is set beneath a small porch overhang. The overhang has a front gable roof with a wide overhang, asphalt composition shingles, and is supported by two square pillars. Two multi-pane vinyl horizontal sliding windows are on the south façade. Three windows of the same type are situated on the western façade, along with a small, fixed window. The house is set slightly back from the street, with a metal fence on the south and west property boundary. The yard consists mainly of concrete, with a few small plants set along the west (see Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single family property



***P4.Resources Present:** X Building Structure Object Site District Element of District Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) view to the north

***P6. Date Constructed/Age and Source:** X Historic Prehistoric
1924; County Assessor

***P7. Owner and Address:**
Miguel A. Arellano, 745 E. 111th Place, Los Angeles, CA. 90059

***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren and Dean Reed, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016

***P9. Date Recorded:** 06/07/2021

***P10. Survey Type:** (Describe)
Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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 X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 745 E. 111th Place; Map Reference No. 6 ***NRHP Status Code** 6Z

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: residential B4. Present Use: residential

***B5. Architectural Style:** Craftsman

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

The 0.97 acre parcel is identified by the County Assessor has having a 760 sq. ft., two-bedroom single family residence with a 1924 construction date. The City indicates it issued permits for unidentified building alterations in 1936, 1952, and 1956. The City issued a permit for replacement of the roof with composition shingles in 2002.

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

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Residential Architecture **Area**

Period of Significance **Property Type** SFR **Applicable Criteria** N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The single family residence at 745 E. 111th Place does not appear eligible for listing in the NRHP or CRHR. While the property played a general role in the residential development of Los Angeles, research did not find the building is directly related to any events that have made a significant contribution to the patterns of history at a local, state or national level. Therefore, it does not appear to meet NRHP/CRHR Criterion A/1.

Among occupants identified with the property were John S. Norton, a carpenter (1929), homeowners Fred E. and Anna M. Bessent (1935 through 1942); Anna Bessent remained through at least 1951; Eladio Avalos (1986–1990); John A. Nuno and Jesus A. Nava (2006). Little is known of these former residents; none are known to be important in local, state or national history. Therefore, the property does not appear to meet NRHP/CRHR Criterion B/2.

In terms of its architectural style, the single family property (See Continuation Sheet)

B.11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

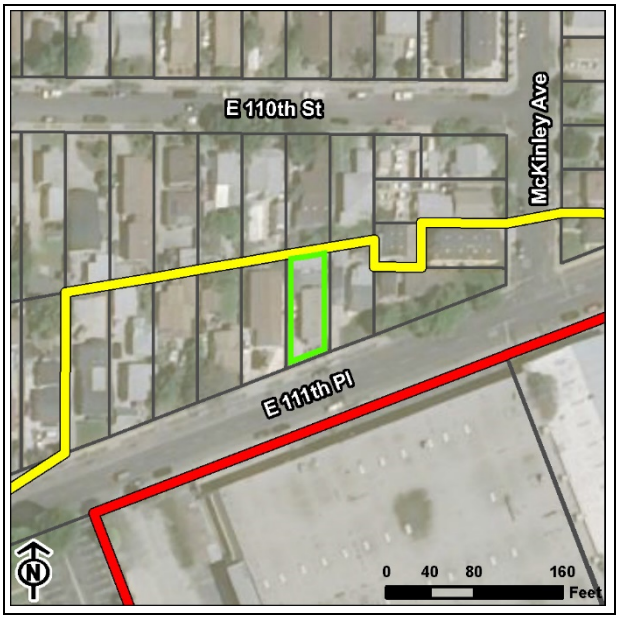
Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com; Sanborn Fire Insurance (1928); U.S. Federal Census, 1930 and 1940; Index to Register of Voter Rolls, 1926–1960.

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 7, 2021

(This space reserved for official comments.)



P3a Description (Continued):

elevation. A concrete driveway is on the west side of the property which leads to a detached garage on the northwest portion of the property.

B10. Significance (Continued):

appears to have originally been a modest example of the Craftsman style and it would not be surprising to learn it was built from a kit or ordered from a catalog such as Sears, Roebuck and Co.; alterations over the years may have removed certain character-defining features associated with the style. Regardless, it is not a unique or distinctive example of its type, and nor is it known to be the work of a master architect. Therefore, the property does not appear to meet NRHP/CRHR Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, the property does not appear to be significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

This property has also 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, and is not considered a historical resource for the purposes of CEQA.

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) 749 E. 111th Place; Map Reference No. 7
P1. Other Identifier: APN: 6071-007-006
***P2. Location:** **Not for Publication** X **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.){PRIVATE **}**
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; ____**B.M.**
c. Address 749 E. 111th Place_____ City Los Angeles Zip 90059
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)

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

This one-story single-family house, likely has been modified over time from a Craftsman bungalow design to today resemble a house with a is in a Minimal Traditional style, is of wood-frame construction, and with a stucco exterior. It is capped by a steeply-pitched side gable roof with asphalt composition shingles, and overhanging eaves all the way around. A small, white-tiled porch with a low-pitched front gable roof and wood post supports is set off-centered on the west side of the primary south façade. Two windows are situated to the east of the main entrance on the south façade, which are both wood frame double-hung windows. The west façade has a smaller window further back on the north end, and a larger window toward the front on the south end. The house is set slightly back from the street, with a metal fence on the south property and chain link fencing along the east (see Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single family property



***P4.Resources Present:** X Building Structure Object Site District Element of District Other
P5b. Description of Photo: (view, date, accession #) View to the north

***P6. Date Constructed/Age and Source:** X Historic Prehistoric
1925; County Assessor

***P7. Owner and Address:**
Juan F. Garcia, 749 E. 111th Place, Los Angeles, CA. 90059

***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren and Dean Reed, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016

***P9. Date Recorded:** 06/07/2021

***P10. Survey Type:** (Describe)
Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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) 749 E. 111th Place; Map Reference No. 7 ***NRHP Status Code** 6Z

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: residential B4. Present Use: residential

***B5. Architectural Style:** Craftsman/Minimal Traditional

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

The 0.97 acre parcel is identified by the County Assessor has having a 760 sq. ft., two-bedroom single family residence with a 1924 construction date. It appears that the house may have originally been a bungalow that has been modified over the years. The City issued permits for building addition and carport in 1980, a kitchen addition in 1988, and a replacement of the roof with composition shingles in 2002.

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

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Residential Architecture **Area** _____

Period of Significance 1924 **Property Type** SFR **Applicable Criteria** _____ (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The single family residence at 749 E. 111th Place does not appear eligible for listing in the NRHP or CRHR. While the property played a general role in the residential development of Los Angeles, research did not find the building is directly related to any events that have made a significant contribution to the patterns of history at a local, state or national level. Therefore, it does not appear to meet NRHP/CRHR Criterion A/1.

Among occupants of the house were Clyde Wynn and Ruby Kendrick (1935-1942); Wynn identified himself as a machine operator. Others include Stanley E. Pascoe and Florence Peterson (1950); George B. and Mary E. Wong (1954-1956); and Juan Garcia (2000). Little is known of the former residents; none are known to be important in local, state or national history. Therefore, the property does not appear to meet NRHP/CRHR Criterion B/2.

In terms of its architecture, the house today reflects the Minimal(See Continuation Sheet)

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

***B12. References:**

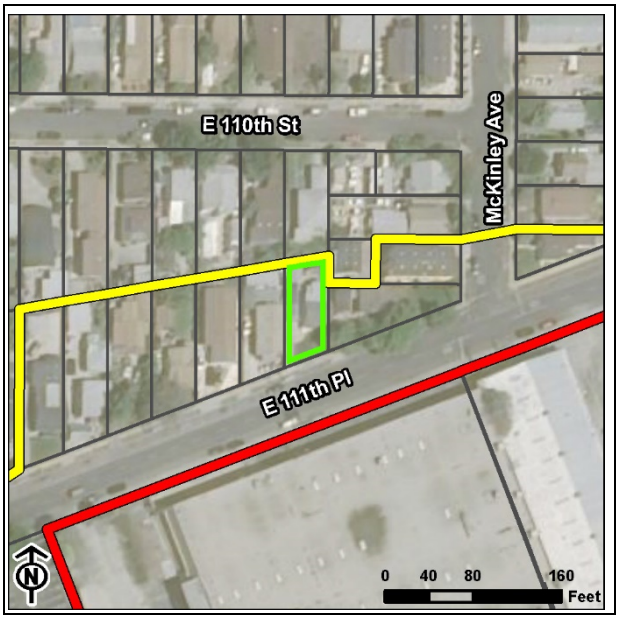
Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com; Sanborn Fire Insurance Map (1928); U.S. Federal Census, 1930 and 1940; Index to Register of Voter Rolls, 1926-1960.

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 7, 2021

(This space reserved for official comments.)



P3a Description (Continued):

and west property boundary. Landscaping consists of a well-manicured lawn, small flowering plants. A concrete driveway is situated along the west side of the parcel, which leads back to a detached garage and shed.

B10. Significance (Continued):

Traditional style, likely evolved due to alterations from what was likely a simple Craftsman bungalow design. It is not a unique a unique or distinctive example of its type, and nor is it known to be the work of a master architect. Therefore, the property does not appear to meet NRHP/CRHR Criterion C/3.

Under NRHP Criterion D and CRHR Criterion 4, the property does not appear to be significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

This property has also 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, and is not considered a historical resource for the purposes of CEQA.

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) 755 E. 111th Place; Map Reference No. 8
P1. Other Identifier: APN: 6071-100-005
*P2. **Location:** **Not for Publication** X **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.){PRIVATE }
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; ____**B.M.**
c. Address 755 E. 111th Place City Los Angeles Zip 90059
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)

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

This one-story single-family house, which originated as a Craftsman bungalow, is wood-framed with a mix of clapboard and stucco siding, and is capped by a low-pitched cross-gable roof with asphalt composition shingles, and moderately overhanging eaves with exposed rafters. Vertical wood boards line the gable. The clapboard siding of the whole house is covered by a thin layer of stucco. The primary entrance is on the east façade, and is accessed by a full concrete porch, with five steps slightly off-centered. There are two large vinyl and wood frame multi-pane horizontal sliders on either side of the door. The windows appear to be replacements of the original windows. The door also has a wood frame, but is mostly obscured by a steel-coated security door. The porch (see Continuation Sheet).

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single family property



***P4. Resources Present:** X Building Structure Object Site District Element of District Other
P5b. Description of Photo: (view, date, accession #) view to the northwest

***P6. Date Constructed/Age and Source:** X Historic Prehistoric
1923; County Assessor

***P7. Owner and Address:**
Samael A. & Irma Martinez, 755 E. 111th Place, Los Angeles, CA. 90059

***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren and Dean Reed, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016

***P9. Date Recorded:** 06/07/2021

***P10. Survey Type:** (Describe)
Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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) 755 E. 111th Place; Map Reference No. 8 ***NRHP Status Code** 6Z

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: residential B4. Present Use: residential

***B5. Architectural Style:** Craftsman

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

The 0.11 acre parcel is identified by the County Assessor has having a 840 sq. ft., two-bedroom single family residence with a 1923 construction date. The City has a permit on file for a building addition in 1980. Online realty advertisements indicate that the building has recently undergone an unspecified renovation.

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

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** **Theme** Residential Architecture **Area**

Period of Significance 1923 **Property Type** SFR **Applicable Criteria** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The single family residence at 733 E. 111th Place does not appear eligible for listing in the NRHP or CRHR. While the property played a general role in the residential development of Los Angeles, research did not find the building is directly related to any events that have made a significant contribution to the patterns of history at a local, state or national level. Therefore, it does not appear to meet NRHP/CRHR Criterion A/1.

Because of the number of changing residents, it appears that the house was rented out through much of its early history; among occupants associated with the house were Horace and Irene Knapp (1929), James A. Waugh (1930), Alicia La Pointe (1933), Jerome G. and Clara McKinley (1937), Raymond D. and Venley Hawley, and William H. Swope (1940-46), Bernard R. and Marion Feigenbaum (1950-51), Martin Hernandez (1958-1971) and Johnnie Webster (2000). Little is known of the former residents; none are known to be important in local, state or national history. Therefore, the property does not appear to meet NRHP/CRHR Criterion B/2.

In terms of its architecture, the house reflects the Craftsman (see Continuation Sheet)

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

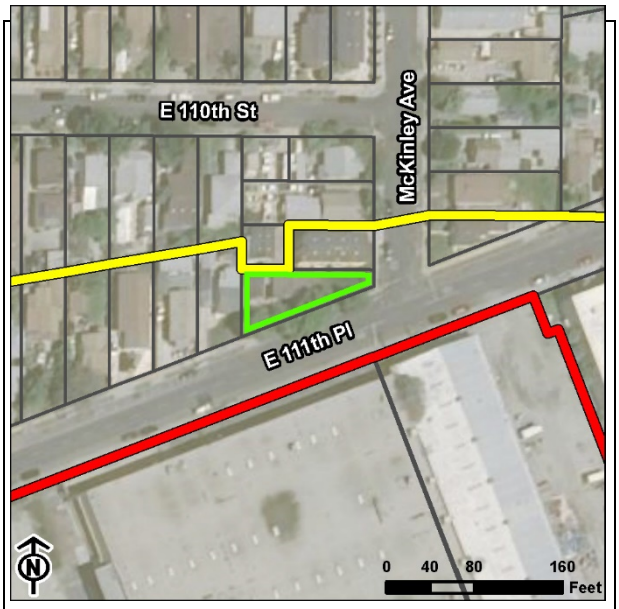
***B12. References:**

Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com; Sanborn Fire Insurance Map(1928); U.S. Federal Census, 1930 and 1940; Index to Register of Voter Rolls, 1926-1960.

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 7, 2021



(This space reserved for official comments.)

P3a Description (Continued):

has concrete walls near the base and four metal posts. A secondary entrance is located near the back of the house, on the south façade. Four small multi-pane double hung windows with wood and vinyl framing are located along the façade. The windows and the door are all accompanied by individual overhangs. A combination of horizontal sliding and double hung windows of similar type are situated in the back along the western façade. The house is set further back from the street at the corner of E. 111th Place and McKinley Avenue, with a metal fence along the south and east property boundaries. The western property boundary has a small, detached shed of similar construction, and runs along a chain link fence. The northern property boundary is formed by a combination wood and steel fence. Landscaping is minimal primarily consists of a mowed lawn or mulch and hardscape.

B10. Significance (Continued):

bungalow style and it would not be surprising to learn it was originally built from a kit or ordered from a catalog such as Sears, Roebuck and Co. or from readily available plans; alterations over the years appear to have removed or modified certain character-defining features associated with the style. Regardless, it is not a unique or distinctive example of its type, and nor is it known to be the work of a master architect. Therefore, the property does not appear to meet NRHP/CRHR Criterion C/3.

Under NRHP Criterion D and CRHR Criterion 4, the property does not appear to be significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

This property has also 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, and is not considered a historical resource for the purposes of CEQA.

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1_ **of** 3 ***Resource Name or #:** (Assigned by recorder) 11010 McKinley Ave.; Map Reference No. 10
P1. Other Identifier: APN: 6071-015-013
***P2. Location:** **Not for Publication** X **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.){PRIVATE }
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** ___; __ **of** __ **of Sec** __; ____**B.M.**
c. Address 11010 McKinley Ave._____ City Los Angeles Zip 90059
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)

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

This one-story single-family house of wood frame and stucco construction is capped by a front-gable roof, with cascading additional segments down to the back of the house, toward the east. The two primary roofs are both gabled, while to additional segments of root are flat. The roof has asphalt composition shingles, with very little overhang. Both segments with flat roofs appear to be later additions. The primary entrance is located at the west facing façade, along McKinley Avenue. The entrance has a small, centered concrete porch with two steps and is covered by a front-gabled overhang, supported by two wooden posts and a side railing. Narrow horizontal sliding windows are located on either side of the door. A secondary entrance is located on the south façade along (see Continuation Sheet).

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single family property



***P4. Resources Present:** X Building Structure Object Site District Element of District Other
P5b. Description of Photo: (view, date, accession #) View to the northeast
***P6. Date Constructed/Age and Source:** X Historic Prehistoric
1947; County Assessor
***P7. Owner and Address:** Johnny M. and S. A. Landrum Co Trust, 11010 McKinley Avenue, Los Angeles, CA. 90059
NEEDS ADDRESS
***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren, and Dean Reed, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016
***P9. Date Recorded:** 06/07/2021
***P10. Survey Type:** (Describe) Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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 X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 11010 McKinley Ave.; Reference No. 10 ***NRHP Status Code** 6Z

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: residential B4. Present Use: residential

***B5. Architectural Style:** Minimal Traditional

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

The 0.60 acre parcel is identified by the County Assessor has having a 564 sq. ft. single family residence with a 1947 construction date; records indicate a permit was issued for a renovation in 1950. No other permits are on file that would indicate substantive alterations have been made to the building.

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

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Residential Architecture **Area** _____

Period of Significance 1947 **Property Type** SFR **Applicable Criteria** _____ (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The single family residence at 11010 McKinley Avenue does not appear eligible for listing in the NRHP or CRHR. While the property played a general role in the residential development of Los Angeles, research did not find the building is directly related to any events that have made a significant contribution to the patterns of history at a local, state or national level. Therefore, it does not appear to meet NRHP/CRHR Criterion A/1.

Known past occupants of the house have included Margaret Thompson (1950) and Nathaniel H. Randall (1954). Little is known of the former residents; none are known to be important in local, state or national history. Therefore, the property does not appear to meet NRHP/CRHR Criterion B/2.

In terms of its architecture, the house reflects the Minimal Traditional style. It is not a unique or distinctive example of its type, and nor is it known to be the work of a master architect. Therefore, the property does not appear to meet NRHP/CRHR(see Continuation Sheet)

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

***B12. References:**

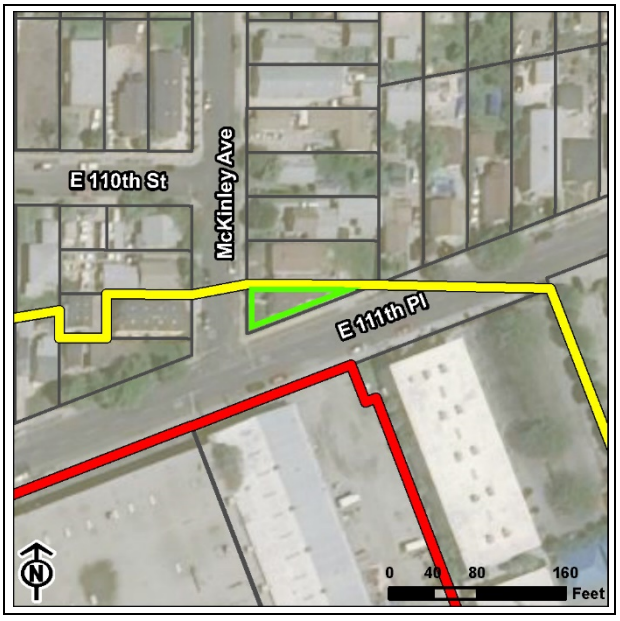
Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com; Index to Register of Voter Rolls, 1950-1960.

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 7, 2021

(This space reserved for official comments.)



P3a Description (Continued):

with two other windows of the same type. The middle segment of the home has one small window of the same type. The rear addition has a third entrance and window. All windows are horizontal sliders with wood and aluminum frames and appear to be replacements of the original. The house is set slightly back from the street with a metal fence marking the property boundary along E. 111th Place and McKinley Avenue. An asphalt driveway is located at the east end of the parcel. Landscaping includes a mowed lawn with tall bushes along the northern parcel boundary. Trees and a bougainvillea plant are on the western property boundary.

P10a Significance (Continued):

Criterion C/3.

While buildings may serve as important sources of information about historic construction techniques, this type of residential building construction is well documented. The building would not be expected to yield information important to history, and thus does not appear to meet NRHP/CRHR Criterion D/4.

This property has also 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, and is not considered a historical resource for the purposes of CEQA.

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 4 ***Resource Name or #:** (Assigned by recorder) 810 E. 111th Street; Map Reference No. 11
P1. Other Identifier:
***P2. Location:** **Not for Publication** X **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.){PRIVATE }
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; ____**B.M.**
c. Address 810 E. 111th Place_____ City Los Angeles Zip 90059
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 6071-022-012

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

This building is constructed with a metal frame with concrete and corrugated metal siding. It is capped by an extremely low-pitched front gable. The primary entrance on the north is obscured by a metal roll-up door. The siding appears to be a later addition. Very little can be viewed from the street. The building is obscured by tall trees, and metal fencing.

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



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

P5b. Description of Photo: (view, date, accession #) view to the southwest

***P6. Date Constructed/Age and Source:** X Historic Prehistoric Both 1964; County Assessor

P7. Owner and Address:

810 E. 111th LLC, 1149 S. Hill St. #600, Los Angeles, CA. 90015

***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren and Dean Reed, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016

***P9. Date Recorded:** 06/07/2021

***P10. Survey Type:** (Describe) Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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) 810 E. 111th Place; Map Reference No. 11 ***NRHP Status Code** 6Z

B1. Historic Name: N/A

B2. Common Name: Animo James B. Taylor Charter Middle School

B3. Original Use: Industrial warehouse B4. Present Use: Education Facilities

***B5. Architectural Style:**

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

The 1.68 acre parcel designated for private school purposes is identified by the County Assessor has having two buildings, a 14,140 sq. ft. of building with a 1964 construction date. A slightly smaller second building of 12,728 sq. ft. was built to the south (behind the first building). The second building has a construction date of 2008.

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

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Education **Area**

Period of Significance 1964 **Property Type** Educational **Applicable Criteria** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The non-residential buildings at 810 E. 111th Place do not appear eligible for listing in the NRHP or CRHR. The original warehouse building, which dates to 1964, has served as a charter school since being Green Dot Public Schools (Green Dot) began leasing the property in 2007 from the Watts Labor Community Action Coalition. The then-empty warehouse was converted to classrooms and administrative offices for a public charter high school campus (originally Animo Locke Tech High School), with a student body of 525 students. The property has since been purchased by Green Dot.

A second structure with classrooms was constructed directly behind (to the south) behind the one fronting 111th Place in 2008. In 2013, the high school moved two blocks west and Green Dot began operating the facility at 810 E. 111th Place as the public charter Animo Middle School (grades 6-8). The school was renamed Animo James B. Taylor Charter Middle School in 2014, after a prominent local educator, and one of the Los Angeles Unified School District's (LAUSD) first African-American principals (see Continuation Sheet).

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

***B12. References:**

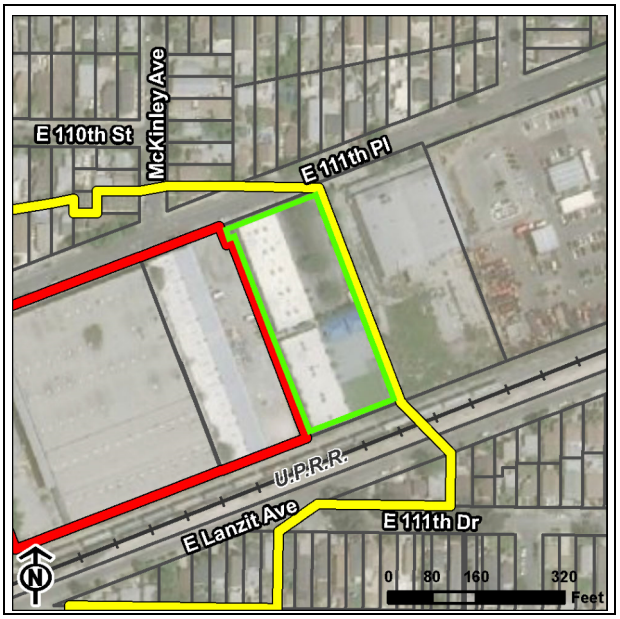
Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com; also see Notes in Continuation Sheet.

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 7, 2021

(This space reserved for official comments.)



B10. Significance (Continued):

Taylor (1927–2016), a native of Los Angeles, and World War II U.S. Army staff sergeant, began as a math teacher in the middle 1950s. He helped transition LAUSD during a period of school integration, breaking racial barriers to become a high school principal in the 1960s and eventually ascending to the District's number two person, as deputy superintendent. Taylor became an early advocate for magnet schools. He died in 2016 at the age of 89.[i]

Charter schools were first authorized by the California Legislature in 1992. Charter schools, though publicly financed through taxes, are independently operated and granted greater flexibility in developing innovative and experimental teaching techniques, as compared to more conventional public schools, but not without controversy. LAUSD, the second-largest school district in the nation, authorized its first charter school in 1993. Green Dot, the owner of the property at 810 111th Place, is a non-profit founded by a strong proponent of charter schools, Steve Barr, who opened his first Animo (Spanish for `encouragement,' `spirit' or `vigor') in the Southland in 2000; however, his first charter school to be placed within the LAUSD, and third charter school overall, was opened in Boyle Heights in 2003. Green Dot started out a small chain but was far from the only one. In fact, it was estimated there were some 500 charter schools statewide by 2004. When the Animo facility at 810 111th Place opened in 2007, it was estimated the LAUSD had more than 100 charter schools. Green Dot currently operates 19 schools in Southern California, 15 within the LAUSD, including the facility at 810 111th Place.[ii]

While the rise of charter schools is an important historical event in the history of education, it is likely that not sufficient time has passed since the first schools opened to assess dispassionately their significance; and, moreover, the history of this site, which did not begin as a school site, and nor was it among the first charter schools, would suggest it would not likely be able to contribute to that history. Therefore, the property does not appear to be directly related to any events that have made a significant contribution to the patterns of history at a local, state or national level. Therefore, it does not appear to meet NRHP/CRHR Criterion A/1.

The association of the school with James B. Taylor is honorific in nature; research did not reveal that Taylor had any direct connection to this specific educational facility, and there is insufficient perspective to determine whether any other persons currently identified with the property would be considered important persons in local, state or national history. Therefore, it does not appear this property is eligible under NRHP/CRHR Criterion B/2.

Even with the building alterations induced with the conversion from a warehouse to an educational use, the building remains largely industrial and utilitarian in appearance.

However, it is not a unique or distinctive example of its property type, and nor is it known to be the work of a master architect. Therefore, the property does not appear to meet NRHP/CRHR Criterion C/3.

Under NRHP Criterion D/CRHR Criterion 4, the property does not appear to be significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

This property has also 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, and is not considered a historical resource for the purposes of CEQA.

Foot Notes:
i. *Los Angeles Times*, May 7, 2016.
ii. *Los Angeles Times*, June 18, 2004, October 10, 2005, April 19, 2007, and December 2, 2009, May 7, 2016; and blog.greendot.org. The first two Animo schools which opened in Southern California were the Lennox School District (2000) and Inglewood Unified School District (2002), respectively.

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 6 ***Resource Name or #:** (Assigned by recorder) 800 E. 111th Place; Map Reference No. 12
P1. Other Identifier: APN: 6071-022-013
*P2. **Location:** **Not for Publication** X **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.){PRIVATE }
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; ____**B.M.**
c. Address 800 E. 111th Place_____ City Los Angeles Zip 90059
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)

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

This long rectangular warehouse building has corrugated metal siding overlaying fiberglass. It is capped by a low-pitched front gable roof made of corrugated metal, with partial overhanging eaves. The primary façade has seven long fixed windows with ventilation fans and four metal doors placed along approximately 2/3 of the building from the southeast corner. The primary entrance is located near the front, at the northeast corner, which is flanked by two geometric metal partitions. The wings are supported by a narrow concrete base and extend all the way to the roof. The front of the building served as office space. A door and three long fixed-pane windows are positioned between the wings. Additionally, two fixed four-pane windows are located at the northeastern-most (see Continuation Sheet)

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



***P4. Resources Present:** X Building Structure Object Site District Element of District Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) view to the southwest
***P6. Date Constructed/Age and Source:** X Historic Prehistoric 1957; County Assessor
***P7. Owner and Address** 810 E. 111th LLC, 1149 S. Central Ave., Los Angeles, CA. 90021

***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren and Dean Reed, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016
***P9. Date Recorded:** 06/07/2021

***P10. Survey Type:** (Describe) Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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) 800 E. 111th Place; Map Reference No. 12 ***NRHP Status Code** 6Z

B1. Historic Name: Patent Scaffolding Co.

B2. Common Name: None

B3. Original Use: light industrial B4. Present Use: light industrial

***B5. Architectural Style:**

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

The 1.56 acre parcel has a 32,000 sq. ft. warehouse with a construction date of 1957; in 1962 the warehouse had an addition of 118,800 sq. ft.

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

***B8. Related Features:**

B9a. Architect: John Kewell and Assoc. b. Builder: Unknown

***B10. Significance:** **Theme** Industrial **Area**

Period of Significance 1957 **Property Type** MFR **Applicable Criteria** N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The commercial property at 800 E. 111th Place does not appear eligible for listing in the NRHP or CRHR. A permit from the City was granted in 1957 to construct a 80' x 400' (32,000 sq. ft.) one-story, steel-frame warehouse on a reinforced concrete foundation, along with 14 on-site parking spaces. The warehouse was expanded in 1962, with 30 on-site parking spaces provided.

The warehouse property was originally built to be used as offices and a fabricating warehouse for the Patent Scaffolding Company, Inc., a leading manufacturer and supplier of scaffolding, i.e., a temporary metal framework structure typically used to support construction workers and equipment above the ground floor. By 1957, the Patent Scaffolding Co. was a national corporation that traced its origins to the early 1900s when its founder, Brooklyn-born Michael Cavanaugh, after years of experimentation, had developed a labor saving device that allowed workers to shave approximately 75 percent of the previous time needed to set up scaffolding outside of buildings, the patent for which led to naming the company, "Cavanaugh's Patent Scaffolding," or soon, simply, "Patent Scaffolding," and headquartered in New York City. It was an especially good business to be in especially in the industrial boom in the early twentieth century, as more and more buildings took to the sky in (see Continuation Sheet).

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

***B12. References:**

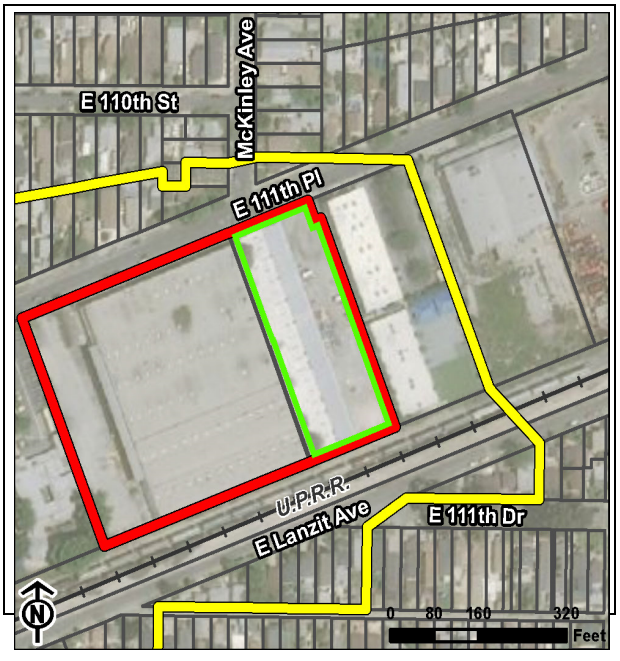
Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com; Also see footnotes in Continuation Sheets.

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 8, 2021

(This space reserved for official comments.)



P3a. Description (Continued):

corner. The northwest elevation faces E. 111th Place; there is no entry and fenestration consists of ten small steel-gated fixed-pane windows. The building is set slightly back from the street, with metal fencing extending along the southern boundary of the property. A long concrete lot makes up the eastern segment of the parcel. The Amino James B. Taylor Charter Middle School property abuts the eastern parcel boundary. The warehouse building at 740-780 E. 111th Place borders the western parcel boundary. A stone wall borders the southern property boundary.

B10. Significance (Continued):

cities across America. In the early decades of the twentieth century, separate offices of the Patent Scaffolding Co. were established outside of New York in many of America's growing industrial cities, including Atlanta, Pittsburgh, Philadelphia, and Milwaukee, to name a few. The firm was providing scaffolding for building projects in San Francisco as early as 1910, and it established an office in the Bay area shortly thereafter. Meanwhile the company moved its national headquarters to Long Island City, in Queens, New York. It is not known when Patent Scaffolding Co. established an anchor in Los Angeles, but as of 1946 the company operated from an industrial building (built in 1931; still standing in 2021) at 6931 Stanford Avenue, located about four miles north of the E. 111th Place address.[1] Harsco Corporation, a steel-fabricating concern based in Harrisburg, PA., purchased the Patent Scaffolding Company in 1963; the Patent Scaffolding Co. entity stayed at this location at 800 E. 111th Place until at least 1971, when it moved to Carson.

A variety of owners and tenants subsequently occupied the facilities at 800 E. 111th Place. In 1981 through 1990, the warehouse property is identified as having two business entities: Aces Manufacturing Co, Aircraft & Component Equipment Supplies. Richard M. Vartanian's Motor Sales, was added to the address listing by 1990. In the year 2000, however, the property is identified as hosting Budget Coach and Watts Labor Community Action (WLCA) City Rider; more recently, in 2010, WLCA City Rider is co-listed with City Handy Worker.

In assessing the 800 E 111th Place property under NRHP Criterion A and CRHR Criterion 1, no research indicated an important association between this property and other industrial developments in Southern California in the mid-twentieth century. No scholarly information was uncovered that would suggest that the property supported any important industries that made a major contribution to economic growth in the Southland. No evidence connects this building to the themes of logistical development or itself was the incubator of any technological innovations, or other potential themes related to industrial properties possessing historic significance. If Patent Scaffolding Company made breakthrough technological improvements and labor-saving and

[1] The first occupant of the property at 6931 Stanford Avenue was a paper and envelope company. *Los Angeles Times*, May 22, 1932.

safety devices in the early twentieth century, they were introduced decades before and thousands of miles distant from this facility in Los Angeles. No evidence has emerged to suggest that the Los Angeles-based operations of the national scaffolding company filled a significant niche within the history of the City, the State, or the nation. Thus, the property does not appear to meet NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B and CRHR Criterion 2, the property is not known to have an association with any significant persons important to history at the local, state or national level. Research revealed limited information about past owners of the resource and this would suggest they would not be considered persons with historic significance.

Under NRHP Criterion C and CRHR Criterion 3, 800 E. 111th Place does not appear to possess architectural significance. The property reflects common hallmarks of a functional warehouse building, including modest exterior architectural embellishments, fire-resistant corrugate steel construction, a simple rectangular footprint, utilitarian fenestration patterns, industrial type sliding metal doors or rollers, metal pedestrian doors. Relatively small and middle-size manufacturing properties became ubiquitous across the City as transportation networks improved in the 1950s and warehouse construction and use expanded on the fringes of established neighborhoods where zoned. These types of properties rarely express a distinct architectural style, which reflect their utilitarian function.

The building permit issued by the City identifies John J. Kewell & Associates as the building's architect. A Los Angeles-based licensed architect, Kewell (1915-1975), was a member of the American Institute of Architects (AIA) since 1947, and was active with the AIA's Pasadena chapter, serving as its president and later taking a position on AIA's state board of directors. Kewell received his architectural degree from McGill University in Montreal in 1936 and participated in post-graduate work at the Chicago Institute of Design. He had originally hung out his shingle and was out on his own beginning in 1937, and through World War II. After the war, Kewell served as the chief designer for the Los Angeles branch of the Austin Company, an engineering company. Between 1946-47 Kewell worked in the offices with Southern California architect Stiles O. Clements. In the years following, Kewell was associated with an architectural firm bearing his own name which designed many industrial, commercial, school and housing projects throughout the Southern California region.[2]

Principal works that Kewell listed in his submission to the AIA Directory included the Pasadena Shopping Center (1949), Chase Brass and Copper Company offices and warehouses in Los Angeles (1953), the 65,000 sq. ft Borg-Warner Aerospace and Electronics Complex at 3300 S. Halladay Street in Santa Ana (1956), the latter for which he received an award of merit from the AIA in 1957. Another example of a steel-frame building enclosed with tilt-up concrete walls designed by Kewell & Associates for a client was that built in

[2] George S. Koyl, F.A.I.A., ed., *American Architects Directory*. New York: 1955., 376. *Los Angeles Times*, July 14, 1957, December 14, 1975.

nearby Stanton (1955) for Couch and Philippi, Inc., a firm which specialized in making baked-enamel signs used by public works agencies and highway departments.[3]

Kewell designed a new plant for the Super-Cold Corporation at 840 E. 111th Place, Los Angeles, in 1951, using the still then relatively new technology of constructing tilt-up concrete walls. That factory was intended for the purpose of manufacturing mechanical equipment ranging from refrigeration equipment to airplane wings and Navy rockets. It may have been more than coincidental that Kewell & Associate Architects would return six years later to design the warehouse property at 800 E. 111th Place, the subject of this evaluation.[4]

Though he was perhaps best known for his industrial designs, Kewell was also interested and involved in designing housing developments, including for the U.S. military in the 1940s. In 1953 he took an extended tour of Europe to learn of building design practices that had emerged there after World War II, especially in France. Katella Park Homes in Garden Grove (1955) and Foothill Park Homes in Azusa (1956) were perhaps two of the best known among postwar tract housing subdivision developments which saw architectural design contributions from Kewell.[5]

Later works by Kewell & Associates includes Mayall Street School (Granada Hills, 1958) Broadacre School (Los Angeles, 1966), Arrowhead Division, Federal Mogul Ball Bearings (Los Alamitos, 1960; 1963) Space Center, Hughes Aircraft Co. (El Segundo, 1968); and the Santa Barbara Research Center (1969).[6] Importantly, he did not list the building at 800 E. 111th Place among his many works, and nor apparently did any contemporary newspapers feature the property, which they did for many others for which Kewell received a commission. Arguably, Kewell was an important regional architect who made many contributions to Southern California's built-environment landscape, but it would not appear that the property at 800 E. 111th Place would be considered among the most notable of the industrial designs that he and his architectural firm would care to champion. Therefore, under NRHP Criterion C and CRHR Criterion 3, the architect's association with the property does not rise to a level of significance.

Under NRHP Criterion D and CRHR Criterion 4, the property at 800 E. 111th Place does not appear to be significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

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[3] George S. Koyl, F.A.I.A, ed., *American Architects Directory*. New York: 1962., 486. *Los Angeles Times*, January 22, 1956.
[4] *Los Angeles Times*, August 5, 1951.
[5] *Los Angeles Times*, September 20, 1953, May 22, June 19, October 2, 1955, and February 26, 1956.
[6] John F. Gane, A.I.A., ed., *American Architects Directory*. New York: 1970., 486. *Los Angeles Times*, September 25, 1958.

This property has also 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, and is not considered a historical resource for the purposes of CEQA.

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 4 ***Resource Name or #:** (Assigned by recorder) 740 E. 111th Place; Map Reference No. 13
P1. Other Identifier: APN: 6071-022-009
***P2. Location:** **Not for Publication** X **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.){PRIVATE }
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; ____**B.M.**
c. Address 740 E. 111th Place_____ City Los Angeles Zip 90059
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)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This large, one-story, rectangular warehouse building of concrete slab construction is capped by a flat roof. The primary façade faces to the west, with the front entrance located northwest corner of the parcel off E. 111th Place. The front, where offices are located, has a small stone wall along the base of building, small shrubs, and several fixed rectangular windows underneath a narrow flat overhang. The primary entrance is further back towards the mid segment of the façade, underneath a wider flat overhang. The entire mid segment of the façade is made up of a large concrete loading dock, which has several large metal roll-up doors underneath the overhang supported by six cylindrical metal posts. (see Continuation Sheet).

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



***P4. Resources Present:** X Building Structure Object Site District Element of District Other
P5b. Description of Photo: (view, date, accession #) view to the south
***P6. Date Constructed/Age and Source:** X Historic Prehistoric
1956; County Assessor
***P7. Owner and Address:**
Watts Labor Community Action Committee, 10950 S. Central Ave., Los Angeles, CA. 90059

***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren and Dean Reed, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016
***P9. Date Recorded:** 06/07/2021

***P10.Survey Type:** (Describe)
Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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 X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 740 E. 111th Street; Map Reference No. 13 **NRHP Status Code** 6Z

B1. Historic Name: Reliable Steel & Builders Supply Company
B2. Common Name: N/A
B3. Original Use: industrial warehouse B4. Present Use: industrial warehouse
***B5. Architectural Style:**
***B6. Construction History:** (Construction date, alterations, and date of alterations)

The 3.90 acre parcel saw construction of a 75,000 sq. ft. (250' x 300') single-story warehouse and office structure in 1956. An addition of 145' x 300' was made to warehouse immediately to the south in 1959, whereas the older warehouse began to be referred to as the north warehouse though the two are connected as one building. A mezzanine structure of 1,100 sq. ft. was added in 1963. Permits on file since 1999 relate primarily to electrical and plumbing fixes and additions; in addition permits were issued for a seismic retrofit (2000) repairing roof damage (2004) and roof girder replacement (2009).

***B7. Moved?** X **No** **Yes** **Unknown** **Date:** **Original Location:**
***B8. Related Features:**
B9a. Architect: J.H. McDonald b. Builder: J.H. McDonald
***B10. Significance: Theme** Industrial **Area**
Period of Significance 1956 **Property Type** MFR **Applicable Criteria** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The commercial property at 740 E. 111th Place does not appear eligible for listing in the NRHP or CRHR. An initial permit from the City was granted in 1955 to construct a 250' x 300' warehouse on a reinforced concrete foundation; a 145' x 300' warehouse addition was made in 1959. The warehouse property was built for the Reliable Steel & Builder's Supply Company, the name soon shortened to the Reliable Steel Supply (RSS) Company, which prior to moving to 740 E. 111th Place listed its business address as 730 E. 62nd Street. A decade earlier, in 1946, RSS was located at 6550 Avalon Blvd., both buildings of which were considerably smaller in size and would suggest the motivating factor for the construction and relocation into the new building on E. 111th Place. RSS developed, manufactured and distributed sheet metal products used in heating furnaces and air conditioning and (see Continuation Sheet)

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

***B12. References:**

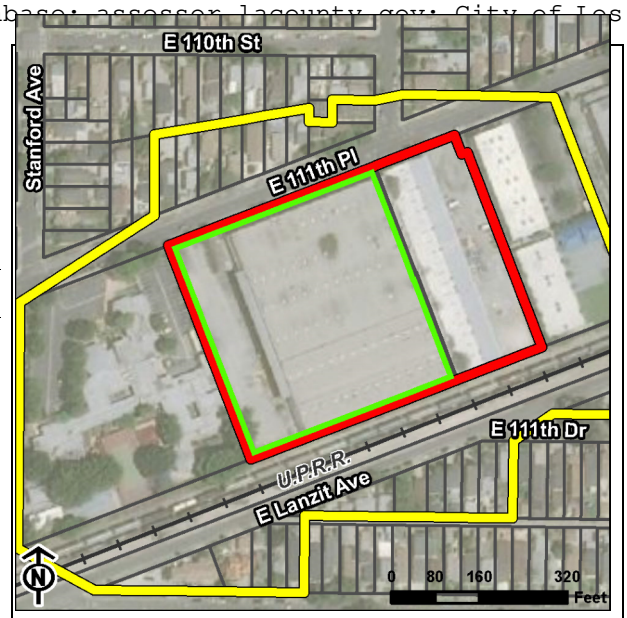
Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com; City Directories; see also footnotes in Continuation Sheets.

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 7, 2021

(This space reserved for official comments.)



P3a. Description (Continued):

The loading dock has a small ramp near the southwest corner of the building and a small metal door.

The northern façade faces E. 111th Place, and the building is set slightly back from the street. A small staircase leads up to a gated doorway and ramp near the northwest corner of the building. A small segment of the porch also has the same decorative stone wall outside a portion of the building which served as offices. A narrow flat canopy overhang continues nearly the entire length of the façade, with a series of industrial bays with roll-up doors leading back from a raised concrete loading dock. The building has minimum fenestration; however, several narrow, fixed metal windows are located beneath the overhang. The building is set slightly back from the street with a chain link fence on the north parcel boundary. A concrete lot makes up the western portion of the parcel and is also bordered by a chain link fence with corrugated metal patches on the south end. A large stone wall is set on the south parcel boundary. No landscaping is present. A few small patches of grass are located near the primary entrance, adjacent to the office area. Trees line the western parcel boundary.

B10. Significance (Continued):

refrigeration. Martin N. Graham is identified as the manager of the facility at the time of its opening on E. 111th Place. By 1962, city directories indicate Fraser-Johnson Heating and Air Conditioning Co. had joined RSS, an association it had with the parcel through at least 1986. Meanwhile, at some point earlier, between 1971 and 1981, Bell Industries had taken over property ownership, with RSS identified as one of its corporate divisions. Bell Industries was identified as the property owner in permits through 1994.[1]

In 1995, the city directory listed Southern California Air Conditioning Distributor at the 740 111th Place premises. Watts Labor Community Action (WLCA) occupied the premises by 2000. Later warehouse tenants include Marine Truck Service(2006), Beau Monde Wine and Spirits, Inc., and MTS, Inc., (2010). Both of these latter firms along with Carryone Technologies Inc., were present in 2014.

The warehouse at 740 E 111th Place does not have a strong association with the theme of industrial development in the City of Los Angeles or within the Southeast Planning Area, as indicated from research conducted by the Survey LA team or the current evaluator. Though located immediately adjacent to railroad tracks, this property does not have any important association with the development of the Pacific Electric Railway, which presaged the warehouse property's construction by more than three decades. No research shows an important association between this property and other nearby industrial or manufacturing developments.

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[1] *San Francisco Examiner*, October 20, 1946; *Los Angeles Times*, January 25, 1953, September 27, 1960, August 23, 1967, and July 5, 1979. City directory research conducted as part of the Phase I Environmental Site Assessment prepared for the property on behalf of the City of Los Angeles in 2019.

No evidence was reviewed that suggests that the property reflects important industries that emerged in the decade after World War II. No information was discovered that would connect this commercial warehouse property to the themes of logistical development or technological innovations, or other themes conveying historic significance at the local, state or national level. Thus, the property does not appear to meet NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B and CRHR Criterion 2, the property does not appear to have an association with any significant persons important to history at the local, state or national level. Research revealed limited information on past owners and others associated with the property and this would suggest they would not be considered persons with historic significance.

Under NRHP Criterion C and CRHR Criterion 3, the structure at 740 E. 111th Place does not appear to possess architectural significance, though it does reflect its utilitarian function of materials storage and light manufacturing. The property reflects standard features associated with the warehouse typology, including modest exterior architectural embellishments, fire-resistant wall cladding and construction materials, a simple rectangular footprint, minimum fenestration, a series of industrial bays with roll-up doors leading back from a raised concrete loading dock with canopy. Commercial warehousing and technology surrounding logistics organization, use of pallets for storage and movement of supplies and products, largely credited to General Electric Corporation which pioneered these innovations in the 1930s, and was improved upon by the U.S. military throughout World War II. Warehouse properties became ubiquitous across the City as transportation networks improved in the 1950s and warehouse construction and use expanded on the fringes of established communities where space allowed greater functionality. The warehouse on the parcel at 740 E. 111th Place is not considered a pioneering or otherwise distinctive example of its functional type. Nor is the warehouse represent the work of any known master architect/builder. J.H. McDonald is identified on City permits as the original architect/builder. He is not listed in any of the American Institute of Architects (AIA) Directories from the period, and nor did local newspaper research garner any information on him.

Under NRHP Criterion D and CRHR Criterion 4, the property does not appear to be significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

This property has also 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, and is not considered a historical resource for the purposes of CEQA.

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) 727 E. 112th Street; Map Reference No. 17
P1. Other Identifier: APN: 6072-016-005
*P2. **Location:** **Not for Publication** X **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.){PRIVATE }
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; ____**B.M.**
c. Address 727 E. 112th Street_____ City Los Angeles Zip 90059
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)

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

This one-story multiple family-house of wood frame and stucco construction is capped by a low-pitched, multi-hipped roof with asphalt composition shingles. The eaves are boxed with very little overhang. The primary façade is facing south. It has five double-hung windows with wood and vinyl framing, three of which are set on a hexagonally-shaped bay pop-out oriented at the center of the façade. The primary entrance door is located on the west façade and is covered by a small porch overhang with a flat roof, supported by two wooden floor-to-ceiling posts. A garage with an attached car port is located at the back of the property, on the north side, with a concrete driveway. A chain link fence is located on the northwest side of the property. The house is set slightly back from the street on the south side with a metal fence marking the property boundary. Landscaping includes a manicured lawn and a few small, planted trees along the front of the house.



***P3b. Resource Attributes:** (List attributes and codes) HP3 Multiple family property

***P4. Resources Present:** X Building Structure Object Site District Element of District Other

P5b. Description of Photo: (view, date, accession #) view to north

***P6. Date Constructed/Age and Source:** X Historic Prehistoric 1941; LA Building Permit

***P7. Owner and Address:** Toya Hunter, 727 E. 112th Street, Los Angeles, CA. 90059

***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren and Dean Reed, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016

***P9. Date Recorded:** 06/07/2021

***P10. Survey Type:** (Describe) Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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 X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 727 E. 112th Street; Map Reference No. 17 ***NRHP Status Code** 6Z

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: residential B4. Present Use: residential

***B5. Architectural Style:** Minimal Traditional

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

The 0.09 acre parcel is identified by the County Assessor has having a 1,020 sq. ft. single family residence with a 1945 construction date; the City permit records indicate a 1941 year of construction with a renovation in 1945. Permits were issued for a 32' x 18' (458 sq. ft.) addition to the family room (2005) and an addition of both a front porch and a covered patio in the rear (2014).

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

B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Residential Architecture **Area**

Period of Significance 1941 **Property Type** SFR **Applicable Criteria** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The single family residence at 727 E. 112th Street does not appear eligible for listing in the NRHP or CRHR. While the property played a general role in the residential development of Los Angeles, research did not find the building is directly related to any events that have made a significant contribution to the patterns of history at a local, state or national level. Therefore, it does not appear to meet NRHP/CRHR Criterion A/1.

Known past occupants of the house have included Margaret Thompson (1950) and Nathaniel H. Randall (1954). Little is known of the former residents; none are known to be important in local, state or national history. Therefore, the property does not appear to meet NRHP/CRHR Criterion B/2.

In terms of its architecture, the house, which was likely built in 1941, but possibly 1945, reflects the Minimal Traditional style. It is not a unique or distinctive example of its type, and nor is it known to be the work of a master architect (see Continuation Sheet).

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

***B12. References:**

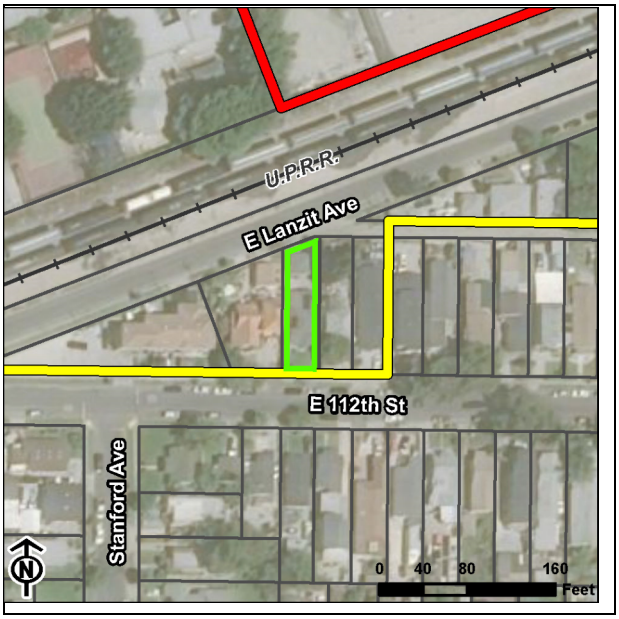
Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com; Index to Register of Voter Rolls, 1926-1960.

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 7, 2021

(This space reserved for official comments.)



P3a Description (Continued):

All windows are horizontal sliders with wood and aluminum frames and appear to be replacements of the original windows. The house is set slightly back from the street with a metal fence marking the property boundary along E. 111th Place and McKinley Avenue. An asphalt driveway is located at the east end of the parcel. Landscaping includes a mowed lawn with tall bushes along the northern parcel boundary. Trees and a bougainvillea plant are on the western property boundary.

P10a Significance (Continued):

Therefore, the property does not appear to meet NRHP/CRHR Criterion C/3.

While buildings may serve as important sources of information about historic construction techniques, this type of residential building construction is well documented. The building would not be expected to yield information important to history, and thus does not appear to meet NRHP/CRHR Criterion D/4.

This property has also 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, and is not considered a historical resource for the purposes of CEQA.

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 2 ***Resource Name or #:** (Assigned by recorder) 731 E. 112th Street; Map Reference No. 18
P1. Other Identifier: APN: 6072-016-021
***P2. Location:** **Not for Publication** X **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.){PRIVATE }
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; ____**B.M.**
c. Address 731 E. 112th Street_____ City Los Angeles Zip 90059
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)
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story single family house of wood frame and stucco construction is capped by a medium-pitched hipped roof with asphalt composition shingles. The primary façade faces south. The primary entrance is set slightly off center and is accessed by a small concrete slab. The door has a thick wood frame but is mostly obscured by a steel security door. On either side of the door are wood-framed double-hung windows. The house is set back from the street. The property boundary is marked by metal fencing with brick column posts. Wood and stone walls mark the east and west boundaries of the property. Landscaping is largely made of brick and concrete tiles, with planters lined down the middle of the yard and along the fence. A very large loquat tree provides shade to most of the yard.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single family property
***P4.Resources Present:** X Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #) view to the North

***P6. Date Constructed/Age and Source:** X Historic Prehistoric Both 1945; County Assessor

***P7. Owner and Address:** Luis Aldana Martinez Ines, 731 E. 112th Street, Los Angeles, CA. 90059

***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren and Dean Reed, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016
***P9. Date Recorded:** 06/07/2021

***P10. Survey Type:** (Describe) Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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 X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 731 E. 112th Street; Map Reference No. 18 ***NRHP Status Code** 6Z

B1. Historic Name: N/A

B2. Common Name: N/A

3. Original Use: residential B4. Present Use: residential

***B5. Architectural Style:** Minimal Traditional

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

The 0.09 acre parcel is identified by the County Assessor has having a 768 sq. ft. single family residence with a 1945 date of construction. No substantive permits were on file.

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

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Residential Architecture **Area**

Period of Significance 1945 **Property Type** SFR **Applicable Criteria** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residential building at 731 E. 112th Street was built in 1945. Research on the property did not determine it is directly related to any events that have made a significant contribution to the patterns of history at a local, state or national level. Therefore, it does not appear to meet NRHP/CRHR Criterion A/1.

Other than Freddie T. and Lillie B. Hamlin (1950), no other residents associated with this property were identified. General research, however, did not suggest that anyone known to be important in local, state or national history were likely to have resided at this address. Therefore, the property does not appear to meet NRHP/CRHR Criterion B/2.

The house reflects the Minimal Traditional architectural style. It is not a unique or distinctive example of its type, and nor is it known to be the work of a master architect. Therefore, the property does not appear to meet NRHP/CRHR Criterion C/3. While buildings may reveal historic construction techniques, this type of residential building is well documented. The building would not be expected to yield information important to history at the local, state or national level, and thus does not appear to meet NRHP/CRHR Criterion D/4.

This property has also 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, and is not considered a historical resource for the purposes of CEQA.

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

***B12. References:**

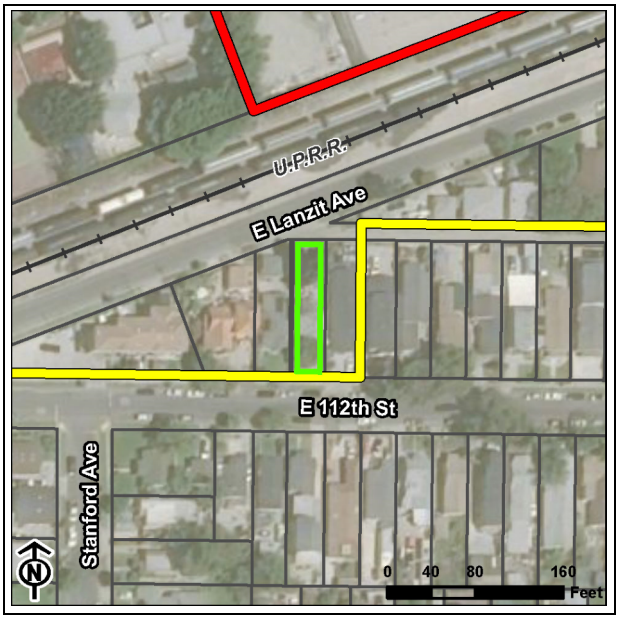
Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com.

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 7, 2021

(This space reserved for official comments.)



State of California X The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary #
HRI #
Trinomial
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 4 ***Resource Name or #:** (Assigned by recorder) 750-752 E. Lanzit Ave.; Map Reference No. 20
P1. Other Identifier: APN: 6072-016-021
***P2. Location:** **Not for Publication** **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.){PRIVATE }
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; ____**B.M.**
c. Address 750 E. Lanzit Avenue_____ City Los Angeles Zip 90059
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)

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

The County Assessor's Office identifies that the houses at 750 and 752 E. Lanzit Avenue occupy a single parcel and it is therefore considered a multiple family property. The one-story single-family house at 750 E. Lanzit Avenue is of wood-frame and stucco construction, and is capped by a hipped roof with composition shingles, and minimal overhanging boxed eaves with the rafters exposed. The house reflects elements of the Minimal Traditional architectural style. The primary façade is on the north side. The primary entrance is accessible via a concrete slab porch with an overhang supported by two wooden posts. It has a centralized bay window, with a central window with decorative shutters, with windows being a mixture of double hung and horizontal sliders, all which (see Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP3 Multiple family property



***P4. Resources Present:** X Building Structure Object Site District Element of District Other
P5b. Description of Photo: (view, date, accession #) view to the south

***P6. Date Constructed/Age and Source:** X Historic Prehistoric
1926; 1941 County Assessor

***P7. Owner and Address:** Milton Sznaider, 1737 Whitley Ave. #606 Hollywood, CA. 90028

***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren and Dean Reed, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016

***P9. Date Recorded:** 06/07/2021

***P10. Survey Type:** (Describe) Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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 X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 750-752 E. Lanzit Ave.; Map Reference No. 20 ***NRHP Status Code** 6Z

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: residential B4. Present Use: residential_(duplex)

***B5. Architectural Style:** Minimal Traditional and Mission Revival

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

The 0.17 acre parcel is identified by the County Assessor has having two buildings, a 910 sq. ft. single family residence with a 1926 construction date (752 E. Lanzit Avenue), and a second single family residence of 987 sq. ft., with a construction date of 1941 (750 E. Lanzit Avenue).

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

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Residential Architecture **Area**

Period of Significance 1926; 1941 **Property Type** SFR **Applicable Criteria** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Two residential buildings are located on the parcel; 750 E. Lanzit Avenue, built in 1941, and 752 E. Lanzit Avenue, built in 1926; neither appears to be eligible for listing in the NRHP or CRHR. Research conducted on the property did not determine that it is directly related to any events that have made a significant contribution to the patterns of history at a local, state or national level. Therefore, it does not appear to meet NRHP/CRHR Criterion A/1.

Virtually no information was gleaned on former property owners or tenants; however, general background research on Green Meadows history did not suggest that it was likely that either residential building is associated with persons known to be important in local, state or national history. Therefore, the property does not appear to meet NRHP/CRHR Criterion B/2.

In terms of the architectural design of the two residential buildings, with one constructed in 1926, and reflecting a blend of Mission Revival with Minimal Traditional defining features, and the other, its construction dating to 1941, reflecting the Minimal Traditional architectural style, respectively. Neither is a unique or distinctive example of its type, and nor is it known to be the work of a master architect(see Continuation Sheet).

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

***B12. References:**

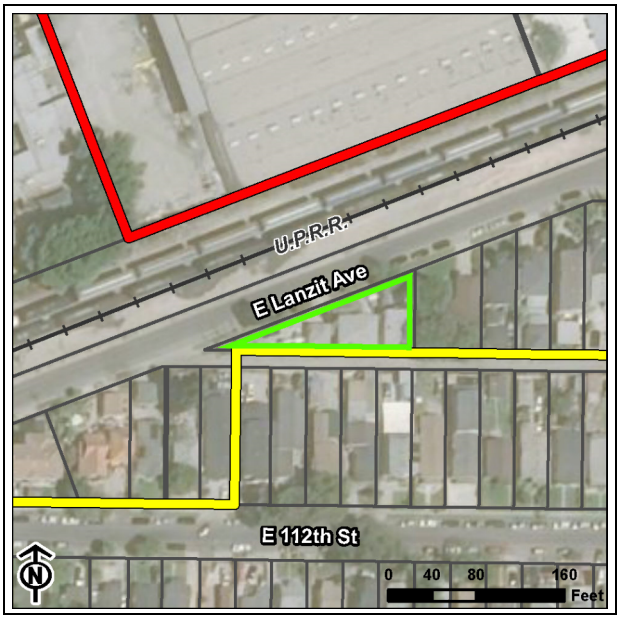
Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com; Sanborn Map (1928: Index to Register of Voter Rolls, 1926-1960.

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 8, 2021

(This space reserved for official comments.)



P3a. Description (Continued):

have wood framing. A detached garage is located west of the house, which is of similar construction and likely also constructed in 1941. The house is set slightly back from the street with a metal fence marking the property boundary. A concrete driveway leads up to the garage door. A small yard in front of the house consists of lawn, and several varieties of flowers and trees. Trees and potted plants are lined along the west façade.

The second house on the parcel, a one-story single-family house at 752 E. Lanzit Avenue (shown below, view to south), which records indicate was built in 1926, is of wood frame construction and with a smooth stucco exterior, and is capped by a flat, red-tiled roof. It shows elements of both Mission Revival and Minimal Traditional architectural styles. A front-gabled wing with asphalt composition shingles is located along the north façade on the east side. The primary entrance is accessible via a small concrete porch with an overhang connected to the wing and is supported by a wooden column and railing. The windows appear to be replacements; those that can be viewed are vinyl-framed horizontal sliders. The house is set slightly back from the street, with a metal fence marking the property boundary on the north end. Wooden fencing mark the east and west property boundaries. Landscaping includes manicured lawn, brick tiling, mulch, a concrete pathway, planters, and a mature shade tree.



The house at 752 E. Lanzit Avenue is the second house on the parcel

B10. Significance (Continued):

Therefore, the property does not appear to meet NRHP/CRHR Criterion C/3.

Under NRHP Criterion D and CRHR Criterion 4, neither of the two residential buildings appear to be significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

This property containing two single family residences has also 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, and is not considered a historical resource for the purposes of CEQA.

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) 762 E. Lanzit Avenue; Map Reference No. 22
P1. Other Identifier: APN: 6072-016-003
***P2. Location:** **Not for Publication** X **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.){PRIVATE **}**
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; ____**B.M.**
c. Address 762 E. Lanzit Avenue_____ City Los Angeles Zip 90059
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)

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

This one-story single family house of wood frame and stucco construction is L-shaped. It is capped by a multi-hipped roof with asphalt composition shingles, and has minimal overhanging eaves with exposed rafters. The primary façade has multiple windows, including a bay window, which are all vinyl framed and double-hung windows that appear to be replacements of the originals. The primary entrance is accessed via a concrete porch located on the west side of the façade. It is supported by one wood post and steel railing. The house is set slightly back from the street with a metal fence marking the property boundary on all sides. Landscaping includes two tall pine trees near the bay, concrete block tiling embedded in the lawn, a variety of rose bushes, succulents, and other plants and shrubbery. A detached garage is located directly behind the house and is accessible via the back alley.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single family property



***P4.Resources Present:** X Building Structure Object Site District Element of District Other
P5b. Description of Photo: (view, date, accession #) view to the south

***P6. Date Constructed/Age and Source:** X Historic Prehistoric
1947; County Assessor

***P7. Owner and Address:**
Zenon R. & Margarita H. Salgado, 3118 ¼ W. Rosecrans Ave., Hawthorne, CA. 90250

***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016
***P9. Date Recorded:** 06/07/2021

***P10. Survey Type:** (Describe)
Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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 X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 762 E. Lanzit Avenue; Map Reference No. 22 ***NRHP Status Code** 6Z

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: residential B4. Present Use: residential

***B5. Architectural Style:** Minimal Traditional

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

The 0.75 acre parcel is identified by the County Assessor has having a 884 sq. ft. single family residence with a 1947 construction date. The City has no permits for this parcel in their electronic files since 1999.

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

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** **Theme** Residential Architecture **Area**

Period of Significance 1947 **Property Type** SFR **Applicable Criteria** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The single family residence at 762 E. Lanzit Avenue does not appear eligible for listing in the NRHP or CRHR. While the property placed a general role in the residential development of Los Angeles, research did not find the building is directly related to any events that have made a significant contribution to the patterns of history at a local, state or national level. Therefore, it does not appear to meet NRHP/CRHR Criterion A/1.

The first residents identified with the property were Mr. and Mrs. Willie and Johnnie May Horton (1950-60); it is not known whether they were the first house occupants. Later, Zenon Salgado (2000-2006) resided at this address. No other residents associated with this property were identified. General research, however, did not suggest that anyone known to be important in local, state or national history were likely to have been associated with this address. Therefore, the property does not appear to meet NRHP/CRHR Criterion B/2.

In terms of its architecture, the house reflects the Minimal Traditional style. It is not a unique or distinctive example of its type, and nor is it known to be the work of a master architect. Therefore, the property does not appear to meet NRHP/CRHR (see Continuation Sheet)

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

***B12. References:**

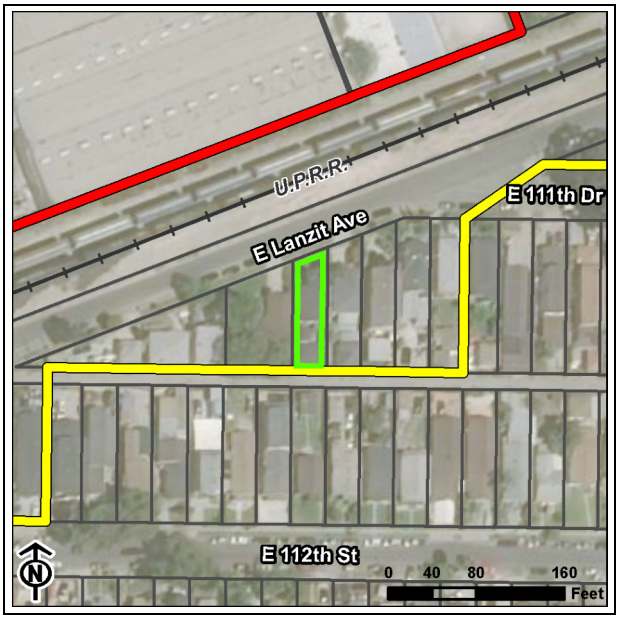
Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com Index to Register of Voter Rolls, 1926-1960.

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 8, 2021

(This space reserved for official comments.)



P10a Significance (Continued):

Criterion C/3.

Under NRHP Criterion D and CRHR Criterion 4, the property does not appear to be significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic residential construction methods, materials, or technologies.

This property has also 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, and is not considered a historical resource for the purposes of CEQA.

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) 766 E. Lanzit Avenue; Map Reference No. 23
P1. Other Identifier: APN: 6072-016-002
***P2. Location:** **Not for Publication** X **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.){PRIVATE **}**
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; ____**B.M.**
c. Address 766 E. Lanzit Avenue_____ City Los Angeles Zip 90059
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)

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

This one-story single family house of wood frame and stucco construction is L-shaped and capped by a multi-hipped roof with asphalt composition shingles, and minimal overhanging boxed eaves. The primary north façade has multiple windows, including a bay window, which are all horizontal sliders. The centralized window in the bay appears to be an updated installment, as it has a vinyl frame and multiple panes, while the other fenestration appears to be earlier, single pane with metal framing. The primary entrance is accessed via a short concrete porch located on the west side of the façade. It is supported by a single wood post and steel railing. The house is set slightly back from the street with a rolling metal gate providing access to the driveway which covers most of the former lawn area. Landscaping includes a few trees and bushes. A detached garage is located directly behind the house and accessible via the back alley.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single family property



***P4.Resources Present:** X Building Structure Object Site District Element of District Other
P5b. Description of Photo: (view, date, accession #) view to the south

***P6. Date Constructed/Age and Source:** X Historic Prehistoric
1948; County Assessor

***P7. Owner and Address:**
Carmen Baires, 766 E. Lanzit Avenue, Los Angeles, CA. 90059

***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren and Dean Reed, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016

***P9. Date Recorded:** 06/07/2021

***P10. Survey Type:** (Describe)
Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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 X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 766 E. Lanzit Avenue; Map Reference No. 23 ***NRHP Status Code** 6Z

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: residential B4. Present Use: residential

***B5. Architectural Style:** Minimal Traditional

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

The 0.84 acre parcel is identified by the County Assessor has having a 891 sq. ft. single family residence with a construction date of 1948. No permits have been entered into the electronic database since 1999.

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

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Residential Architecture **Area**

Period of Significance 1948 **Property Type** SFR **Applicable Criteria** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The single family residence at 766 E. Lanzit Avenue does not appear eligible for listing in the NRHP or CRHR. While the property played a general role in the residential development of Los Angeles, research did not find the building is directly related to any events that have made a significant contribution to the patterns of history at a local, state or national level. Therefore, it does not appear to meet NRHP/CRHR Criterion A/1.

Alcue and Geraldine Jones were identified as the house occupants from 1950 through 1960, and it is not known whether those years of occupation were earlier or extended beyond those span of ten years. No other past residents associated with this property were identified. General research, however, did not suggest that anyone known to be important in local, state or national history were likely to have been associated with this address. Therefore, the property does not appear to meet NRHP/CRHR Criterion B/2.

In terms of its architecture, the house reflects the Minimal Traditional style. It is not a unique or distinctive example of its type, and nor is it known to be the work of a master architect. Therefore, the property does not appear to meet NRHP/CRHR(see Continuation Sheet)

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

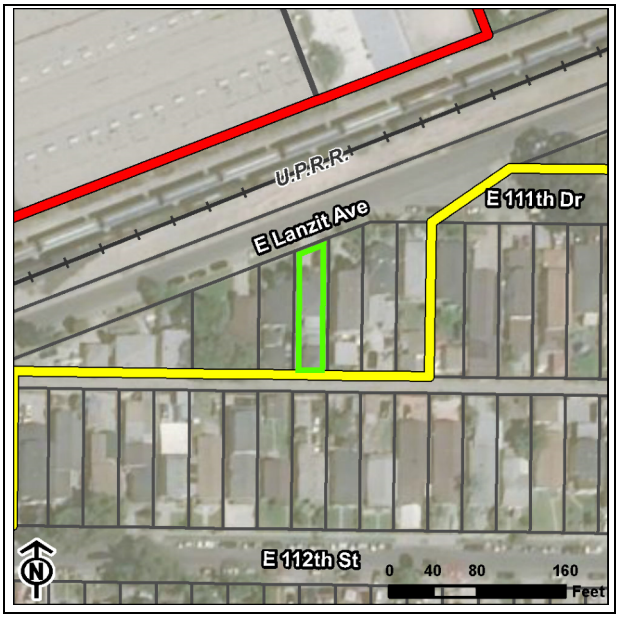
***B12. References:**

Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com Index to Register of Voter Rolls, 1926-1960.

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 8, 2021



(This space reserved for official comments.)

P10a Significance (Continued):

Criterion C/3.

Under NRHP Criterion D and CRHR Criterion 4, the property does not appear to be significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic residential construction methods, materials, or technologies.

This property has also 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, and is not considered a historical resource for the purposes of CEQA.

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) 800 E. 111th Drive; Map Reference No. 25
P1. Other Identifier: APN: 6072-017-015
***P2. Location:** **Not for Publication** X **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.){PRIVATE **}**
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; ____**B.M.**
c. Address 800 E. 111th Drive_____ City Los Angeles Zip 90059
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)

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

This one-story single-family house of wood frame and stucco construction is capped by a medium-pitched side gable roof with asphalt composition shingles. The primary entrance on the north façade is accessed by a concrete slab porch with one step. It is covered by an overhang extending from the roof and is supported by two outer wooden posts and two inner arched decorative posts. The rafters slightly extend outward from the eaves and are enclosed with board and batten siding on the east and west sides. The primary façade has two horizontal sliding windows: one on each side of the entrance. One is a vinyl (see Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single family property



***P4.Resources Present:** X Building Structure Object Site District Element of District Other
P5b. Description of Photo: (view, date, accession #) view to south

***P6. Date Constructed/Age and Source:** X Historic Prehistoric Both 1940; County Assessor

***P7. Owner and Address:** Gabriel G. Palomares and Juana Garcia, 800 E. 111th Drive, Los Angeles, CA. 90059

***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren and Dean Reed, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016
***P9. Date Recorded:** 06/07/2021
***P10. Survey Type:** (Describe) Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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 X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 800 E. 111th Drive; Map Reference No. 25 ***NRHP Status Code** 6Z

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: residential B4. Present Use: residential

***B5. Architectural Style:** Minimal Traditional

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

The 0.99 acre parcel is identified by the County Assessor has having a 1,101 sq. ft. single family residence with a 1940 construction date; the house received a permit to remodel in 1944, during the wartime when there was a severe housing shortage in Los Angeles.

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

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** **Area**

Period of Significance 1940 **Property Type** SFR **Applicable Criteria** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The single family residence at 800 E. 111th Drive does not appear eligible for listing in the NRHP or CRHR. While the property played a general role in the residential development of Los Angeles, research did not find the building is directly related to any events that have made a significant contribution to the patterns of history at a local, state or national level. Therefore, it does not appear to meet NRHP/CRHR Criterion A/1.

The first known residents of the house, in 1940, were Claude D. and Mary E. Lindsey; among later occupants were Robert G., Donald W., and Frank J. Adams, all who identified themselves as factory workers in 1943, during World War II. But they did not live there long. Other residents included Lawrence and Daisy Harston (1950–1954), Inez Manning (1971) and Maria R. Quinones (1990). Little information could be gleaned on these various former residents; none, however, are known to have been important in local, state or national history. Therefore, the property does not appear to meet NRHP/CRHR Criterion B/2.

In terms of its architecture, the house reflects the Minimal Traditional style. It is not a unique or distinctive example of its type, and nor is it known to be the work of a master architect. Therefore, the property does not appear to meet NRHP/CRHR (see Continuation Sheet)

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

***B12. References:**

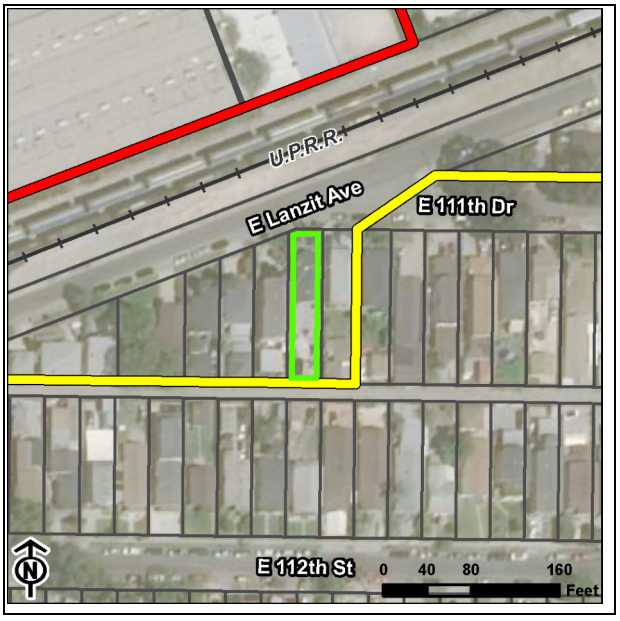
Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com; Index to Register of Voter Rolls, 1940–1960.

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 8, 2021

This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 800 E. 111th Drive, LA, CA. 90059

P3a Description (Continued):

frame, and the other is aluminum. A brick chimney is located on the western façade. The house is set slightly back from the street with a metal fence marking the property boundary. Landscaping consists of tall trees, roses and other plants, and a Y-shaped concrete pathway.

P10a Significance (Continued):

Criterion C/3.

Under NRHP Criterion D and CRHR Criterion 4, the property does not appear to be significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic residential construction methods, materials, or technologies.

This property has also 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, and is not considered a historical resource for the purposes of CEQA.

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) 804 E. 111th Drive; Map Reference No. 26

P1. Other Identifier: APN: 6072-017-015

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

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

***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; ____**B.M.**

c. Address 804 E. 111th Drive___ City Los Angeles Zip 90059

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)

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

This one-story single-family house of wood frame and stucco construction is capped by a low-pitched hipped roof with asphalt composition shingles, and minimal overhanging boxed eaves. The corners of the house are covered in decorative stacked stone blocks. The primary entrance is located on the north façade. It is slightly off-center and accessible via an open concrete slab porch with one step and two metal side railings. The façade has two windows, which are both horizontal sliding. The framing is difficult to determine, as the windows are obscured by metal bars. The house is set slightly back from the street with metal fencing marking the property boundary on all sides. Landscaping consists of one palm tree, a lawn, with brick tiles and a concrete driveway.

***P3b. Resource Attributes:** (List attributes and codes) HP3 Multiple family property



***P4. Resources Present:** X Building Structure Object Site District Element of District Other
P5b. Description of Photo: (view, date, accession #) view to south

***P6. Date Constructed/Age and Source:** X Historic Prehistoric
1951; County Assessor

***P7. Owner and Address:**
Juan Verduzco, 8821 Dalen St. Downey, CA. 90242

***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren and Dean Reed, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016

***P9. Date Recorded:** 06/07/2021
***P10. Survey Type:** (Describe)
Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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 X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 804 E. 111th Drive; Map Reference No. 26 ***NRHP Status Code** 6Z

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: residential B4. Present Use: residential (duplex)

***B5. Architectural Style:** Minimal Traditional

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

The 0.10 acre parcel is identified by the County Assessor has having a 1,200 sq. ft. house built in 1951, and which is currently listed as a duplex.

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

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Residential Architecture **Area**

Period of Significance 1951 **Property Type** Duplex **Applicable Criteria** Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house at 804 E. 111th Drive does not appear eligible for listing in the NRHP or CRHR. While the property played a general role in the residential development of Los Angeles, research did not find the residence is directly related to any events that have made a significant contribution to the patterns of history at a local, state or national level. Therefore, it does not appear to meet NRHP/CRHR Criterion A/1.

None of the residents identified with the house, among them Calvin Hopkins (1954) Lauada and Sadyne Uda Burr (1956) and Willie Goins (1971) are known to have been important in local, state or national history. Therefore, the property does not appear to meet NRHP/CRHR Criterion B/2.

In terms of its architecture, the house reflects the Minimal Traditional style. It is not a unique or distinctive example of its type, and nor is it known to be the work of a master architect. Therefore, the property does not appear to meet NRHP/CRHR Criterion C/3.

Under NRHP Criterion D and CRHR Criterion 4, the property does not (see Continuation Sheet)

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

***B12. References:**

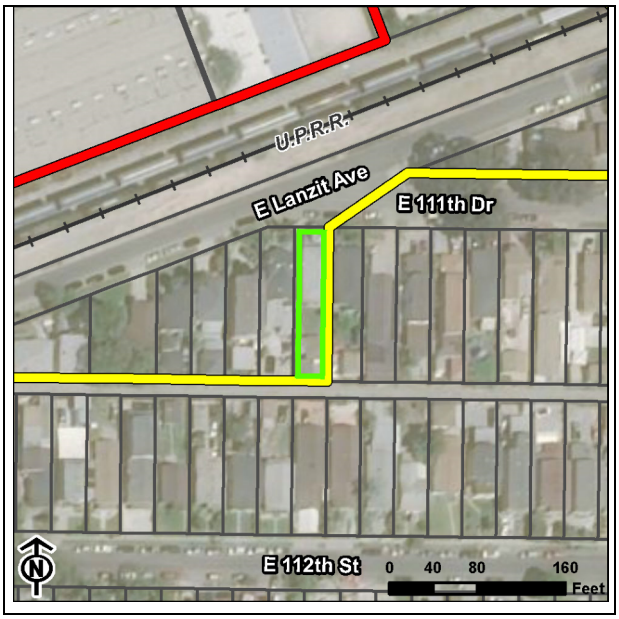
Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com; Index to Register of Voter Rolls, 1950-1960.

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 8, 2021

(This space reserved for official comments.)



P10a Significance (Continued):

Criterion C/3.

to be significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic residential construction methods, materials, or technologies.

This property has also 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, and is not considered a historical resource for the purposes of CEQA.

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) 819 E. 111th Drive; Map Reference No. 27
P1. Other Identifier: _____

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

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

***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ **of** __ **of Sec** __; ____**B.M.**

c. Address 819 E. 111th Drive_____ City Los Angeles Zip 90059

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

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

APN: 6072-018-018

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

This is a mixed residential property, comprised of three separate buildings. All three are wood-framed stucco sided buildings capped with asphalt composition shingled roofs with boxed eaves that have a minimal overhang. The construction is fairly uniform. The windows are all vinyl-framed horizonal sliders. The primary façades all face to the south. There are multiple primary entrances; one for each address. The smallest building (819 E. 111th Drive), is located at the corner of E. 111th Drive and Lanzit Avenue and is rectangular in shape, with a flat roof. The second building, 821 E. 111th Drive has a low-pitched hipped roof with an attached garage. The third building is the largest, and has four associated addresses on the single parcel: 823, 823½, and 825A and 825B E. 111th Drive. This is a two-story apartment building with a primary hipped roof and west wing with a hipped roof. The primary entrance for 823 E. 111th Drive is set on a raised with concrete steps leading to an open porch (see Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP3 Multiple family property



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

P5b. Description of Photo: (view, date, accession #) view to the North

***P6. Date Constructed/Age and Source:** X Historic Prehistoric Circa mid-1950s; County Assessor

***P7. Owner and Address:** Sycle Group LLC, 7119 W. Sunset Blvd. #380, Los Angeles, CA

***P8. Recorded by:** (Name, affiliation, and address) Kristina Lindgren, Paleo Solutions, Inc. 911 Primrose Ave., Monrovia CA 91016

***P9. Date Recorded:** 06/07/2021

***P10. Survey Type:** (Describe) Intensive Survey, Section 106 Compliance, P-Project

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report Prepared for the LADOT All-Electric Bus Maintenance Facility Project, Los Angeles, California.

***Attachments:** NONE Location Map X Continuation Sheet X 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 X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 819-825 E. 111th Drive; Map Reference No. 27 ***NRHP Status Code** 6Z

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: multi-residential B4. Present Use: multi-residential

***B5. Architectural Style:** Minimal Traditional

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

The 0.26 acre parcel is identified by the County Assessor has having several residential buildings constructed between 1953 and 1957. In 2004, the City issued a permit for a 16' x 11' addition connecting the east duplex to the garage to create a new bedroom and hallway.

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

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Residential Architecture **Area**

Period of Significance 1953-1955 **Property Type** Multi-Family **Applicable Criteria** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The multi-residential building complex at 819-825 E. 111th Drive was constructed on a single parcel in the five-year span between 1953 and 1957, and neither the individual buildings or the collective property appears to be eligible for listing in the NRHP or CRHR. Research conducted on the property did not find that the buildings are directly related to any events that have made a significant contribution to the patterns of history at a local, state or national level. Therefore, the property does not appear to meet NRHP/CRHR Criterion A/1.

No information could be gleaned on past occupants; based on general background research, however, no known associations with personages important in local, state or national history were identified. Therefore, the property does not appear to meet NRHP/CRHR Criterion B/2.

In terms of its architecture, the house reflects the Minimal Traditional style. It is not a unique or distinctive example of its type, and nor is it known to be the work of a master architect. Therefore, the property does not appear to meet NRHP/CRHR Criterion C/3 (see Continuation Sheet).

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

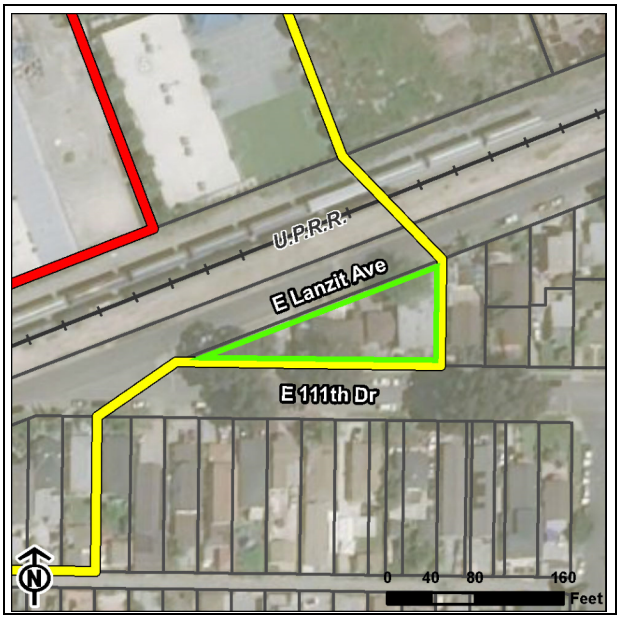
***B12. References:**

Los Angeles County Assessor's Office's online database: assessor.lacounty.gov; City of Los Angeles, Department of City Planning's online database: zimas.lacity.org; Historicaerials.com

B13. Remarks:

***B14. Evaluator:** Greg King, Parsons

***Date of Evaluation:** July 8, 2021



(This space reserved for official comments.)

P3a Description (Continued):

and west wing with a hipped roof. The primary entry for 823 E. 111th Drive is set on a raised with concrete steps leading to an open porch. The entrance for 825B E. 11th Drive is located on the north façade next to a garage door. A balcony is set on the west façade which is covered by a steep overhang and metal side rails. The buildings are all set slightly back from the street. The yard is made up of concrete, with a metal, wood, and stone fence surrounding the house. Landscaping consists of several tall trees, as well as planter pots and patio furniture.

P10a Significance (Continued):

While buildings may serve as important sources of information about historic construction techniques, this type of residential building construction is well documented. The building would not be expected to yield information important to history, and thus does not appear to meet NRHP/CRHR Criterion D/4.

This property has also 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, and is not considered a historical resource for the purposes of CEQA.