
Appendix C2

Built Environment Inventory and Evaluation Report

Built Environment Inventory and Evaluation Report

Simms Park Stormwater Capture and Teen & Senior Center Project

APRIL 2023

Prepared for:

CITY OF BELLFLOWER

16600 Civic Center Drive
Bellflower, California 90706

Prepared by:

DUDEK

38 North Marengo Avenue
Pasadena, California 91101

Katie Ahmanson, MHC; and Monte Kim, PhD

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Executive Summary

Dudek was retained by the City of Bellflower (City) to prepare a Built Environment Inventory and Evaluation Report for the proposed Simms Park Stormwater Capture and Teen & Senior Center Project (Project). The Project consists of two major components; (1) stormwater capture infrastructure development and (2) a new Teen and Senior Center. The stormwater capture infrastructure portion of the proposed Project would divert and capture stormwater runoff into a subterranean concrete storage basin proposed beneath the park's multi-use turf field, where water would be stored prior to treatment through a filter and returned to the municipal storm drain system. In addition to the proposed stormwater capture and filtration facility, the City also intends to implement other park improvements as part of this portion of the proposed Project to benefit community members and the environment. These improvements would include redesigning the existing sports fields to accommodate two softball/baseball fields, a full-size soccer field configuration, and two smaller-sized youth soccer fields. The soccer field, youth soccer fields, and softball/baseball fields overlap; they would be used for different sports during their respective seasons. Improvements would also include artificial turf, perimeter fence and chain-link softball field fence, native landscaping, a bioretention area, and other ancillary improvements. The second component of the proposed Project is a new Teen and Senior Center, which will be used as a gathering space for the community, offices for City employees, and house municipal social programs. The Teen and Senior Center is a proposed 11,000-square-foot single-story public building on City property at the corner of Clark Avenue and Oak Street, east of the privately owned Woman's Club building. The purpose of this report is to determine if the Project would impact any historical resources pursuant to the California Environmental Quality Act (CEQA).

Because there are two existing buildings that are more than 45 years of age, Dudek prepared this report to record and evaluate the Project site for historical significance and integrity in consideration of the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). As of the completion of this report, the City of Bellflower does not have local eligibility criteria. This report includes the results of a California Historical Resources Information System (CHRIS) records search; an intensive-level survey of the Project site and its vicinity; building development and archival research; development of an appropriate historic context for the Project site; and recordation and evaluation of two built environment resources more than 45 years old for historical significance and integrity. This report was prepared in accordance with Section 15064.5 of the CEQA Guidelines.

As a result of Dudek's extensive archival research, field survey, record search, and property significance evaluations, two historic built resources were identified within or adjacent to the Project site. The Municipal Storage Building at 16518 Clark Avenue is recommended ineligible for the NRHP and CRHR due to a lack of significant historical associations and architectural merit. The recommended status code is 6Z: Found ineligible for NR, CR or Local designation through survey evaluation. However, the Woman's Club Building at 9402 Oak Street does appear eligible for listing in the NRHP and the CRHR under Criterion A/1 within the area of "Social History" and as an early community organization serving the people of Bellflower. As such, the Woman's Club of Bellflower Building is a historical resource for the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 3S (Appears eligible for NR as an individual property through survey evaluation).

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1 Introduction

This chapter provides a description of the proposed Simms Park Stormwater Capture and Teen & Senior Center Project (Project), including information about the location, setting, and proposed Project activities. This chapter also presents the regulatory setting for the proposed Project, a description of the delineated study area for built environment resources, and proposed Project personnel.

1.1 Project Location and Description

Project Location

The proposed Project is located in the central part of the City, which is within the southeastern portion of Los Angeles County, as shown in Figure 1, Project Location. Simms Park and associated City-owned facilities are located to the southeast of the intersection of Clark Avenue and Oak Street.

Simms Park is in a predominantly residential area of the City that features a mixture of single-family and multi-family residential development, interspersed with commercial and public uses. The park is bounded by Oak Street and residential development to the north, single-family residences to the east, multi- and single-family residential, commercial, and institutional uses to the south, and Clark Avenue to the west. State Route 91 runs west–east approximately 0.5 miles south of the site, and Interstate 605 runs north–south approximately 1.5 miles east of the site, with a concrete-lined section of the San Gabriel River flowing north–south just west of Interstate 605. The site is designated as Open Space in the City General Plan Land Use Map, with other General Plan designations in the vicinity of the site including Public/Quasi Public, High and Medium Density Residential, and Commercial (City of Bellflower 2022).

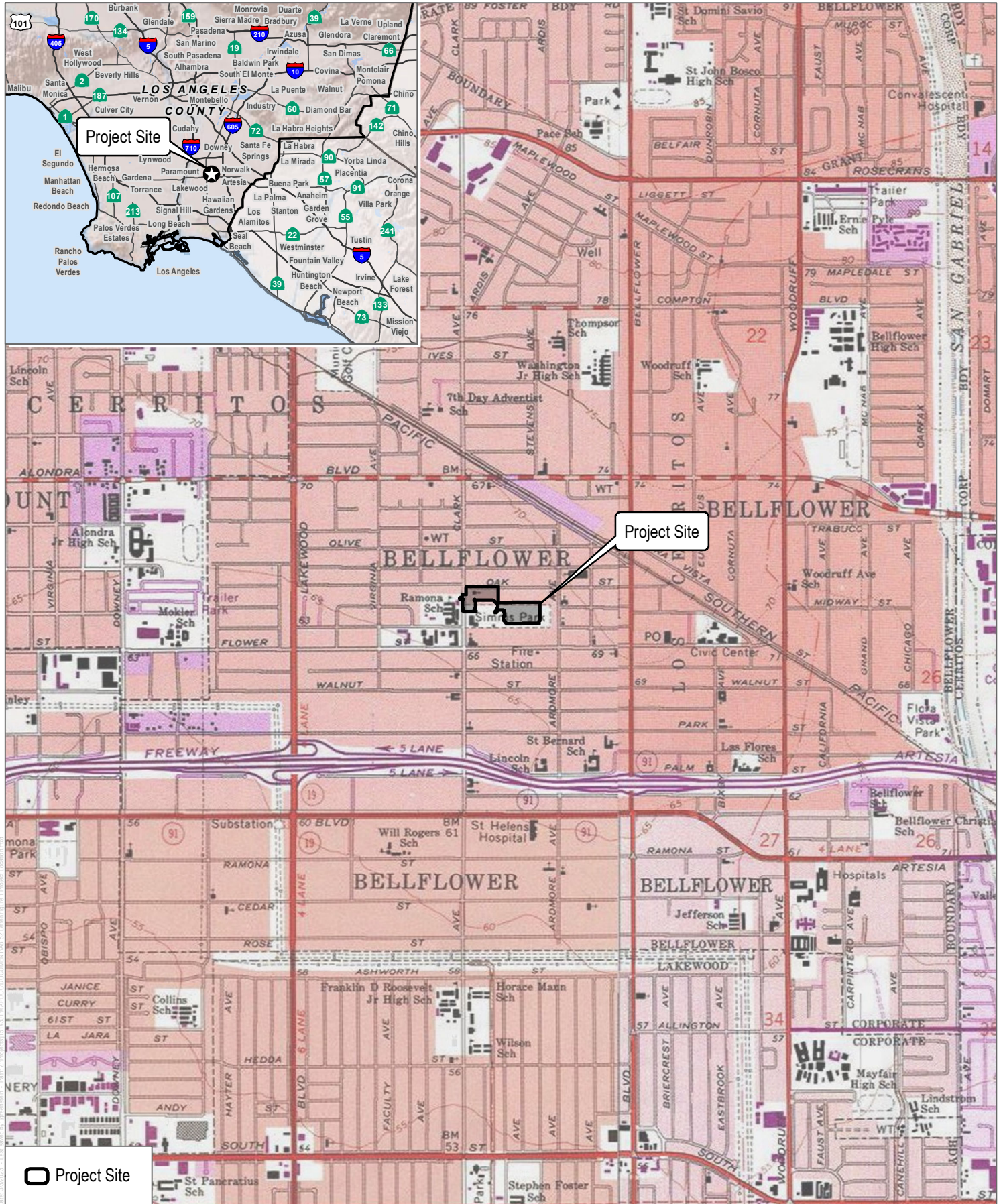
Simms Park is located on an approximately 12.7-acre City-owned property that features various outdoor and indoor facilities. As shown on Figure 2, Project Site and Existing Features, it features a turf multi-use field with two baseball/softball diamonds and spectator bleachers, two basketball courts, a children’s playground, a fitness area, a picnic area, a covered picnic shelter, a building housing a snack bar, public restrooms, and a fieldhouse, two surface parking lots, and a community center building containing a gymnasium, a 300-seat auditorium, a kitchen facility, the Department of Parks and Recreation administrative offices, and multi-purpose rooms.

The Teen and Senior Center project site covers the northwestern portion of the City’s Simms Park property, adjacent to the existing Woman’s Club, which is privately owned, and featuring an existing City building used for offices and storage, surface parking lot, and landscaped areas. The stormwater capture project is located in the eastern portion of Simms Park, which contains the existing baseball/softball fields, a picnic area, and landscaping. The portions of Simms Park containing basketball courts, children’s playground, barbeque/picnic areas, and fitness area would not be part of the project site and would be left in place.

Project Description

The City is considering two separate projects proposed near each other at Simms Park. Together, the projects entail constructing and operating a stormwater capture and filtration facility within the eastern portion of the park, a Teen and Senior Center in the northwestern portion of the site, as well as other ancillary park improvements.

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SOURCE: USGS 7.5-Minute Series South Gate Quadrangle
Township 3S; Range 12W; Sections 27

DUDEK



0 1,000 2,000 Feet
0 285 570 Meters
1:24,000

FIGURE 1

Project Location

Simms Park Stormwater Capture Project and Youth and Senior Center Project

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SOURCE: Bing Maps 2023; County of Los Angeles 2023

FIGURE 2

Project Site and Existing Features

Simms Park Stormwater Capture Project Mitigated Negative Declaration

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SOURCE: Bing Maps 2023; County of Los Angeles 2023

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1.2 Regulatory Setting

Federal

National Register of Historic Places

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP.¹ For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

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

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

In addition to significance, a resource must also possess integrity to be eligible for listing in the NRHP. Integrity is defined in the NRHP Bulletin, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance (NPS 1997: 44). The integrity evaluation is grounded in understanding a property's physical features and how they relate to the property's significance. Historic properties either retain integrity (that is, convey their significance), or they do not. To maintain integrity, a property will always possess several, and usually most, of the seven aspects of integrity (NPS 1997: 44–45):

- a. **Location** is where the historic property was constructed or where the historic event occurred.

¹ The NRHP concepts of significance and integrity provide the foundation for evaluating resources for potential listing in the California Register of Historical Resources, as well as local registers of historic resources. While there are differences between the federal, state, and various local registers, there are sufficient similarities that make the preparation of evaluations under all three criteria (if all three criteria are applicable) a more efficient approach to managing resources and for planning purposes. Like many state and local agency projects, the current proposed project does not have a federal nexus and, therefore, there is no statutory or regulatory requirement for resource evaluations under NRHP criteria. However, by preparing a NRHP evaluation, the agency has an important planning tool warranting consideration in subsequent or future projects in the same area that have a federal nexus and will require the evaluation of the resource in accordance with the NRHP criteria outlined in 36 CFR § 60.4.

- b. **Design** is the combination of elements that create the form, plan, space, structure, and style.
- c. **Setting** is the physical environment of a historic property.
- d. **Materials** are the physical elements combined or deposited during a particular period and in a specific pattern or configuration to form a historic property.
- e. **Workmanship** is the physical evidence of crafts of a particular culture or people during any period in history or prehistory.
- f. **Feeling** is the property's expression of a particular period's aesthetic or historic sense.
- g. **Association** is the direct link between an important historic event or person and a historic property.

State

California Register of Historical Resources

In California, the term “historical resource” includes, but is not limited to, “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code (PRC) Section 5020.1[j]). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Section 5024.1[a]). The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP. The CRHR criteria are enumerated under PRC Sections 5024.1(c)(1–4) and require that a resource be significant under at least one of the following criteria:

- 1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- 2. Is associated with the lives of persons important in our past.
- 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.
- 4. Has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one of the significance criteria described in PRC Section 5024.1(c), a resource must also possess sufficient integrity to qualify for listing in the CRHR. Integrity as defined in 14 CCR Section 4852(c) as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” as evaluated with regard to the resource’s retention of location, design, setting, materials, workmanship, feeling, and association. Historical resources that lack sufficient integrity to meet the criteria for listing in the NRHP may still be eligible for listing in the CRHR if they have the potential to yield significant scientific, historical information, specific data, or meet one of the following special considerations for resources described under 14 CCR Section 4852(d):

- 1. Moved buildings, structures, or objects. The State Historical Resources Commission (Commission) encourages the retention of historical resources on site and discourages the non-historic grouping of historic buildings into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be

listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.

2. Historical resources achieving significance within the past 50 years. In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.
3. Reconstructed buildings. Reconstructed buildings are those buildings not listed in the California Register under the criteria in 14 CCR Section 4852(b) or PRC Section 5024.1(c)(1-4). A reconstructed building less than 50 years old may be eligible if it embodies traditional building methods and techniques that play an important role in a community's historically rooted beliefs, customs, and practices, e.g., a Native American roundhouse.

The CRHR includes not only listed prehistoric and historic cultural resources but also resources that are designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

The following CEQA statutes and CEQA Guidelines sections are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- PRC Section 21083.2(g) defines "unique archaeological resource."
- PRC Section 21084.1 and 14 CCR Section 15064.5(a) define the term "historical resources." In addition, 14 CCR Section 15064.5(b) defines the phrase "substantial adverse change in the significance of an historical resource." It also defines the circumstances when a project would materially impair the significance of an historical resource.
- PRC Section 21074(a) defines "tribal cultural resources."
- PRC Section 5097.98 and 14 CCR Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- PRC Sections 21083.2(b)-(c) and 14 CCR Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (PRC Section 21084.1; 14 CCR Section 15064.5[b]). If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey that meets the requirements of PRC Section 5024.1(q), it is a "historical resource" and is presumed to be historically or culturally significant for purposes of

CEQA (PRC Section 21084.1; 14 CCR Section 15064.5[a]). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (PRC Section 21084.1; 14 CCR Section 15064.5[a]).

A “substantial adverse change in the significance of an historical resource” under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (14 CCR Section 15064.5[b][1]; PRC Section 5020.1[q]). In turn, 14 CCR Section 15064.5(b)(2) states that the significance of an historical resource is materially impaired when a project:

- A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- B. 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 PRC Section 5020.1(k) or its identification in an historical survey meeting the requirements of PRC Section 5020.1(g), unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- C. 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 of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a Project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

1.3 Built Environment Study Area

The study area delineated for the Project encompasses the geographic areas within which the Project may directly or indirectly cause a substantial adverse change in the significance of a known or unknown historical resource. A substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired (14 CCR Section 15064.5[b][1]). The study area for built environment resources includes the Project footprint, as well as areas adjacent to the Project footprint, where visual, atmospheric, or audible intrusions may directly alter physical characteristics of a historical resource that convey its historical significance, as well as any area where a historical resource may be indirectly affected by reasonably foreseeable Project related effects that occur later in time or are farther removed in distance.

The delineation of the study area for built environment resources considered the proposed Project activities in conjunction with historic era buildings and structures that are 45 years of age or older (those built in or prior to 1978) that may sustain impacts as a result of project construction or implementation.² The study area is depicted on Figure

² While the NRHP and CRHR apply an age-based threshold that considers the historical significance of resources that are 50 years of age and older for potential listing in federal and state registration programs, it has become a common, industry-wide practice in California to use a 45-year threshold, particularly for projects requiring compliance with CEQA. This practice is inferred in the CEQA Guidelines under § 15064.5(a)(2), which states that a “resource included in a local register of historical resources, as defined in

2 and contains a substantial portion of Simms Park, including the Municipal Storage building at 16518 Clark Avenue (APN 7106-003-902), as well as one privately owned parcel outside the boundaries of the park property that contains the Woman's Club at 9402 Oak Street (APN 7106-003-001), located at the southeast corner of Clark Avenue and Oak Street. Both the Municipal Storage building and the Woman's Club are more than 45 years of age and have, therefore, been included in the study area. The Municipal Storage building also warrants consideration because it is proposed for demolition. Additional considerations used to justify the delineation of the study area include the following:

- The area of direct physical effect is confined to the following legal parcels as depicted in Figure 3, Built Environment Study Area—APNs 7106-003-902, 7106-003-903, 7106-003-904, 7106-003-905, 7106-003-906, 7106-003-907, 7106-003-908, 7106-003-909, and the eastern half of 7106-003-901—wherein all ground disturbance associated with the proposed Project will occur. The proposed Project proposes to demolish the Municipal Storage building on APN 7106-003-902 and construct a new Teen and Senior Center that will abut the south and east boundary of the adjacent parcel containing the Woman's Building (APN 7106-003-001), which will not be physically affected by the proposed Project. The proposed Project will also construct a stormwater capture and treatment system on the eastern half of Simms Park and will include an underground diversion pipeline traversing the western half of the park through the existing parking lot to an existing storm drain along Clark Avenue. Because of the geographically constrained nature of these activities, the area of direct physical effect is limited to the areas of Simms Park identified above.
- The study area for visual, auditory, and atmospheric effects is also limited to the areas of Simms Park listed above, as well as the legal parcel boundary of APN 7106-003-001, which contains the Woman's Club at 9402 Oak Street. None of the properties at the periphery of the study area have been identified as a historical resource, based on a review of the Office of Historic Preservation's Built Environment Resources Directory. Therefore, the geographic extent of the study area for visual, noise, and vibration effects is limited to the delineation depicted in Figure 3.
- Since there are no known reasonably foreseeable Project activities that would occur later in time or that would be farther removed in distance that could indirectly affect the only identified historical resource in the area (the Woman's Club), the study area is limited to the delineation depicted in Figure 3.

1.4 Project Personnel

Dudek Architectural Historian Katie Ahmanson, MHC, prepared this report and associated property significance evaluation. Dudek Archaeologist Linda Kry conducted the fieldwork for this proposed Project on April 13, 2023. This

section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant." The statutory requirements of PRC § 5024.1(g)(2) specifically require that the survey and the survey documentation be prepared in accordance with office (i.e., Office of Historic Preservation) procedures and requirements. Those procedures and requirements are described in the Office of Historic Preservation's *Instructions for Recording Historical Resources* (1995) under the section, "What Kind of Resources Merit Recordation?" On page 2, the *Instructions* note that "any physical evidence of human activities over 45 years old may be recorded for purposes of inclusion in the OHP's [Office of Historic Preservation's] filing system. . . . The 45-year criteria recognizes that there is commonly a five-year lag between resource identification and the date that planning decisions are made. It explicitly encourages the collection of data about resources that may become eligible for the NRHP or CRHR within that planning period. More restrictive criteria [including the possession of significance and the retention of integrity] must be met before the resources included in OHP's filing system are listed, found eligible for listing, or otherwise determined to be important in connection with federal, state, and local legal statuses and registration programs."

report was reviewed for quality assurance/quality control by Dudek Senior Architectural Historian Monte Kim, PhD.
Resumes for all personnel are provided in Appendix A.

2 Background Research

2.1 CHRIS Records Search

On May 19, 2022, Dudek conducted a search of the California Historical Resources Information System (CHRIS) records search for the Project area and a 1-mile radius buffer at the South-Central Coast Information Center (SCCIC), located on the campus of California State University, Fullerton. The search included any previously recorded cultural resources and investigations within a 1-mile radius of the proposed Project site. The CHRIS search also included a review of the NRHP, the CRHR, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the Office of Historic Preservation’s Built Environment Resources Directory (BERD). For the purposes of this report, only records relevant to historic built environment resources with the potential to be directly or indirectly impacted by the proposed Project are described in addition to the information presented in the tables below. This report only includes reports and resources related to the built environment; see Dudek’s Initial Study/Mitigated Negative Declaration, Simms Park Stormwater Capture and Teen & Senior Center Project prepared in 2023 for the full search results, for the full records search results, including all archaeological records.

2.1.1 Previously Conducted Cultural Resource Studies

Results of the CHRIS database records search indicate that 11 previous cultural resource studies have been conducted within the records search area between 1997 and 2011. None of the studies identified address the proposed Project site. The closest area studied is located approximately 1,180 feet northeast of the proposed Project site. The entirety (100%) of the proposed Project site has not been subject to any previous cultural investigations. Table 1, below, summarizes all previous cultural resources studies within a 0.5-mile radius of the proposed Project site.

Table 1. Previous Technical Studies Within a 0.5-Mile Radius of the Proposed Project Site

SCCIC Report Number	Author	Year	Report Title	Proximity to Proposed Project Site
LA-04143	Mason, Roger D. and Bonner, Wayne H.	1998	Cultural Resources Records Search and Literature Review Report for a Pacific Bell Mobile Services Telecommunications Facility: Cm 478-01 in the City of Bellflower, California	Outside
LA-04440	Self, William	1998	Carson-to-Norwalk Pipeline	Outside
LA-04834	Ashkar, Shahira	1999	Cultural Resources Inventory Report for Williams Communications, Inc. Proposed Fiber Optic Cable System Installation Project, Los Angeles to Anaheim, Los Angeles and Orange Counties	Outside

Table 1. Previous Technical Studies Within a 0.5-Mile Radius of the Proposed Project Site

SCCIC Report Number	Author	Year	Report Title	Proximity to Proposed Project Site
LA-05209	McKenna, Jeanette A.	2001	A Cultural Resources Investigation of the Property Located at 9920 Flora Vista Drive, City of Bellflower, Los Angeles County, California	Outside
LA-05715	Duke, Curt	2002	Cultural Resource Assessment Cingular Wireless Facility No. Sm 112-01 Los Angeles County, California	Outside
LA-06216	Bonner, Wayne H.	2001	Records Search Results for Sprint Pcs Facility La54xc742d (the Plain Site), Located at 16211 Bellflower Blvd., Bellflower in Los Angeles County, California	Outside
LA-07162	Anonymous	1997	Cultural Resource Assessment Santa Fe Pacific Pipeline Expansion Project, Los Angeles County, California	Outside
LA-08894	Bonner, Wayne H.	2006	Cultural Resources Records Search and Site Visit Results for Royal Street Communications, LLC, Candidate LA0570A (Hosanna Church), 16705 Bellflower Boulevard, Bellflower, Los Angeles County, California	Outside
LA-09634	Bonner, Wayne H.	2008	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate LA33302A (Moose Lodge 796), 9320 Alondra Blvd., Bellflower, Los Angeles County, California.	Outside
LA-10836	Marr, Charlie	2008	Bellflower Municipal Water System Master Plan	Outside
LA-11719	Wlodarski, Robert	2011	Results of a Phase I Archaeological Study For Proposed AT&T Wireless Telecommunications Site LA0661 (Bellflower Civic Center) located at 9939 Belmont Street, Bellflower, California	Outside

Note: SCCIC = South-Central Coast Information Center.

2.1.2 Previously Recorded Cultural Resources

The SCCIC records indicate that one cultural resource has been previously recorded within 0.5 miles of the proposed Project site; however, this resource is not located within or are adjacent to the proposed Project site. The singular resource is a historic built environment resource. No historic-period or prehistoric archaeological resources were identified within 0.5 miles of the proposed Project site. Table 2, below, summarizes the one previously recorded cultural resource identified within the records research radius followed by a summary of this resource.

Table 2. Previously Recorded Cultural Resources Within a 0.5-Mile Radius of the Proposed Project Site

Primary No.; Trinomial; Other Designation(s)	Description	Recording Events	NRHP/CRHR Status	Proximity to Proposed Project Site
P-19-186110; P-30-176630	Historic Built Environment: Union Pacific Railroad	1999 (S. Ashkar) 2019 (J. Kachour)	Eligible for NRHP listing under Criteria A and B.	390 meters (1,280 feet) north

Notes: NRHP = National Register of Historic Places; CRHR = California Register of Historical Resources.

P-19-186110/P-30-176630

Resource P-19-186110/P-30-176630 is a historic built environment resource consisting of a segment of the Union Pacific Railroad that runs north-south on the east side of the Los Angeles River, approximately 0.25 miles north and outside of the current Project site. The railroad was originally formally recorded in 1999 by S. Ashkar who described the resource as a standard gauge railroad with associated features, including railroad stations, sidings, spurs, and rail yards. The railroad was determined to be eligible for NRHP listing under Criteria A and B.

2.2 Building Development and Archival Research

Dudek conducted building development and archival research for the subject properties in an effort to establish a thorough and accurate historic context for the significance evaluations, and to confirm the building development history of the Project site.

City of Bellflower, City Clerk's Office

Dudek submitted a public records request for building permits associated with the subject properties on April 11, 2023. The City of Bellflower responded to the public records request on April 19, 2023, and sent Dudek digital building permits for the Woman's Club of Bellflower Building at 9402 Oak Street, Bellflower, CA (APN: 7106-003-001), but did not have building permits for the Municipal Storage Building at 16518 Clark Avenue (APN: 7106-003-902). Dudek reviewed all available permits, and all information obtained was used in the preparation of the historic context and significance evaluations.

Historical Newspapers

Dudek reviewed historical newspapers from Newspapers.com covering the City of Bellflower, surrounding cities, and Los Angeles County to understand the development of the City of Bellflower and the subject properties. These documents were used in the preparation of the historic context, history of the subject properties, and significance evaluations.

Sanborn Fire Insurance Maps

The subject properties are not documented by historical Sanborn Maps archived at the Library of Congress, Los Angeles Public Library, or University of California, Northgate. Map coverage of the area pre-dates the construction of the subject properties.

Historical Aerial Photographs

Dudek conducted a review of historical aerial photographs as part of the archival research effort from the Nationwide Environmental Title Research LLC (NETR) from the years 1952, 1963, 1972, 1987, 1988, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2003, 2004, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. The results of the aerial photograph review are in Table 3 in Section 4.4.3, Aerial Photograph Review.

Online Archive of California

The Online Archive of California (OAC) provides free public access to detailed descriptions of primary resource collections maintained by more than 300 contributing institutions including libraries, special collections, archives, historical societies, and museums throughout California and collections maintained by the 10 University of California campuses. A search of OAC for the subject properties' address, street name, and historic occupants by Dudek on April 11, 2023, did not identify any archival collections with information pertaining to the subject properties.

Calisphere

Calisphere provides access to 2,000 collections contributed by more than 300 cultural heritage organizations in California, including universities, libraries, archives, museums, and historical societies. Dudek conducted a search for the subject properties' address, the street name, historic occupant names, and the City of Bellflower generally to identify any archival information or documents pertaining to the property on April 11, 2023. This search did not identify any resources pertaining to the subject properties.

Additional Documentation

The City of Bellflower does not have a historic preservation ordinance and does not maintain a list of local historical resources. The subject properties are not specifically mentioned in the City's 1994 General Plan. April 11, 2023, search of the Built Environment Resource Directory (BERD) for Los Angeles County maintained by the California Office of Historic Preservation (OHP) showed that the subject properties have not been previously recorded. Additional searches for previous evaluations of the subject properties, including through the City of Bellflower website and CEQAnet, a database that contains key information from all CEQA documents submitted for state review since 1990, also did not identify previous recordation or evaluation of the subject properties. As such, it appears that the subject properties have not been previously evaluated for historical significance.

2.3 Interested Party Correspondence

On April 11, 2023, Dudek Architectural Historian Katie Ahmanson sent electronic contact letters to the Bellflower Heritage Society, Woman's Club of Bellflower, and Clifton M. Brakensiek Library. The letters briefly described the proposed Project and requested information about cultural resources near the subject properties.

Janna Enkhorn, President of the Woman's Club of Bellflower, responded on April 11, 2023, offering to send Dudek all available materials about the building's history and construction. Additionally, Ms. Enkhorn invited Architectural Historian Katie Ahmanson to the property for a research visit on April 19, 2023. All information obtained during the visit was used in the preparation of the historic context and significance evaluations. A complete record of the outreach effort is included in Appendix B.

As of April 28, 2023, Dudek has not received a response from the Bellflower Heritage Society or Clifton M. Brakensiek Library. Copies of these interested party correspondences are located in Appendix B.

3 Field Survey

3.1 Methods

Dudek Archaeologist Linda Kry conducted an intensive survey of the subject properties on April 13, 2023. Ms. Kry meets the Secretary of the Interior's Professional Qualification Standards for archeology. The survey entailed walking around the building exterior of the subject properties and their sites and documentation with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and any historic landscape features. However, the rear elevation of the Woman's Club of Bellflower building at 9402 Oak Street (APN: 7106-003-001) was not visible from the public right-of-way. The survey did not include the interior of the subject properties.

3.2 Results

The subject properties consist of 16518 Clark Avenue (APN: 7106-003-902), a Municipal Storage Building constructed circa 1942, and 9402 Oak Street (APN: 7106-003-001), the Woman's Club of Bellflower Building constructed in 1927. Both buildings have remained on their properties since their construction, however, original building permits could not be obtained for the Municipal Storage Building and both buildings' original architects were not identified through archival research. Because the buildings were constructed more than 45 years ago, the properties at 16518 Clark Avenue and 9402 Oak Street were identified as requiring recordation and evaluation for historical significance. These properties are described and evaluated for historical and architectural significance in Chapter 5, Evaluation of Significance. State of California Department of Parks and Recreation Series 523 (DPR) forms for the subject properties are located in Appendix C.

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4 Historic Context

This chapter provides an overview of the history of the area before focusing on specific relevant historical information regarding the built environment study area. Post-contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present). A summary of these periods is included below in addition to the development of the Project site.

4.1 Historical Overview of the City of Bellflower

Hispanic and Early American Eras (1769–1848)

Although Spanish, Russian, and British explorers visited parts of California for brief periods between 1529 and 1769, the Hispanic Era begins when Spanish Governor Don Gaspar de Portolá embarked on military and religious mission through Alta California. Portolá's expedition, which resulted in the establishment of 21 missions, presidios, and secular pueblos along the coastal areas of California, crossed into (contemporary) Los Angeles County in 1771 (LA County Library 2023). In 1784, Bellflower was established as a Spanish land grant in California after several Spanish soldiers petitioned for land for their herds of livestock to graze. The Governor of California, Pedro Fages, divided the land with the largest of the grants received by the Spanish soldier, Manuel Nieto (City of Bellflower 2023).

In 1822, the political situation changed as Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. The Mexican government opened California to foreign trade, began issuing private land grants, creating the rancho system of large agricultural estates throughout Los Angeles County (SD 2007: 16). In 1832, Jose Figueroa, the Mexican Governor of California, divided the land into five ranchos that were given to Nieto's heirs. Three of those ranchos, Santa Gertrudes, Los Coyotes, and Los Cerritos, bordered Bellflower, and the town became a ranching community that supported the ranchos (City of Bellflower 2023).

Early American Period (1848–1957)

The American Period began in 1846 when United States military forces occupied California; this period continues today. By 1848, America assumed formal control of the California with the Treaty of Guadalupe-Hidalgo and introduced Anglo culture and society (Smythe 1908: 282). Ownership of the Ranchos surrounding Bellflower changed several times until the 1840s when a series of flooding that led to the decline of the cattle industry and the ranches in Bellflower disbanded. The area became a hunting ground for residents from the surrounding towns of Downey, Norwalk, Hynes-Clearwater, and Artesia, who would hunt for ducks and geese and fish for carp and perch in the area. However, by 1869, a 4,000 acres ranch known as Somerset Ranch was established in the area that is known as Bellflower today, and the dairy industry was introduced to the town (City of Bellflower 2023).

During this period, settlements of isolated farms in the area developed along both sides of the Los Angeles River and became known as the New River Colony. By 1905, the Pacific Electric Railway included a stop at the Somerset Ranch so residents of Los Angeles could commute to jobs at the ranch and local farms. As the area grew, so did the local population, and in 1906, the New San Gabriel Improvement Association was created to manage the river and its flooding. By 1917, the County Flood Control District formed to develop levees that would keep the river from flooding (City of Bellflower 2023).

In 1909, residents of the Somerset Ranch area petitioned for a post office under the town name of Somerset, but the Postal authorities denied their request. Because there was already a Somerset, Colorado, the town was encouraged to change their name to avoid confusion with the postal service. This led to conflict within in town with several accounts as to how the naming issue was resolved. The most common explanation reveals that the town was named Bellflower after the orchard of Bellefleur apples that William Gregory planted in the northern part of town. By 1912, the post office was completed as well as a school and a general store and the population rose from about 100 residents in 1908 to 1200 (City of Bellflower 2023).

Throughout the 1910s and 1920s, ranches and farms in the area flourished and drove the local economy. Additionally, the rabbit industry was introduced to Bellflower with growers raising rabbits for their fur and meat. During the Great Depression, the rabbit industry helped to sustain the economy and expanded to include birds and chinchillas. Likewise, the dairy industry developed a distinctive method to combat the lack of available land. Dairy farmers shipped hay and grain from elsewhere to feed their cows so they could reduce amount of land need for grazing and maintain a sustainable number of cows on their land (City of Bellflower 2023).

During the 1940s, the development of residential neighborhoods saw the town's population rise to 44,000 residents in spite of housing shortages at the time. Likewise, seven new school were built and new civic associations were developed to sustain the growing community. In 1941, the Defense Recreation Committee formed to create a county party and in 1942, the Bellflower Park was established and operated by the County. In 1946, the park was dedicated to John S. Simms, a local physician and civic leader, and it was renamed the John S. Simms Park (City of Bellflower 2023).

In the 1950s, Clark Street became a local shopping street and Bellflower Boulevard contained a variety of furniture shops, restaurants, markets, department stores, and movie theaters (Felch 2004). In addition, four school were constructed, making it feasible for the Bellflower Unified School District to form in 1956. With such rapid growth, the Bellflower Chamber of Commerce sought incorporation with a measure that was supported by most of the town (City of Bellflower 2023).

Incorporation (1957–Present)

In August 1957, Bellflower became incorporated and formed their first City Council. At this time, Bellflower was 51 years old and was the main shopping center for the surrounding communities. The incorporation of the City allowed it to developed a contract with the County police and create a jail, library, prosecution, and fire service contracts with other newly incorporated cities in the surrounding area (City of Bellflower 2023).

During the 1960s when many small retail stores in the surrounding area were failing, Bellflower's retail industry continued to drive the city's economy. Additionally, the local dairy and agricultural industry continued to thrive. This continued throughout the 1970s as they were able to maintain their small-town identity (City of Bellflower 2023).

However, as large shopping centers emerged during the 1980s, the small businesses in Bellflower began to lose business, and the City did not have a formal redevelopment plan to address the changes in the industry. As a result, the City reached the verge of bankruptcy in the early 1990s. The City incorporated a redevelopment strategy that has continued to attract new businesses to the City today by improving commercial facades, infrastructure, and public facilities. As of 2023, 77,500 residents live in the City and offers multiple programs to facilitate its economic and residential growth (City of Bellflower 2023).

4.2 Mid-Century Modern

Mid-Century Modern style (1940–1975) is reflective of International and Bauhaus styles popular in Europe in the early twentieth century. Early Modernists, including Rudolph Schindler, Richard Neutra, and Frank Lloyd Wright brought many elements of these design aesthetics and material experimentation to Southern California in the 1920s. The development of the Mid-Century Modern style in the United States was largely fostered by World War II. Prominent European practitioners of the International and Bauhaus styles, namely architects Ludwig Mies Van der Rohe and Walter Gropius, fled to the United States during World War II. The United States became a manufacturing and industrial leader. Materials and aesthetics evolved to reflect modern innovations that dominated design and construction following the war.

Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements. There was a need for a style that could meet the demand for mass construction of many property types—from residences to schools to offices—and convey the modern sensibility of an era that valued a departure from the past; middle-class growth; economic efficiency; and new material technology. Practitioners of the style were focused on the most cutting-edge materials and techniques.

The Mid-Century Modern style was widely adopted in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers. The Case Study House program made Los Angeles a center of experimentation within the style, and the influence of new modern designs radiated outwards to communities around Los Angeles County, including San Diego County, where the characteristics of Mid-Century Modern design could be appropriated for massive scale production. Mass-produced Mid-Century Modern building materials like concrete, wood, steel, and glass made it the perfect style for growing cities like Santee.

Mid-Century Modern is characterized by more solid wall surfaces as opposed to large planes of glass and steel that characterize the International Style (and its successors, including Corporate Modern). Stacked bond brick walls are a common feature of commercial and institutional (primarily educational) buildings in the Mid-Century Modern style. While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. In residential buildings, post-and-beam construction with exposed wood structural systems is a common design element. Residential and low-scale commercial buildings exhibit flat roofs, deep overhangs, open floor plans, extensive use of glass, indoor/outdoor flow, and concrete slab foundations. The designs rarely incorporate applied ornamentation or references to historical styles. As a result, many industrial buildings in the style are often “decorated boxes,” plain buildings with applied ornament to suit the era and appear more modern without reflecting the activity inside the building. Commercial buildings of this style incorporated new elements such as sleek Modern signage, aluminum awnings, and canopies, deeply recessed and or angled vestibules, floor-to-ceiling window walls, integrated planters, and projecting vertical elements. Many property types exhibit the characteristics of the Mid-Century Modern style; however, not all Mid-Century Modern designs rise to the level of significant examples of the architectural style (ARG 2016: 98; Gebhard and Winter 2003; McAlester 2013: 630–646; Morgan 2004; Moruzzi 2013: E6).

The following are characteristics of the Mid-Century Modern style for commercial properties:

- One to two stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical
- Flat roofed without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior wall materials include stucco, brick, or concrete
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Floor to ceiling window walls
- Extensive use of sheltered exterior corridors, with flat or slightly sloped roofs supported by posts, piers, or pipe columns
- Modern signage
- Deeply recessed and or angled vestibules
- Integrated planters
- Projecting vertical elements

4.3 History of the Woman's Club Movement

The Woman's Club Movement began in the United States during the late 1860s when women in New York and Boston formed their own neighborhood organizations to create camaraderie and share ideas. By 1868, Jane Cunningham Croly, a journalist, formed the Woman's Club of Sorosis after an attempt to join an all-male press club dinner where she was denied admittance based on her gender. This has been credited as the initial beginning of the movement. The club was intended to provide women with a safe space to air their grievances and form connections. To celebrate the twenty-first anniversary of the club in 1889, Croly encouraged other woman's clubs through the country to create a federation and by 1890, the General Federation of Woman's Clubs was established to assist clubs and coordinate efforts throughout the country (GFWC 2023).

Between the 1870s and 1920s, women throughout the country developed their own clubs where they could enact change within their communities. These clubs were often some of the only spaces in which women were able to contribute to society outside of their homes. Overtime, the social movement's focus changed from community improvement to social improvement by encouraging women to challenge the constraints women faced in society. Many clubs taught women about current events, political activism, civic reform, and community involvement. By 1910, membership among Woman's Clubs in the country rose to 800,000 women (Woman's History 2014).

During the Woman's Suffrage movement of the mid nineteenth century, Woman's Clubs helped bolster support by raising money and garnering volunteers to support community efforts. Likewise, Woman's Clubs provided support for through the Great Depression and provided war relief efforts during World War II. However, Woman's Clubs

reached their peak of popularity during the 1920s. After women gained the right to vote in 1920, educational and professional opportunities became more inclusive of women and memberships in Woman's Clubs began to decrease. Today, Woman's Clubs continue to support local communities and inspire women to connect with one another (Britannica 2018; GFWC 2023).

4.4 History of the Subject Properties

This section provides an overview of the history of John S. Simms Park and the Woman's Club of Bellflower that reside on the subject properties. Each context includes specific relevant historical information on the built environment resources located on the properties, followed by a review of all available historical aerial photographs of the subject properties.

4.4.1 Municipal Storage Building (16518 Clark Avenue)

By the early 1940s, Bellflower had yet to develop a public park, and the increased wartime population prompted civic associations to establish a permanent city park. In 1941, the Defense Recreation Committee formed to develop the City's first park. The land for the park was purchased and developed by Los Angeles County in 1942 as the Bellflower Park (City of Bellflower 2023). There were no original building permits on file with the City of Bellflower and additional archival research did not identify the architect or landscape architect of the subject property. Historic aerial photographs indicate that the building has remained on the subject property since the first available aerial photograph from 1952 and retains the same building plan. In 1946, the directors of the Chamber of Commerce requested the County Board of Supervisors to rename the park, John S. Simms Park, in honor of the respected local physician and civic leader, John S. Simms. In addition, they planned to place a bust of Simms at the park's entrance (LAT 1946). Historic newspaper research revealed that the park was altered in 1947 to include additions such as: baseball field flood lighting; fencing; play apparatus; picnic facilities; water and sewer extensions; landscaping; softball field backstop; incinerator; benches; guard fencing for the baseball field; and electrical installations for the tennis courts (LBPT 1947). Additionally, the park included "general improvements" in 1949, and installed and upgraded the lighting system at the picnic area in 1985 (LBPT 1949; LAT 1985). The park was operated by the County from 1942 until 1959, when City of Bellflower gained ownership of the property, and it has remained under their ownership since (City of Bellflower 2023). Since the park's construction pre-1952, the building has remained on the property and continued to operate as a municipal storage building.

Owner/Occupant Timeline

The following section presents a timeline of owners of the Municipal Storage building at Simms Park.

- 1942–1959: County of Los Angeles
- 1959–2023: City of Bellflower

4.4.2 Woman's Club of Bellflower (9402 Oak Street)

The Woman's Club of Bellflower was initially formed informally in 1912 after the Woman's Thimble Club and the Union Ladies Aid combined for the purpose of "mutual improvement and social enjoyment" (Turner 1960: 1). Although there are no longer any records of the Woman's Thimble Club, records of the Union Ladies Aid reveal the

club was initially established by women from the Methodist and Presbyterian societies and focused on early civic development in the city. Members met at each other's houses and officially formed the Woman's Club of Bellflower in 1921 with Mrs. Edith Thornberry as the first president. The club encouraged education of the arts through reading poetry and literatures as well as playing and singing music. In 1923, the Club was Federated with the General Federation of Woman's Clubs and formed a Civic Committee focused on promoting civic improvements such as sidewalk renovations, and the development of a city park. By 1926, the Club was incorporated (PT 1923a; Turner 1960: 1-2).

Before the club established itself at the subject property, meetings were hosted at various locations including the homes of members, the Masonic Hall, and a theater building from 1921 to 1927 (LBTLBDN 1922; PT 1923b; PT 1923c). In 1927, a social hall was constructed at Laurel Street and Bellflower Boulevard and became the Club's headquarters. The Club's president in 1929, Mrs. Betty Reinke, reflected on the building saying, "Our location at this time was at Bellflower and Laurel. We borrowed money, much had been loaned by member in \$100 and \$200 notes. Entrance to the clubhouse was on Bellflower Blvd. with two small rentals on either side – the Chamber of Commerce and the library" (Turner 1960: 2). The Club used the location for regular meetings until they arrived at the subject property in 1930 (Turner 1960: 2).

Research indicates that the subject property was constructed in 1927 and originally used as a church (ParcelQuest 2023; CN 1999). The First Christian Church of Bellflower occupied the building until the Woman's Club of Bellflower established its headquarters at the property in 1930. The husbands of club members volunteered to fix up the property by planting trees, adding signage and a blackboard with meeting information, and money was raised by a building fund (Turner 1960: 3). According to building permit research, in 1940 a new building was erected, a portion of the existing building was remodeled, and the kitchen portion of the building was demolished (Exhibit 1) (City of Bellflower 2023). Likewise, historic newspaper research revealed that in 1941, the building on the property underwent a remodel in which in the building was altered to include a "modern kitchen with silver and new drapes" (DN 1941).

Exhibit 1. Image of the Woman's Club of Bellflower Building after renovations in 1940.



Source: MacGregor, Muriel, Kathleen Chambers, Jeffrey Millet, Keith Pohlman, and Tom Martin. 1987. Bellflower: People and Places. Taylor Publishing Company, Dallas, TX. 1987.

Since the organizations founding in 1921, the Woman's Club of Bellflower has continued to support the community with various volunteer and fundraising efforts. Each Club President throughout the years established a new mission for the club each year of their presidency. As a result, in 1939, Carrie Boggs founded the Garden Department, from 1940–1942, Oneita Correll raised funds to renovate the property, and in 1941, members volunteered with the Red Cross to support war relief. Other examples include Helen Pendleton and her board's focus on the Club's domestic arts exhibition and the Bellflower Spring Fair from 1949–1950, Joyce Brakensiek's mission to contribute to the restoration of Independence Hall in Philadelphia from 1953 to 1954, and Anne Hoekzema's establishment of the Fine Arts and Crafts Department in 1958 to educated members in literature, drama, art, needlecraft, and library services. The goal of the Club was to improve the community through service, and throughout its history, the club has contributed to the community development of the City. During Mrs. Frank Phares' term from 1959–1960, the Woman's Club Division of the Y.M.C.A. was the most successful, and in 1965, the Club won the first trophy ever awarded by the Bellflower Teacher's Association for its work with youth and education. The Woman's Club of Bellflower has continued to win awards for many of its departments, including the District trophy for Woman's Clubs in 1973, 1979, and 1983. Additionally, the Woman's Club often hosted dinners, bake sales, art exhibitions, and performances to raise money in support of their community efforts and local philanthropies. throughout its history, the Club has been recognized by the General Federation Women's Clubs many times, even winning the top Federation award, the Federation Chimes, for fest Federated Club in the District in 1988 and 1989. The Woman's Club of Bellflower has played a pivotal role in the development of community in Bellflower and continues to support community needs, local philanthropies, and youth organizations such as the Y.M.C.A, Girl Scouts, and Campfire Girls, as well as other various established agencies (MacGregor et al. 1987: 65–69)

Owner/Occupant Timeline

The following section presents a timeline of owners of the Woman's Club of Bellflower building.

- 1927–1930: First Christian Church of Bellflower
- 1930–2023: Woman's Club of Bellflower

4.4.3 Aerial Photograph Review

To understand the development of the subject properties, a review of all available historic aerial photographs, accessed via the Nationwide Environmental Title Research LLC (NETR). A discussion of the pertinent aerial photographs, taken between 1952 and 2020, is included in Table 3 below:

Table 3. Historical Aerial Photograph Review of the Project Site

Photograph Year	Observations and Findings
1952	This is the first available historic aerial image of the subject properties. The Woman's Club of Bellflower building is visible on the northwest corner of the Project site surrounded by residential buildings. Simms Park has been developed midblock with a rectangular plan building constructed in the southwest corner of the park and a smaller irregular plan building in the center of the park. The park appears to be planted with grass and contains paved sports courts along its northern boundary with paved sidewalks leading from Clark Avenue to the building and sports courts. Across from the subject properties on the east side of Clark Avenue sits Ramona Elementary School while residential neighborhoods surround the property to the north, east, and south.
1963	There are no discernible changes to Woman's Club of Bellflower. However, Simms Park has been altered to include two baseball fields along its southern boundary and a parking lot adjacent to the sports courts that is accessed from Clark Avenue. Additionally, an extant building, the Municipal Storage Building, and a newly constructed building along Clark Avenue have been incorporated into the parking lot, and the building on the southwest corner of the property includes an addition to the east elevation. Within the surrounding area, two residential buildings on Oak Street, east of the Woman's Club building, were demolished, and new residential construction is visible.
1972	There are no discernible changes to Woman's Club of Bellflower. The newly constructed building in the parking lot from the 1963 aerial has been demolished and the parking lot was extended to the north, and a playground was developed midway along the southern boundary of the park. Likewise, several single-family residences along both side of Flower Street, south of the subject properties, were demolished for the construction of multi-family residential buildings as well as several single-family residences along the southwest intersection of Oak Avenue and Ardmore Avenue, east of the subject properties.
1987	There are no discernible changes to Woman's Club of Bellflower or the surrounding area. The building on the southwest corner of Simms Park was demolished and a new, irregular in plan, building has been constructed. Additionally, a rectangular in plan building was constructed directed east of the sports courts, and planters with trees were added to the parking lot.
1988, 1991, 1992, 1993	There are no discernible changes to the subject properties or surrounding area, which remains residential in character, since the 1988 aerial.

Table 3. Historical Aerial Photograph Review of the Project Site

Photograph Year	Observations and Findings
1994	There are no discernible changes to Woman's Club of Bellflower. Five parcels on the south side of Oak Avenue, east of the Woman's Club, were demolished and the Simms Park parking lot was expanded east within the space. Additionally, two sports courts were demolished, and new pathways were added from the parking lot to the park facilities.
1995, 1996, 1997, 1998, 1999, 2000, 2003, 2004, 2005, 2009, 2010, 2012, 2014, 2016	There are no apparent changes to the subject properties or surrounding area.
2018	There are no discernible changes to Woman's Club of Bellflower or the surrounding area. The rectangular in plan building east of the sports courts in Simms Park was demolished and replaced with a new sports court containing exercise equipment.
2020	There are no discernible changes to the subject properties. The building directly east of the Woman's Club was demolished.

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5 Evaluation of Significance

This chapter provides a physical description and an evaluation of the subject properties located in the Study Area in consideration of NRHP and CRHR designation criteria and integrity requirements.

5.1 Property Description

John S. Simms Park (Simms Park) is a multi-purpose municipal recreation and services facility maintained by the City of Bellflower. It is in a predominantly residential area of the City that features a mixture of single-family and multi-family residential development, interspersed with commercial and public uses. The park is midblock with an irregular plan and is bounded by Oak Street and residential development to the north, single-family residences to the east, multi- and single-family residential, commercial, and institutional uses to the south, and Clark Avenue to the west. It features a turf multi-use field with two baseball/softball diamonds and spectator bleachers, two basketball courts, a children's playground, a fitness area, a picnic area, a covered picnic shelter, a building housing a snack bar, public restrooms, and a fieldhouse, two surface parking lots, and a community center building containing a gymnasium, a 300-seat auditorium, a kitchen facility, the Department of Parks and Recreation administrative offices, and multi-purpose rooms. Simms Park is accessed by driveways from Clark Avenue, Oak Street, and Ardmore Avenue that lead to the park's associated parking lots.

The Teen and Senior Center site covers the northwestern portion of the Simms Park property, adjacent to the existing Woman's Club, that features an existing Municipal Storage Building used for offices and storage. Both the Municipal Storage Building at 16518 Clark Avenue (APN: 7106-003-902) and the Woman's Club Building at 9402 Oak Street (APN: 7106-003-001) are of historic-age and are described in detail within the following sections.

Municipal Storage Building (circa 1942)

The Municipal Storage Building is located at 16518 Clark Avenue (APN: 7106-003-902) on the northwest portion of Simms Park (Exhibit 2). The one-story building is irregular in plan with a flat roof featuring coping. The west elevation and part of the primary (south) and rear (north) elevations project vertically above the roofline of the building. Cladding includes textured stucco on the primary (south), east, and rear (north) elevations, as well as a combination of textured stucco and stone veneer on the west elevation. The subject building has a utilitarian design and displays elements of the Mid-Century Modern style, including its one story height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; flat roof; stucco cladding; simple windows; plain industrial doors; projecting vertical elements; and deeply recessed vestibule. The fully glazed, main-entry door is recessed on the primary (south) elevation with secondary entrances on the primary (south) and east elevations. Fenestration is irregular and includes aluminum sash, multi-light and single-light, fixed windows on the east and primary (south) elevations.

Observed alterations include the following:

- Window replacements (date unknown)
- Door replacements (date unknown)
- Addition of signage (date unknown)
- Addition of air conditioning units on the primary (south) and east elevations (date unknown)
- Reclad with textured stucco (date unknown)

Exhibit 2. West and primary (south) elevations of the Municipal Storage Building, view looking northeast.



Source: Dudek, S146

Woman's Club of Bellflower (1927)

The Woman's Building is located at 9402 Oak Street (APN: 7106-003-001) on the southeast corner of the intersection of Oak Street and Clark Avenue (Exhibit 3). The one-story, textured stucco clad, building has an L-shaped plan with a composition tile, cross-gable, roof that has a minimal overhang with closed eaves. The building displays elements of the Tudor Revival style, including its steeply pitched cross gable roof, tall narrow windows, recessed entries, and light-colored stucco walls. The pedimented, wood, double-panel, main-entry door is covered by a flat roof supported by wood columns and accessed by brick steps on the primary (north) elevation. Three recessed secondary entrances with wood, double-panel doors are located on the west elevation and are also accessed by brick steps. Fenestration is irregular and includes primarily vinyl sash, multi-light and single-light, double-hung windows on the primary (north), west, and east elevations, with one wood sash, multi-light, casement windows on the east elevation, and one wood sash, single-light, double-hung window on the west elevation. The rear (south) elevation was not visible from the public right-of-way. Landscaping includes a lawn and brick planters fronting the primary (north) elevation.

Character defining features includes:

- Steeply pitched cross gable roof
- Tall narrow windows
- Recessed entries
- Light-colored stucco walls
- One-story height

Alterations include the following:

- 1936: reroofing, two door replacements, porch repair, and siding repair (Permit #: 33369-B)

- 1940: erect new building, remodel portion of existing building, and demolish kitchen portion (Permit #: 7304)
- 1963: welding (Permit #: not listed)
- 1966: interior work (Permit #: not listed)
- 1991: reroof with fiber glass composition shingles (Permit #: not listed)
- Date unknown: Window replacements (observed)
- Date unknown: Addition of security screens to windows (observed)
- Date unknown: Reroofed (observed)

Exhibit 3. Woman's Club of Bellflower Building, view looking southeast.



Source: Dudek, S187

5.2 Building Permits and Identified Alterations

There are no building permits available for the building at 16518 Clark Avenue. Table 4 includes all known alterations to the subject property at 9402 Oak Street. This table was compiled through archival research provided via the City of Bellflower City Clerk's Office. Electrical, plumbing, and mechanical permits were also provided by the City but are not included in the below table.

Table 4. Building Permits for 9402 Oak Street, City of Bellflower

Date	Permit No.	Description of Work	Owner	Architect (A)/ Engineer (E)/ Contractor (C)	Valuation
8/24/1936	33369-B	New roof, move two doors, repair porches and siding	Woman's Club of Bellflower	Branthoover (C)	\$800
9/23/1940	7304	Erect new building, remodel portion existing building, demolish kitchen portion	Woman's Club of Bellflower	Branthoover (C)	\$7,000
9/4/1963	None listed	welding	Woman's Club of Bellflower	J. V. Ouzownian	\$17,500
9/23/1966	None listed	This permit for interior work only—no walls or exits to be changed.	Woman's Club of Bellflower	E.L. Beppers (C)	\$1,000
8/23/1991	None listed	Tear off and roof with fiber glass composition shingles	Woman's Club of Bellflower	Olsen Roofing Co. (C)	\$8,562

5.3 NRHP/CRHR Statement of Significance

The property at 16518 Clark Avenue does not meet any of the criteria for individual listing in the NRHP or the CRHR or as part of an existing historic district, as demonstrated below. However, the property at 9402 Oak Street appears eligible for individual listing in the NRHP and the CRHR under Criterion A/1 for its association with “Social History” in the City of Bellflower. As of the writing of this report in April 2023, the City of Bellflower has not adopted local criteria to evaluate the potential significance of built historic resources.

Criterion A/1: Properties that are associated with events that have made a significant contribution to the broad patterns of our history.

To be eligible for listing in the National Register under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history.

Municipal Storage Building (16518 Clark Avenue)

Archival research indicated that the Municipal Storage Building at Simms Park was constructed circa 1942 and has remained on the property since. There is no original building permit on file for the subject property and archival research did not identify its original architect or use.

During the 1940s, the development of residential neighborhoods in Bellflower saw the town's population rise to 44,000 residents despite housing shortages at the time. As a result of the rapid population increase in the City, the Defense Recreation Committee formed to create a county park in support of the community. In 1942, the park was developed by Los Angeles County and established as the City's first park. It was initially called the Bellflower Park until 1946, when the Chamber of Commerce requested the County Board of Supervisors to rename the park, John

S. Simms Park, in honor of the respected local physician and civic leader, John S. Simms. Bellflower was incorporated in 1957 and in 1959, ownership of the park was transferred from Los Angeles County to the City of Bellflower, and it has remained under their ownership since.

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that “mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well” (USDOL 1995: 12). Although Simms Park was the first park established in the City, research indicates that the Municipal Storage Building is not significant to the history of the park, neighborhood, or city. Additionally, the building was neither the first nor the last of its type and functions merely as a utilitarian feature of the park.

The Municipal Storage Building is not known to be directly associated with any events that have made a significant contribution to the history of the City of Bellflower, California, or the United States and, therefore, the subject property does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

The Woman’s Club of Bellflower (9402 Oak Street)

Archival research indicated that the Woman’s Club of Bellflower was constructed in 1927 and has remained on the property since. Building permits indicate that the building has undergone various alterations over time, and archival research did not identify the original architect. The period of significance for the property reflects its association with the Women’s Club of Bellflower, who have occupied the properties from 1930 to present. The property meets Criteria Consideration G as a property that continued to achieve significance into a period of less than 50 years before nomination for its exceptional significance as one of the foremost social and cultural institutions in Bellflower. Additionally, the Club has been recognized by the General Federation Women’s Clubs throughout its history winning the top Federation award, the Federation Chimes, for best Federated Club in the District in 1988 and 1989. Its activities have spanned decades and the Club is still an important and viable institution in 2023, with an active membership of over forty members who remain involved with the community through philanthropic outreach.

The Woman’s Club of Bellflower was organized in 1921 and Federated with the General Federation of Woman’s Clubs in 1923 before it was incorporated in 1926. Between the 1870s and 1920s, women throughout the country developed their own clubs where they could enact change within their communities. These clubs were often some of the only spaces in which women were able to contribute to society outside of their homes. Overtime, the social movement’s focus changed from community improvement to social improvement by encouraging women to challenge the constraints women faced in society. Before the club established itself at the subject property in 1930, meetings were hosted at various locations including the homes of members, the Masonic Hall, and a theater building from 1921 to 1927. In 1927, a social hall was constructed at Laurel Street and Bellflower Boulevard and became the Club’s headquarters. The Club used the location for regular meetings until they arrived at the subject property in 1930. Research indicates that the subject property was constructed in 1927 and originally used as a church. The First Christian Church of Bellflower occupied the building until the Woman’s Club of Bellflower established its headquarters at the property in 1930.

Since the organization’s founding in 1921, the Woman’s Club of Bellflower has continued to support the community with various volunteer and fundraising efforts. Each Club President throughout the years established a new mission for the club each year of their presidency. As a result, in 1939, Carrie Boggs founded the Garden Department, from 1940–1942, Oneita Correll raised funds to renovate the property, and in 1941, members volunteered with the Red

Cross to support war relief. Other examples include Helen Pendleton (the first woman to serve on the City's Chamber of Commerce) and her board's focus on the Club's domestic arts exhibition and the Bellflower Spring Fair from 1949–1950, Joyce Brakensiek's mission to contribute to the restoration of Independence Hall in Philadelphia from 1953 to 1954, and Anne Hoekzema's establishment of the Fine Arts and Crafts Department in 1958 to educate members in literature, drama, art, needlecraft, and library services. The goal of the Club was to improve their community through service, and throughout its history, the club has been a significant part of the growth of their City. During Mrs. Frank Phares' term from 1959–1960, the Woman's Club Division of the Y.M.C.A. was the most successful, and in 1965, the Club won the first trophy ever awarded by the Bellflower Teacher's Association for their work with youth and education. The Woman's Club of Bellflower has continued to win awards for many of its departments including the District trophy for Woman's Clubs in 1973, 1979, and 1983. Additionally, they often hosted dinners, bake sales, art exhibitions, and performances to raise money in support of their community efforts and local philanthropies. The Woman's Club of Bellflower has played a pivotal role in the development of Bellflower and continues to support community needs, local philanthropies, youth organizations such as the Y.M.C.A., Girl Scouts, and Campfire Girls, as well as other various established agencies.

Research indicates that the Woman's Club of Bellflower has had a significant contribution to the development of Bellflower. Likewise, the subject property has remained the Club's headquarters for more than 90 years and represents the Club's historic presence in the community. Therefore, the subject property appears eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: Properties that are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known.

Municipal Storage Building (16518 Clark Avenue)

Archival research did not indicate that the Municipal Storage Building at 16518 Clark Avenue possesses a direct association with individuals that are known to be significant historic figures at the national or state level. Research revealed that the park was operated by the County until 1959, when the City of Bellflower gained ownership of the property, and it has remained under their ownership since. Today, the subject property is one of several parks owned and operated by the City of Bellflower. Research did not identify any information indicating that individuals associated with the City of Bellflower government made a significant contribution to the management of the Municipal Storage Building would rise to the threshold of significance required for eligibility. Therefore, the subject property does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

The Woman's Club of Bellflower (9402 Oak Street)

Archival research did not indicate the Woman's Club of Bellflower at 9402 Oak Street possesses a direct association with individuals that are known to be significant historic figures at the national or state level. Research indicated that the Woman's Club of Bellflower has occupied the building since it was constructed in 1927. The Club was founded in 1921 and met at various locations before the subject property was established as its headquarters in 1930. While the Woman's Club of Bellflower undoubtedly contributed to the community of Bellflower, research did not identify information that would indicate that any of the members of the club made a contribution to history that

would rise to the threshold of significance required for eligibility. Therefore, the subject property does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Criterion C/3: Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Municipal Storage Building (16518 Clark Avenue)

The Municipal Storage Building at 16518 Clark Avenue was constructed circa 1942. The subject property features a utilitarian design that reflects elements of the Mid-Century Modern style, including its one story height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; flat roof; stucco cladding; simple windows; plain industrial plain doors; projecting vertical elements; and deeply recessed vestibule. The building is an undistinguished example of a 1940s utilitarian facility, which is a ubiquitous property type found throughout the region. The subject property appears to have been constructed using well-documented and common construction techniques and methods. Additionally, as a purpose-built building, this Municipal Storage Building does not possess high artistic values and does not appear to be the product of an architect or builder attempting to articulate the design principles or aesthetics of a formal architectural style or substyle. The property is also not a rare example of its type; there are similar storage buildings from this time period throughout the City of Bellflower, Southern California, and the United States. Archival research did not identify an architect, designer, or builder of the subject property; however, as it is a common 1940s utilitarian property type and lacks architectural distinction.

The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is most applicable to districts. The subject property does not appear likely to contribute to a potential historic district. Therefore, the subject property does not appear eligible under NRHP Criterion C or CRHR Criterion 3.

The Woman's Club of Bellflower (9402 Oak Street)

9402 Oak Street is the headquarters of the Woman's Club of Bellflower constructed in 1927. The building displays elements of the Tudor Revival style, including its steeply pitched cross gable roof, tall narrow windows, recessed entries, and light-colored stucco walls, but it does not possess high artistic values. Additionally, the original building permit for the property could not be obtained and research could not identify an architect or builder for the property. Likewise, there is no indication it is associated with a significant method of construction, and available building permits reveal extensive alterations to the property including: reroofing, two door replacements, porch repair, and siding repair (1936); the erection of a new building, remodel of a portion of the existing building, and demolition of the kitchen (1940); welding (1963); interior work (1966); and reroofing (1991). Observed alterations include window replacements (date unknown); and the addition of security screen to windows (date unknown). Furthermore, there is no indication that the property is a distinguished example of work that was designed by an architect or firm recognized as unique in the field of single-family residential development; therefore, the property is not significant under this aspect of NRHP Criterion C and CRHR Criterion 3.

The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is most applicable to districts. The subject property does not appear likely to contribute

to a potential historic district. Therefore, the subject property does not appear eligible under NRHP Criterion C or CRHR Criterion 3.

Criterion D/4: Properties that have yielded, or may be likely to yield, information important in prehistory or history.

16518 Clark Avenue

The subject property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR 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.

The Woman's Club of Bellflower (9402 Oak Street)

The subject property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR 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.

5.4 Integrity Discussion

To qualify for listing in the NRHP or CRHR, a property must possess both significance and integrity. Additionally, since integrity is the ability of a property to convey its significance, the assessment of integrity can proceed only after the significance of the resource has been fully established. In the specific case of the property at 16518 Clark Avenue, the analyses determined that the building lacked significance under any of the NRHP or CRHR criteria. As such, an integrity assessment was considered immaterial. Below is an integrity assessment for the Woman's Club of Bellflower at 9402 Oak Street.

Location: The extant building is sited on the original location of construction in its original orientation, and therefore retains its integrity of location.

Design: The property at 9402 Oak Street retains its integrity of design. The 1927 property was altered between 1936 and 1991 to enhance its functionality as a clubhouse. Likewise, the property's alterations were made during the property's period of significance and have acquired their own design importance. Therefore, the design of the Woman's Club of Bellflower from the period of significance, remains largely intact and the property retains sufficient integrity of design to convey its significance under Criterion A/1.

Setting: The property at 9402 Oak Street retains integrity of setting. During the property's development in 1927, the surrounding area was primarily residential and agricultural. Over time, residential development throughout the surrounding area has increased and infilled the agricultural properties. During the time that the Woman's Club occupied the property, the surrounding setting has been largely residential even to this day. As such, the property at 9402 Oak Street retains its integrity of setting.

Materials: The property at 9402 Oak Street retains its integrity of materials. Although the building has undergone various alterations since its construction in 1927, such alterations occurred within the property's period of

significance. Thus, the building on the property retains key exterior materials from its period of significance, and sufficient integrity of materials to convey its significance under Criterion A/1.

Workmanship: The Woman's Club of Bellflower was constructed in 1927 and altered between 1936 and 1991 to enhance its functionality as a clubhouse. Buildings that retain their integrity of workmanship retain the evidence of the builder that constructed the building and the methods of construction and original finishes. Although the building's original materials have been altered, physical evidence of the building's craftsmanship from the period of significance has been retained. Therefore, the property at 9402 Oak Street retains sufficient integrity of workmanship to convey its significance under Criterion A/1.

Feeling: The property at 9402 Oak Street retains its integrity of feeling. Because the property retains its integrity of location, setting, design, materials, and workmanship, it continues to convey a sense of a particular period during which the Women's Club of Bellflower occupied the property. Therefore, the property at 9402 Oak Street retains sufficient integrity of feeling to convey its significance under Criterion A/1.

Association: The property at 9402 Oak Street retains its integrity of association because the building has been the headquarters for the Woman's Club of Bellflower for more than 90 years and has continuously operated as a community space since it was constructed in 1927. Therefore, the property at 9402 Oak Street retains sufficient integrity of association to convey its significance under Criterion A/1.

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6 Findings and Conclusions

6.1 Summary of Findings

As a result of extensive archival research, field survey, and the property significance evaluations, the Municipal Storage Building appears ineligible as historical resources, and the Woman's Club Building appears eligible as a historical resource. Findings are summarized below in Table 5.

Table 5. Historic Built Environment Findings

Address	Date Constructed	NRHP and CRHR	Previous CHRS Code (if applicable)	Assigned California Historical Resource Status Code	CEQA Finding
16518 Clark Avenue, City of Bellflower, California	Circa 1942	Not eligible	Not applicable	6Z: Found ineligible for NR, CR or local designation through survey evaluation	Not considered a historical resource for the purposes of CEQA
9402 Oak Street, City of Bellflower, California	1927	Eligible under Criterion A/1	Not applicable	3S: Appears eligible for NR as an individual property through survey evaluation	Considered a historical resource for the purposes of CEQA

6.2 Conclusion

The Municipal Storage Building at 16518 Clark Avenue appears ineligible as historical resources at the state and federal level. However, the Woman's Club Building at 9402 Oak Street was determined eligible for listing in the NRHP and the CRHR as a result of extensive archival research, a SCCIC records search, field survey, and property evaluations of significance. The subject properties are not currently designated or listed under any national, state, or local landmark programs, nor have they been previously identified as eligible for local designation by any historical resource surveys.

Dudek evaluated subject properties 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. Dudek concludes that the Municipal Storage Building does not appear to be eligible for listing in the NRHP or CRHR due to a lack of significance and architectural merit, and the recommended California Historical Resources Status Code for the subject property is 6Z: found ineligible for NR, CR or Local designation through survey evaluation. However, the Woman's Club Building does appear to be eligible for listing in the NRHP and CRHR under Criterion A/1 for its association with the "Social History" of Bellflower. As such, the subject property is considered a historical resource for the purposes of CEQA. The recommended California Historical Resources Status Code for the subject property is 3S: Appears eligible for NR as an individual property through survey evaluation.

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Appendix A

Preparer's Qualifications

Katie Ahmanson, MA

ARCHITECTURAL HISTORIAN

Katie Ahmanson (*KAY-tee AH-mun-son; she/her*) is an architectural historian with 2 years' experience in the field of architectural history and heritage conservation. She has experience with Historic-Cultural Monument and National Register of Historic Places (NRHP) nominations, historic context statements, building descriptions, and California Department of Parks and Recreation (DPR) 523 forms. Ms. Ahmanson has familiarity with environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act.

Project Experience

9065 and 9061 Nemo Street, Carlyle Group Inc., West Hollywood, Los Angeles County, California. Dudek was retained by Carlyle Group Inc. to complete a Historical Resource Assessment (HRA) to identify all historical resources (if any) on the subject properties. The purpose of this report is to determine if the subject properties at 9065 Nemo Street (APN: 4340-013-005) and 9061 Nemo Street (APN: 4340-013-006) in the West Hollywood, Los Angeles County, California, would impact any historical resources pursuant to CEQA. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, surveyed the property, and completed archival research for the project. (2022)

517 I Avenue, City of Coronado, San Diego County, California. Dudek was retained by the City of Coronado to evaluate the property located at 517 I Avenue (APN: 536-351-04-00) (subject property) for historical significance under City of Coronado designation criteria and integrity requirements. The evaluation involved research and development of an occupancy timeline, supplemental research on occupants and building development, survey of the property, a description of the property, and completion of a historical resource evaluation in consideration of City of Coronado designation criteria and integrity requirements. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, and completed archival research for the project. (2022)

1222 Brunswick, City of South Pasadena, Los Angeles County, California. Dudek was retained by the City of South Pasadena to complete a historic resource evaluation for a single-family residential property built in 1946 and located at 1222 Brunswick Avenue in South Pasadena, California. As part of this study, Dudek completed archival and building development research, occupancy research, and an intensive-level survey of the subject property and recorded and evaluated the property for historical significance and integrity on the local, state, and national levels. The purpose of this report is to determine if the subject property would impact any historical resources pursuant to CEQA. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, surveyed the property, and completed archival research for the project. (2022)



Education

University of Southern
California School of
Architecture
MA, Heritage
Conservation, 2022
Claremont McKenna
College
BA, Art History, 2019

743 B Avenue, City of Coronado, San Diego County, California. Dudek was retained by the City of Coronado to evaluate the property located 743 B Avenue (APN: 537-101-07-00) (subject property) for historical significance under City of Coronado designation criteria and integrity requirements. The evaluation involved research and development of an occupancy timeline, supplemental research on occupants and building development, survey of the property, a description of the property, and completion of a historical resource evaluation in consideration of City of Coronado designation criteria and integrity requirements. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, and completed archival research for the project. (2022)

925 Ninth Street, City of Coronado, San Diego County, California. Dudek was retained by the City of Coronado to evaluate the property located 925 Ninth Street (APN: 350-370-12-00) (subject property) for historical significance under City of Coronado designation criteria and integrity requirements. The evaluation involved research and development of an occupancy timeline, supplemental research on occupants and building development, survey of the property, a description of the property, and completion of a historical resource evaluation in consideration of City of Coronado designation criteria and integrity requirements. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, and completed archival research for the project. (2022)

Tooley Carlsbad, Atlantis Group Land Use Consultants, Carlsbad, San Diego County, California. Dudek was retained by Atlantis Group Land Use Consultants to complete a historical resources technical report (HRTR) to identify all historical resources (if any) on the subject property. The purpose of this report is to determine if the subject property at 945-1065 Carlsbad Village Drive (APN: 203-320-53-00-203-320-56-00) in the City of Carlsbad, San Diego County, California, would impact any historical resources pursuant to CEQA. As an architectural historian, co-authored the report, wrote significance evaluations, and completed archival research for the project. (2022)

1402 Broadway, Baldwin & Sons, Chula Vista, San Diego County, California. Dudek was retained by Baldwin & Sons to complete a HRTR to identify all historical resources (if any) on the subject property. The purpose of this report is to determine if the subject property at 1402 Broadway (APN: 622-041-27-00) in the City of Chula Vista, San Diego County, California, would impact any historical resources pursuant to CEQA. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, surveyed the property, and completed archival research for the project. (2022)

1027 Olive Avenue and 1029 Olive Lane, City of Coronado, San Diego County, California. Dudek was retained by the City of Coronado to evaluate the property located at 1027 Olive Avenue and 1029 Olive Lane (APN: 537-412-01-00) (subject property) for historical significance under City of Coronado designation criteria and integrity requirements. The evaluation involved research and development of an occupancy timeline, supplemental research on occupants and building development, survey of the property, a description of the property, and completion of a historical resource evaluation in consideration of City of Coronado designation criteria and integrity requirements. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, surveyed the property, and completed archival research for the project. (2022)

335 Alameda Boulevard Historical Resources Evaluation Report, City of Coronado, San Diego County, California
Dudek was retained by the City of Coronado to evaluate the property located at 335 Alameda Boulevard (APN: 536-191-05-00) for historical significance under City of Coronado designation criteria and integrity requirements. The evaluation involved research and development of an occupancy timeline, supplemental research on occupants and building development, survey of the property, a description of the property, and completion of a historical resource evaluation in consideration of City of Coronado designation criteria and integrity requirements. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, surveyed the property, and completed archival research for the project. (2022)

4235 State Street, Flowers & Associates, Santa Barbara, California. Dudek was retained by the firm of Flowers & Associates to complete a HRTR for the property and associated sign located at 4235 State Street, Santa Barbara, California. This report evaluates the subject property (APN: 061-100-006), a former gas station originally constructed in 1959 (Building Permits), and its associated historic-age sign in anticipation of a proposed redevelopment project. As an architectural historian, completed an analysis of historic aerial photographs and Sanborn maps for the project. (2022)

Clara Oaks, City of Claremont, California. Dudek was retained by the City of Claremont to prepare a built environment inventory and evaluation report for The Webb Schools (AIN: 8669-015-014) as part of the Clara Oaks environmental impact report. This report documents Dudek's efforts to identify and update the previous evaluation for The Webb Schools' campus for eligibility as a historic district at the federal, state, and local level and identify potential direct or indirect impacts under CEQA as a result of construction and implementation of the proposed project. As an architectural historian, completed an analysis of historic aerial photographs and Sanborn maps for the project. (2022)

820 G Avenue Historical Resource Evaluation Report, City of Coronado, San Diego County, California. Dudek was retained by the City of Coronado to evaluate the property located at 820 G Avenue (APN: 537-222-26-00) for historical significance under City of Coronado designation criteria and integrity requirements. The evaluation involved research and development of an occupancy timeline, supplemental research on occupants and building development, survey of the property, a description of the property, and completion of a historical resource evaluation in consideration of City of Coronado designation criteria and integrity requirements. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, and completed archival research for the project. (2022)

Gaujome Crest Built Environment Inventory and Evaluation Report, Ricon Homes, Oceanside, San Diego County, California. Dudek was retained by Ricon Homes to prepare a built environment inventory and evaluation report for the proposed Gaujome Crest Project in the City of Oceanside. The goal of the project is to identify and evaluate historic-age built environment resources located within the project site that may be subjected to direct or indirect impacts from the proposed project. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, and completed archival research for the project. (2022)

Los Angeles County Florence-Firestone Community Plan Area Historic Resources Survey, Los Angeles County Department of Regional Planning, California. Dudek was retained by the County of Los Angeles Department of Regional Planning to prepare a historic context statement and conduct a historic resources survey for the Community Plan Area of Florence-Firestone. The goal of the project is to document the development history of the community from the rancho period to the present; identify important themes, events, and patterns of development; and describe the different property types, styles, builders, and architects associated with these important periods and themes. The document will also provide registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program. As an architectural historian, completed field work and contributed to a historic resources survey report. (2022)

Harmon Ranch, Poway, San Diego County, California. Dudek was retained to complete a built environment inventory and evaluation report for a residential development project in the City of Poway. The project proposes the development of the 10.72-acre property into a residential development within an existing residential neighborhood. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, and completed archival research for the project. (2022)

Relevant Previous Experience

Preservation Intern, Hollywood Heritage, Hollywood, California. As an intern, managed general office administrative work, maintained and regularly updated the Preservation Sub-Committee to-do and watch lists, set the weekly Admin meeting and monthly Preservation Committee meeting and agendas, and recorded the meeting minutes. Additionally, organized developer and resident meetings, monitored and tracked relevant public hearings and schedules for Hollywood Heritage issues, and attended public hearings and meetings on behalf of Hollywood Heritage. Assisted residents and concerned parties seeking to designate historic resources and helped prepare nominations for city, state, and national designations, such as the Historic Cultural Monument nomination for the Home Savings and Loans on 1500 Vine Street in Hollywood, which passed as a designated monument June 2, 2022. (2021–2022)

Architecture Research Assistant, SPF: Architects, Culver City, California. As a research assistant, researched and collected information about projects and wrote for the company website. In addition, organized content about past and ongoing projects, digitally archived old plans and documents, organized contact lists, and composed press releases for new projects and firm announcements. Aided in making architecture models and model accessories. (2019–2020)

Intern, Frederick Fisher and Partners, Los Angeles, California. As the office intern, archived old plans and documents and scanned documents and digitally archived published materials. In addition, worked with the marketing team to organize contact lists and research competing firms. Also assisted the front desk with answering the phone, welcoming guests, and office cleanup and organization. (2018)

Monte Kim, Ph.D.

SENIOR ARCHITECTURAL HISTORIAN

Monte Kim (*he/him*) is a senior architectural historian and historic built environment resource specialist with over 20 years of professional experience in all phases of regulatory compliance under Section 106 and Section 110 of the National Historic Preservation Act (NHPA), Section 4(f) of the Department of Transportation Act, National Environmental Policy Act (NEPA), and California Environmental Quality Act (CEQA). He has experience in the inventory and evaluation of resources within the historic built environment, as well as the assessment of effects on historic properties and historical resources and has authored or co-authored nominations for the National Register of Historic Places and has overseen the documentation of historic properties in accordance with the standards required for the Historic American Building Survey (HABS), the Historic American Engineering Record (HAER), and the Historic American Landscape Survey (HALS). He has also developed and implemented resource-specific mitigation measures, treatment plans, protection plans, and interpretive plans for large, transportation-related projects, including the California High-Speed Rail Project. Additionally, he has experience consulting with State Historic Preservation Officers and developing programmatic agreements and memorandum of agreement documents for government agencies. Mr. Kim meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history.

Dudek Project Experience

Pending

Previous Project Experience

Transportation – Roads, Bridges, Highways, and Rail

California High-Speed Rail Project Environmental Impact Report/Environmental Impact Statement (EIR/EIS). Mr. Kim served as a lead planner responsible for reviewing the cultural resources, parks and recreation, and Section 4(f) chapters for the EIR/EIS prepared for six of the eight regional sections of the California High-Speed Rail Project. Additionally, he reviewed the supporting cultural resources technical reports (inventory, evaluation, and finding of effect reports), built environment treatment plans, as well as contributed to the drafting of four memorandum of agreement documents between the California High-Speed Rail Authority, California State Historic Preservation Officer, and the Surface Transportation Board, provided technical guidance to the Authority's regional consultants, and engaged with the State Historic Preservation Officer to obtain concurrences under Section 106 and Section 4(f). (2015-2022)



Education

University of California, Santa Barbara Ph.D., History, 2005

California State University, Sacramento MA, Public History, 1999

University of California, Santa Cruz BA, History, 1996

Professional Affiliations

California Preservation Foundation

Vernacular Architecture Forum

Transportation Research Board

Historic Resources Inventory & Evaluation Report for the Stockton Diamond Grade Separation Project, Stockton, San Joaquin County, CA; Section 106 Finding of Effect Report for the Stockton Diamond Grade Separation Project; Environmental Assessment for the Stockton Diamond Grade Separation Project. For this project Mr. Kim served as a lead planner and technical reviewer for the California High-Speed Rail Authority. The documents were reviewed for compliance with Section 106, Section 4(f), NEPA, and CEQA. (2022).

Historic Resources Evaluation, Better Market Street Project, San Francisco, CA. For this project, Mr. Kim worked with the San Francisco Planning Department as an architectural historian and co-author of a technical report that evaluated a two-mile segment of Market Street for potential listing in the NRHP as a designated urban landscape associated with the work of noted landscape architect Lawrence Halprin and Modernist architects Mario Ciampi and John Carl Warnecke. (2014)

Water and Wastewater

Feather River CEQA/NEPA Compliance, Sutter Butte Flood Control Agency, Butte and Sutter Counties, California. The purpose of this project was to assist the Sutter Butte Flood Control Agency (SBFCA) through the Section 106 compliance and permitting process with ACOE to help facilitate construction improvements along a 40-mile segment of the Feather River Levee in Sutter and Butte Counties. As a project architectural historian, Mr. Kim assisted in the recordation, evaluation, and documentation of historic built environment resources located in the project APE in consultation with ACOE and SHPO in compliance with the Programmatic Agreement (PA) for this specific project. The survey work resulted in the identification of 99 historic-era resources within the APE, which required evaluation under NRHP Criteria. Of the resources inventoried, 17 resources were found to be eligible for the NRHP. Two of these resources are linear water conveyance/flood control structures; the Feather River Levee and the Sutter-Butte Canal. (2012–2015)

Southport Early Implementation Project Environmental Interim Preliminary Planning, West Sacramento Flood Control Agency/HDR Engineering, Yolo County, California. Served as a project architectural historian for the Southport Levee project in the City of West Sacramento. Conducted an intensive-level architectural/built environment survey of the project area. Prepared an inventory and evaluation report of resources identified as requiring evaluation under NRHP Criteria. In consultation with ACOE, SHPO, assisted in the preparation of a programmatic agreement and historic properties treatment plan to address cultural resources issues that may arise during project implementation. Cultural work was prepared according to guidelines set forth in the PA for compliance with Section 106. (2014–2015)

Knights Landing Outfall Gate Project, Cultural Resources Inventory and Evaluation Report, Reclamation District 108, Yolo County, California. Mr. Kim served as a project architectural historian for the Knights Landing Outfall Gate Project along the Sacramento River near the community of Knights Landing in Yolo County. Conducted an intensive-level architectural/built environment survey of the project area. Prepared an inventory and evaluation report of resources identified as requiring evaluation under NRHP and CRHR criteria. All work was completed in consultation with ACOE, Bureau of Reclamation, and SHPO. (2015)

Military

Comprehensive Historic Architectural Survey Update of Buildings and Structures at Naval Air Station Brunswick, Maine. Mr. Kim served as a project architectural historian for this project and prepared the inventory and evaluation report for the Naval Facilities Engineering Command (NAVFAC) Mid-Atlantic, Norfolk, Virginia. Prepared an inventory and evaluation report of resources identified as requiring evaluation under NRHP criteria. All work was completed in consultation with NAVFAC Mid-Atlantic and SHPO. (2015)

National Register Nominations

NRHP Nomination for the Stow House, Goleta, California. Conducted a site assessment and photographic documentation and assisted in the preparation of NRHP nomination forms for Goleta Valley Historical Society, Goleta California. (2000).

Employment History

Michael Baker International. Technical Manager/Senior Architectural Historian. Rancho Cordova, California. June 2022 to December 2022.

WSP/California High-Speed Rail Authority. Architectural Historian and lead environmental planner for cultural resources. Sacramento, California. November 2015 to May 2022.

ICF/Jones & Stokes. Architectural Historian/Historian. Sacramento, California. 2012 to December 2015.

Southeastern Archaeological Research. Architectural Historian. Jonesville, Florida. 2005 to 2006 and 2008 to 2010.

Science Application International Corporation. Architectural Historian. Santa Barbara, CA. 2002-2004.

Jones & Stokes. Architectural Historian/Historian. Sacramento, California. 1997 to December 1999.

References

Brett Rushing
Cultural Resources Program Manager
California High-Speed Rail Authority
(916) 403-0061

Appendix B

Interested Party Correspondence Letters

From: [Katie Ahmanson](#)
To: ["lwhehage@aol.com"](mailto:lwhehage@aol.com)
Cc: [Monte Kim](#); [Alex Hardy](#)
Subject: Simms Park Stormwater Capture Project and the Teen & Senior Center Project
Date: Tuesday, April 11, 2023 12:51:00 PM
Attachments: [BHS.pdf](#)

Dear Mr. Wehage,

I am reaching out today on behalf of Dudek and the City of Bellflower to provide you with some information about the **Simms Park Stormwater Capture Project** and the **Teen & Senior Center Project**. As part of the cultural resources study for the proposed projects, Dudek is consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be within the proposed project area. Please see the attached letter and map for more information about the nature and location of the project, and please feel free to contact me should you have questions or information regarding cultural or historical resources in this area.

Thank you,

Katie Ahmanson

Katie Ahmanson, MHC

Architectural Historian I



[38 N Marengo Ave, Pasadena, CA 91101](#)

O: 626.204.9807 x9807 C: 323.829.9088

www.dudek.com



38 NORTH MARENGO AVENUE
PASADENA, CALIFORNIA 91101
T 626.204.9800 F 626.204.9834

Bellflower Heritage Society
16600 Civic Center Dr.
Bellflower, CA 90706

April 11, 2023

Subject Simms Park Stormwater Capture Project and the Teen & Senior Center Project

To Whom it May Concern,

Dudek has been retained by the City of Bellflower to assess and disclose the potential impacts on the environment of the Simms Park Stormwater Capture Project and the Teen & Senior Center Project (Proposed Projects). The Proposed Projects are located at Simms Park in the central part of the City, southeast of the intersection of Clark Avenue and Oak Street, and includes 2 buildings of historic age (see Figure 1 enclosed).

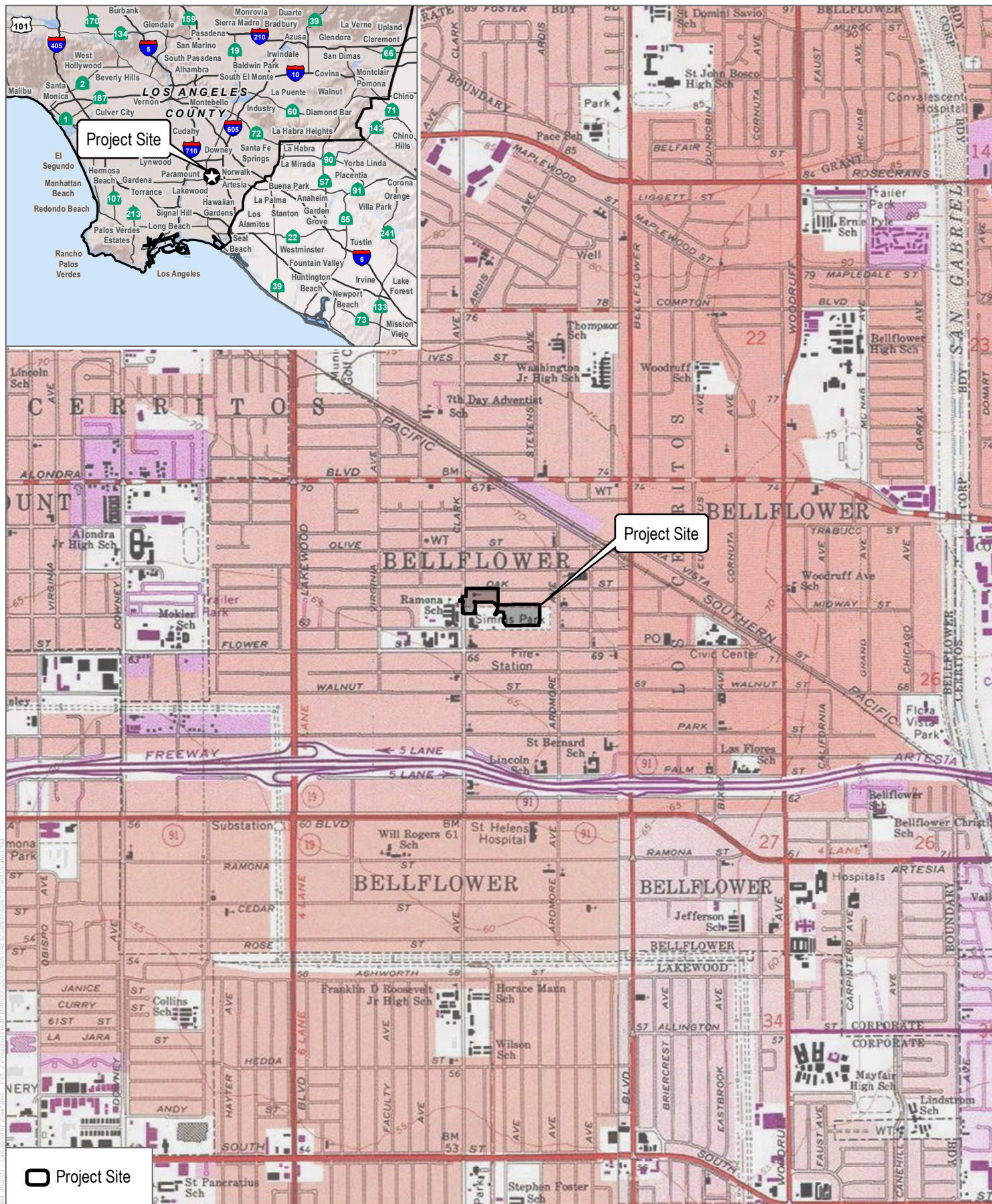
The client is considering two separate projects proposed near each other at Simms Park. Together, the projects entail constructing and operating a stormwater capture and filtration facility within the eastern portion of the park, a Teen and Senior Center in the northwestern portion of the site, as well as other ancillary park improvements. The existing basketball courts, playground, fitness area, picnic area and shade structure, restroom and snack bar building, maintenance storage facility, and surrounding landscaping would remain in place.

As part of our study, we are consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be affected by the Proposed Project. Your efforts in this process will provide invaluable information for the proper identification and treatment of such resources. If you have any information regarding known cultural resources in the Proposed Project area, please feel free to contact me via phone or email (listed below). All comments, emails, or letters received will be included in the reports generated by this study. Thank you for your time regarding our request.

Sincerely,

Katie Ahmanson

Katie Ahmanson, MHC
Architectural Historian I
323.829.9088 / kahmanson@dudek.com
Att.: Figure 1, Project Location
cc: Monte Kim, PhD, Dudek
Alex Hardy, Dudek



SOURCE: USGS 7.5-Minute Series South Gate Quadrangle
Township 3S; Range 12W; Sections 27

DUDEK

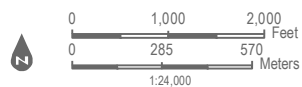


FIGURE 1

Project Location

Simms Park Stormwater Capture Project and Youth and Senior Center Project

From: [Katie Ahmanson](#)
To: ["LibraryDirector@library.lacounty.gov"](mailto:LibraryDirector@library.lacounty.gov)
Cc: [Monte Kim](#); [Alex Hardy](#)
Subject: Simms Park Stormwater Capture Project and the Teen & Senior Center Project
Date: Tuesday, April 11, 2023 12:51:00 PM
Attachments: [CMBL.pdf](#)

Good afternoon,

I am reaching out today on behalf of Dudek and the City of Bellflower to provide you with some information about the **Simms Park Stormwater Capture Project** and the **Teen & Senior Center Project**. As part of the cultural resources study for the proposed projects, Dudek is consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be within the proposed project area. Please see the attached letter and map for more information about the nature and location of the project, and please feel free to contact me should you have questions or information regarding cultural or historical resources in this area.

Thank you,

Katie Ahmanson

Katie Ahmanson, MHC

Architectural Historian I



[38 N Marengo Ave, Pasadena, CA 91101](#)

O: 626.204.9807 x9807 C: 323.829.9088

www.dudek.com



38 NORTH MARENGO AVENUE
PASADENA, CALIFORNIA 91101
T 626.204.9800 F 626.204.9834

Clifton M. Brakensiek Library
9945 Flower Street
Bellflower, CA 90706

April 11, 2023

Subject Simms Park Stormwater Capture Project and the Teen & Senior Center Project

To Whom it May Concern,

Dudek has been retained by the City of Bellflower to assess and disclose the potential impacts on the environment of the Simms Park Stormwater Capture Project and the Teen & Senior Center Project (Proposed Projects). The Proposed Projects are located at Simms Park in the central part of the City, southeast of the intersection of Clark Avenue and Oak Street, and includes 2 buildings of historic age (see Figure 1 enclosed).

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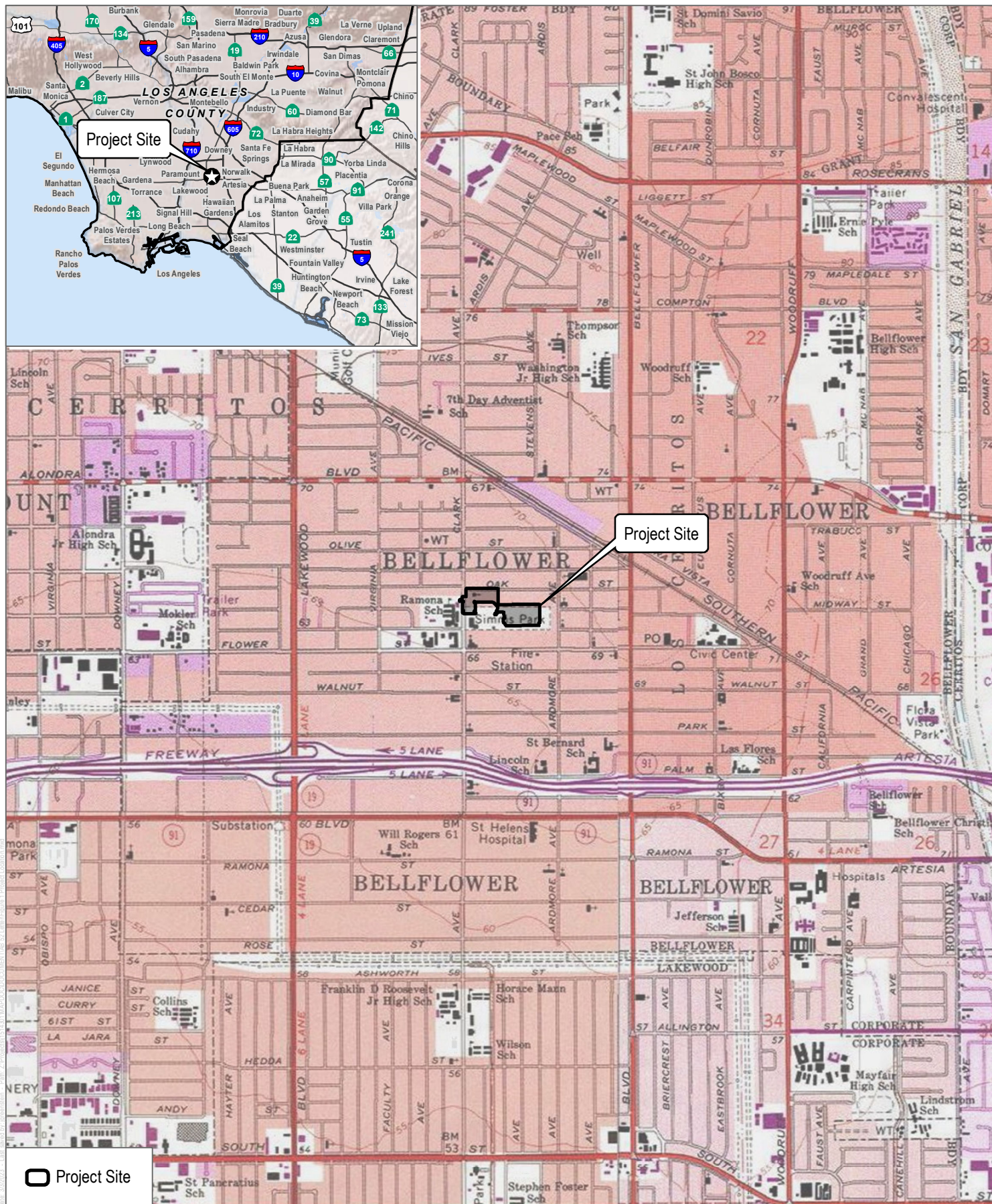
As part of our study, we are consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be affected by the Proposed Project. Your efforts in this process will provide invaluable information for the proper identification and treatment of such resources. If you have any information regarding known cultural resources in the Proposed Project area, please feel free to contact me via phone or email (listed below). All comments, emails, or letters received will be included in the reports generated by this study. Thank you for your time regarding our request.

Sincerely,

Katie Ahmanson

Katie Ahmanson, MHC
Architectural Historian I
323.829.9088 / kahmanson@dudek.com

Att.: *Figure 1, Project Location*
cc: *Monte Kim, PhD, Dudek*
Alex Hardy, Dudek



SOURCE: USGS 7.5-Minute Series South Gate Quadrangle
Township 3S; Range 12W; Sections 27

DUDEK

FIGURE 1

Project Location

Simms Park Stormwater Capture Project and Youth and Senior Center Project

From: [Janna Enkhorn](#)
To: [Katie Ahmanson](#)
Subject: Re: Simms Park Stormwater Capture Project and the Teen & Senior Center Project
Date: Friday, April 14, 2023 3:07:12 PM

That is perfect! Looking forward to seeing you

On Fri, Apr 14, 2023, 9:14 AM Katie Ahmanson <kahmanson@dudek.com> wrote:

April 19th works great for me! Does 1:30pm work for you?

From: Janna Enkhorn <womansclubbellflower@gmail.com>
Sent: Thursday, April 13, 2023 6:03 PM
To: Katie Ahmanson <kahmanson@dudek.com>
Subject: Re: Simms Park Stormwater Capture Project and the Teen & Senior Center Project

How about April 19th? I can do anytime after 1. I can meet you at the clubhouse. Sorry it has to be that day but I am working on Mon and Tues.

On Thu, Apr 13, 2023, 1:53 PM Katie Ahmanson <kahmanson@dudek.com> wrote:

Hi Janna,

We have a tight deadline for the report and can only be available to visit April 17th – 19th. Is it possible to schedule a visit within this time frame? Otherwise, we would very much appreciate any digital material you are able to send us. I apologize for the urgency, I realize you are quite busy during this time, but your help is greatly appreciated.

Thank you,

Katie

From: Janna Enkhorn <womansclubbellflower@gmail.com>
Sent: Wednesday, April 12, 2023 9:39 PM
To: Katie Ahmanson <kahmanson@dudek.com>

Subject: Re: Simms Park Stormwater Capture Project and the Teen & Senior Center Project

Hi Katie,

You are more than welcome to visit our facility and see some of our historic scrapbooks, legislative recognitions for our 100th, 75th etc celebrations. The Womans Club of Bellflower was organized in 1921 and Federated with the General Feferation of Womens Clubs in 1923. I'd like to discuss a time we could invite you with our club members and see what we can set up. I'll get back in touch with you next week. Do you have a timeline your working with? Let me know when you get a chance. I look forward to working with you.

Warmest regards,

Janna

On Wed, Apr 12, 2023, 10:31 AM Katie Ahmanson <kahmanson@dudek.com> wrote:

Hi Janna,

Thank you for your response! We would love to any materials pertaining to the property including historic photographs, newspaper articles, interviews, original drawings, or anything else about the sites' history and construction. Please let me know if we should schedule a visit to view anything in person.

Best,

Katie

From: Janna Enkhorn <womansclubbellflower@gmail.com>

Sent: Tuesday, April 11, 2023 3:41 PM

To: Katie Ahmanson <kahmanson@dudek.com>

Subject: Re: Simms Park Stormwater Capture Project and the Teen & Senior Center Project

Hi Katie, our building located at 9402 Oaks St or the Southeast corner of Clark is on the perimeter of Simms Park. The senior and teen center will be built around our existing building. This building has been there since 1926 and is estimated to have been built in 1921. There has been many historic events that have taken place in our building as the community grew and developed. I would be more than happy to provide you with more details of the history of our building in the future.

I am currently in the midst of the most busy time for tax season and will be more available after April 19th. If you have any questions feel free to email me or call me at 562-343-6655.

Warm regards,

Janna Enkhorn, President

Womans Club of Bellflower

On Tue, Apr 11, 2023, 12:52 PM Katie Ahmanson <kahmanson@dudek.com> wrote:

Good afternoon,

I am reaching out today on behalf of Dudek and the City of Bellflower to provide you with some information about the Simms Park Stormwater Capture Project and the Teen & Senior Center Project. As part of the cultural resources study for the proposed projects, Dudek is consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be within the proposed project area. Please see the attached letter and map for more information about the nature and location of the project, and please feel free to contact me should you have questions or information regarding cultural or historical resources in this area.

Thank you,

Katie Ahmanson

Katie Ahmanson, MHC

Architectural Historian I



38 N Marengo Ave. Pasadena, CA 91101

O: 626.204.9807 x9807 C: 323.829.9088

www.dudek.com



38 NORTH MARENGO AVENUE
PASADENA, CALIFORNIA 91101
T 626.204.9800 F 626.204.9834

Woman's Club of Bellflower
9402 E. Oak Street
Bellflower, CA 90706

April 11, 2023

Subject Simms Park Stormwater Capture Project and the Teen & Senior Center Project

To Whom it May Concern,

Dudek has been retained by the City of Bellflower to assess and disclose the potential impacts on the environment of the Simms Park Stormwater Capture Project and the Teen & Senior Center Project (Proposed Projects). The Proposed Projects are located at Simms Park in the central part of the City, southeast of the intersection of Clark Avenue and Oak Street, and includes 2 buildings of historic age (see Figure 1 enclosed).

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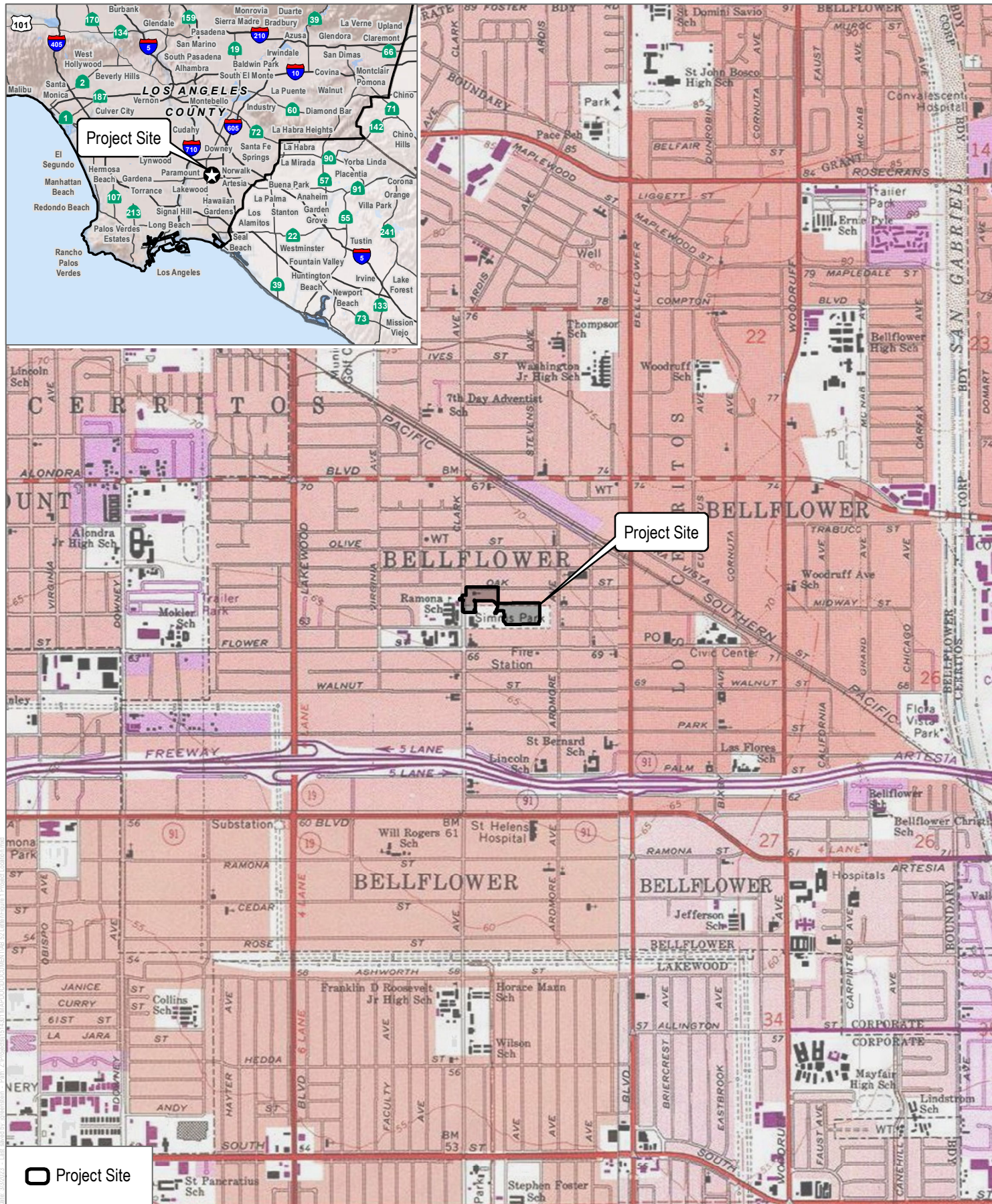
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Sincerely,

Katie Ahmanson

Katie Ahmanson, MHC
Architectural Historian I
323.829.9088 / kahmanson@dudek.com

Att.: Figure 1, Project Location
cc: Monte Kim, PhD, Dudek
Alex Hardy, Dudek



SOURCE: USGS 7.5-Minute Series South Gate Quadrangle
 Township 3S; Range 12W; Sections 27



FIGURE 1

Project Location

Simms Park Stormwater Capture Project and Youth and Senior Center Project

Appendix C

DPR Forms for 16518 Clark Avenue and
9402 Oak Street

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

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

Page 1 of 12 *Resource Name or #: (Assigned by recorder) 16518 Clark Avenue

P1. Other Identifier: Municipal Storage Building

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad South Gate Date 1964 T 2S; R 13W; ☐ of ☐ of Sec 21; San Bernardino B.M.

c. Address 16518 Clark Avenue City Bellflower Zip 90706

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: 7106-003-902

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

John S. Simms Park (Simms Park) is a multi-purpose municipal recreation and services facility maintained by the City of Bellflower. It is in a predominantly residential area of the City that features a mixture of single-family and multi-family residential development, interspersed with commercial and public uses. The park is midblock with an irregular plan and is bounded by Oak Street and residential development to the north, single-family residences to the east, multi- and single-family residential, commercial, and institutional uses to the south, and Clark Avenue to the west. See continuation sheet page 4

*P3b. Resource Attributes: (List attributes and codes) HP9. Public utility building

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

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



P5b. Description of Photo: (view, date, accession #): View Facing northeast, 04/13/23

*P6. Date Constructed/Age and Source: ☒ Historic

☐ Prehistoric ☐ Both

Circa 1942

*P7. Owner and Address:

City of Bellflower

16600 Civic Center Drive

Bellflower, CA 90706

*P8. Recorded by: (Name, affiliation, and address) [name, last name],

Dudek, Katie Ahmanson

38 N. Marengo Avenue

Pasadena, CA 91101

*P9. Date Recorded:

04/28/23

*P10. Survey Type: (Describe) Intensive

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

Dudek. 2023. Built

Environment Inventory and

Evaluation Report, Simms Park Stormwater Capture and Teen & Senior Center Project. April 2023.

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☒ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 16518 Clark Avenue *NRHP Status Code 6Z

Page 2 of 12

B1. Historic Name: none

B2. Common Name: Municipal Storage Building

B3. Original Use: unknown

B4. Present Use: Public utility building

*B5. Architectural Style: Mid Century Modern style

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

See continuation sheet page 4.

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

*B8. Related Features:

none

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme n/a Area Bellflower, CA

Period of Significance ca. 1942 Property Type Public utility building 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 property at 16518 Clark Avenue does not meet any of the criteria for individual listing in the NRHP or the CRHR, and does not contribute to the significance of an existing historic district, as demonstrated below. As of the writing of this report in April 2023, the City of Bellflower has not adopted local criteria to evaluate the potential significance of built historic resources. The property was also evaluated in accordance with 14 Cal. Code of Regulations (CCR) § 15064.5(a) (2-3) using the criteria outlined in Public Resources Code (PRC) § 5024.1 and determined not to be a historical resource for the purposes of CEQA.

See continuation sheet page 4.

B11. Additional Resource Attributes: (List attributes and codes) none

*B12. References:

See continuation sheet page 10.

B13. Remarks: none

*B14. Evaluator: Katie Ahmanson, MHC

*Date of Evaluation: 04/28/2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #

HRI#

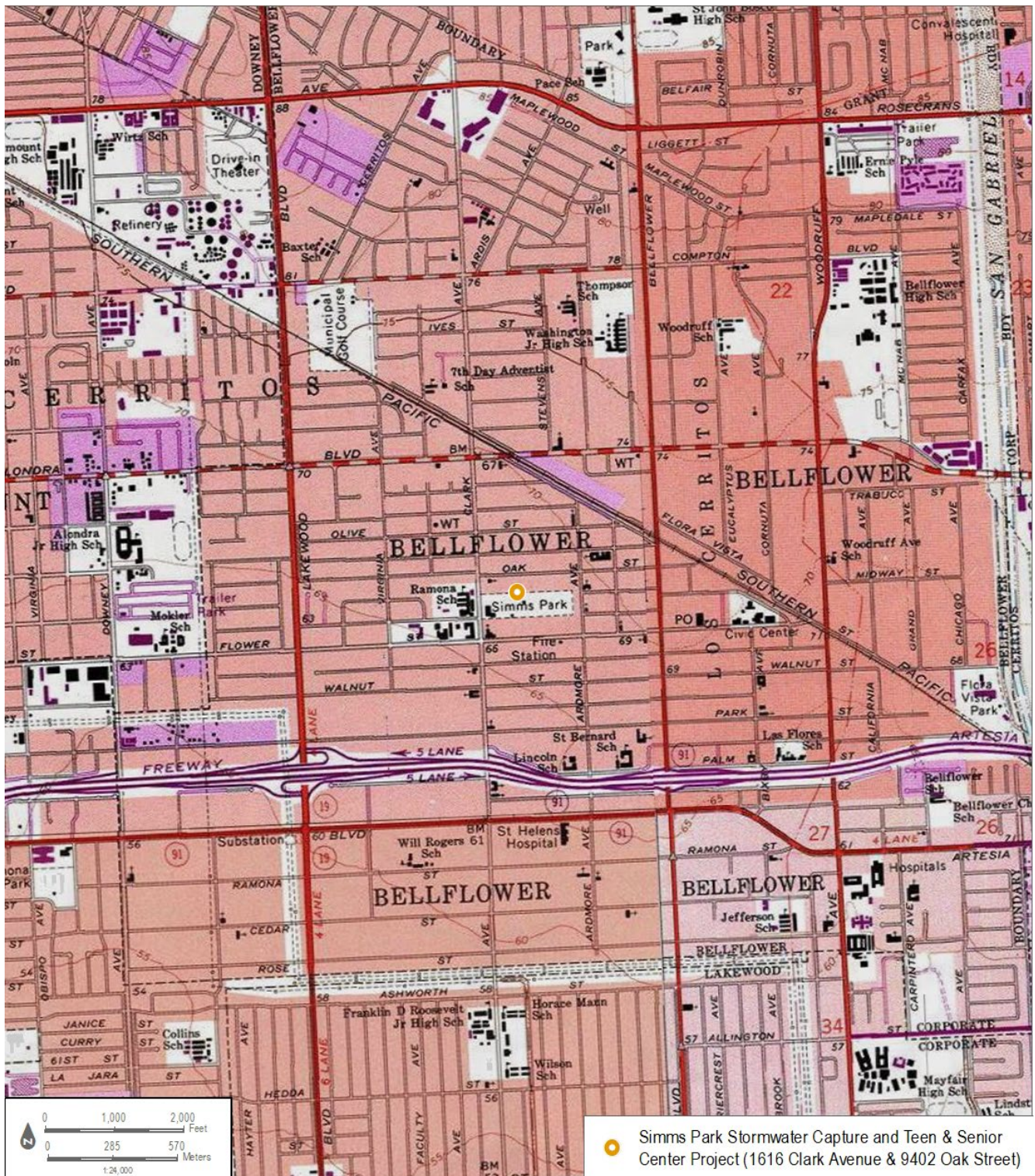
Trinomial

Page 3 of 12

*Resource Name or # (Assigned by recorder) 16518 Clark Avenue

*Map Name: South Gate

*Scale: 1:24000 *Date of map: 1964



Simms Park Stormwater Capture and Teen & Senior Center Project (1616 Clark Avenue & 9402 Oak Street)

CONTINUATION SHEET

Property Name: 16518 Clark Avenue

Page 4 of 12

*P3a. Description (continued from page 1):

It features a turf multi-use field with two baseball/softball diamonds and spectator bleachers, two basketball courts, a children's playground, a fitness area, a picnic area, a covered picnic shelter, a building housing a snack bar, public restrooms, and a fieldhouse, two surface parking lots, and a community center building containing a gymnasium, a 300-seat auditorium, a kitchen facility, the Department of Parks and Recreation administrative offices, and multi-purpose rooms. Simms Park is accessed by driveways from Clark Avenue, Oak Street, and Ardmore Avenue that lead to the park's associated parking lots.

The Teen and Senior Center site covers the northwestern portion of the Simms Park property that features an existing Municipal Storage Building used for offices and storage. The Municipal Storage Building at 16518 Clark Avenue (APN: 7106-003-902) is of historic-age and is described in detail within the following sections.

Municipal Storage Building (circa 1942)

The Municipal Storage Building is located at 16518 Clark Avenue (APN: 7106-003-902) on the northwest portion of Simms Park (Exhibit 1). The one-story building is irregular in plan with a flat roof featuring coping. The west elevation and part of the primary (south) and rear (north) elevations project vertically above the roofline of the building. Cladding includes textured stucco on the primary (south), east, and rear (north) elevations, as well as a combination of textured stucco and stone veneer on the west elevation. The subject building has a utilitarian design and displays elements of the Mid-Century Modern style, including its one-story height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; flat roof; stucco cladding; simple windows; plain industrial doors; projecting vertical elements; and deeply recessed vestibule. The fully glazed, main-entry door is recessed on the primary (south) elevation with secondary entrances on the primary (south) and east elevations. Fenestration is irregular and includes aluminum sash, multi-light and single-light, fixed windows on the east and primary (south) elevations.

*B6. Construction History (continued from page 1):

There are no building permits available for the building at 16518 Clark Avenue.

Observed alterations include the following:

- Window replacements (date unknown)
- Door replacements (date unknown)
- Addition of signage (date unknown)
- Addition of air conditioning units on the primary (south) and east elevations (date unknown)
- Reclad with textured stucco (date unknown)

*B10. Significance (continued from page 2):

Historical Overview of the City of Bellflower

Hispanic and Early American Eras (1769-1848)

Although Spanish, Russian, and British explorers visited parts of California for brief periods between 1529 and 1769, the Hispanic Era begins when Spanish Governor Don Gaspar de Portolá embarked on military and religious mission through Alta California. Portolá's expedition, which resulted in the establishment of 21 missions, presidios, and secular pueblos along the coastal areas of California, crossed into (contemporary) Los Angeles County in 1771 (LA County Library 2023). In 1784, Bellflower was established as a Spanish land grant in California after several Spanish soldiers petitioned for land for their herds of livestock to graze. The Governor of

CONTINUATION SHEET

Property Name: 16518 Clark Avenue

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California, Pedro Fages, divided the land with the largest of the grants received by the Spanish soldier, Manuel Nieto (City of Bellflower 2023).

In 1822, the political situation changed as Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. The Mexican government opened California to foreign trade, began issuing private land grants, creating the rancho system of large agricultural estates throughout Los Angeles County (SD 2007: 16). In 1832, Jose Figueroa, the Mexican Governor of California, divided the land into five ranchos that were given to Nieto's heirs. Three of those ranchos, Santa Gertrudes, Los Coyotes, and Los Cerritos, bordered Bellflower, and the town became a ranching community that supported the ranchos (City of Bellflower 2023).

Early American Period (1848-1957)

The American Period began in 1846 when United States military forces occupied California; this period continues today. By 1848, America assumed formal control of the California with the Treaty of Guadalupe-Hidalgo and introduced Anglo culture and society (Smythe 1908: 282). Ownership of the Ranchos surrounding Bellflower changed several times until the 1840s when a series of flooding that led to the decline of the cattle industry and the ranches in Bellflower disbanded. The area became a hunting ground for residents from the surrounding towns of Downey, Norwalk, Hynes-Clearwater, and Artesia, who would hunt for ducks and geese and fish for carp and perch in the area. However, by 1869, a 4,000 acres ranch known as Somerset Ranch was established in the area that is known as Bellflower today, and the dairy industry was introduced to the town (City of Bellflower 2023).

During this period, settlements of isolated farms in the area developed along both sides of the Los Angeles River and became known as the New River Colony. By 1905, the Pacific Electric Railway included a stop at the Somerset Ranch so residents of Los Angeles could commute to jobs at the ranch and local farms. As the area grew, so did the local population, and in 1906, the New San Gabriel Improvement Association was created to manage the river and its flooding. By 1917, the County Flood Control District formed to develop levees that would keep the river from flooding (City of Bellflower 2023).

In 1909, residents of the Somerset Ranch area petitioned for a post office under the town name of Somerset, but the Postal authorities denied their request. Because there was already a Somerset, Colorado, the town was encouraged to change their name to avoid confusion with the postal service. This led to conflict within in town with several accounts as to how the naming issue was resolved. The most common explanation reveals that the town was named Bellflower after the orchard of Bellefleur apples that William Gregory planted in the northern part of town. By 1912, the post office was completed as well as a school and a general store and the population rose from about 100 residents in 1908 to 1200 (City of Bellflower 2023).

Throughout the 1910s and 1920s, ranches and farms in the area flourished and drove the local economy. Additionally, the rabbit industry was introduced to Bellflower with growers raising rabbits for their fur and meat. During the Great Depression, the rabbit industry helped to sustain the economy and expanded to include birds and chinchillas. Likewise, the dairy industry developed a distinctive method to combat the lack of available land. Dairy farmers shipped hay and grain from elsewhere to feed their cows so they could reduce amount of land need for grazing and maintain a sustainable number of cows on their land (City of Bellflower 2023).

During the 1940s, the development of residential neighborhoods saw the town's population rise to 44,000 residents in spite of housing shortages at the time. Likewise, seven new school were built and new civic associations were developed to sustain the growing community. In 1941, the Defense Recreation Committee formed to create a county party and in 1942, the Bellflower Park was established and operated by the County. In 1946, the park was dedicated to John S. Simms, a local physician and civic leader, and it was renamed the John S. Simms Park (City of Bellflower 2023).

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Property Name: 16518 Clark Avenue

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In the 1950s, Clark Street became a local shopping street and Bellflower Boulevard contained a variety of furniture shops, restaurants, markets, department stores, and movie theaters (Felch 2004). In addition, four schools were constructed, making it feasible for the Bellflower Unified School District to form in 1956. With such rapid growth, the Bellflower Chamber of Commerce sought incorporation with a measure that was supported by most of the town (City of Bellflower 2023).

Incorporation (1957-Present)

In August 1957, Bellflower became incorporated and formed their first City Council. At this time, Bellflower was 51 years old and was the main shopping center for the surrounding communities. The incorporation of the City allowed it to develop a contract with the County police and create a jail, library, prosecution, and fire service contracts with other newly incorporated cities in the surrounding area (City of Bellflower 2023).

During the 1960s when many small retail stores in the surrounding area were failing, Bellflower's retail industry continued to drive the city's economy. Additionally, the local dairy and agricultural industry continued to thrive. This continued throughout the 1970s as they were able to maintain their small-town identity (City of Bellflower 2023).

However, as large shopping centers emerged during the 1980s, the small businesses in Bellflower began to lose business, and the City did not have a formal redevelopment plan to address the changes in the industry. As a result, the City reached the verge of bankruptcy in the early 1990s. The City incorporated a redevelopment strategy that has continued to attract new businesses to the City today by improving commercial facades, infrastructure, and public facilities. As of 2023, 77,500 residents live in the City and offers multiple programs to facilitate its economic and residential growth (City of Bellflower 2023).

Mid-Century Modern

Mid-Century Modern style (1940-1975) is reflective of International and Bauhaus styles popular in Europe in the early twentieth century. Early Modernists, including Rudolph Schindler, Richard Neutra, and Frank Lloyd Wright brought many elements of these design aesthetics and material experimentation to Southern California in the 1920s. The development of the Mid-Century Modern style in the United States was largely fostered by World War II. Prominent European practitioners of the International and Bauhaus styles, namely architects Ludwig Mies Van der Rohe and Walter Gropius, fled to the United States during World War II. The United States became a manufacturing and industrial leader. Materials and aesthetics evolved to reflect modern innovations that dominated design and construction following the war.

Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements. There was a need for a style that could meet the demand for mass construction of many property types—from residences to schools to offices—and convey the modern sensibility of an era that valued a departure from the past; middle-class growth; economic efficiency; and new material technology. Practitioners of the style were focused on the most cutting-edge materials and techniques.

The Mid-Century Modern style was widely adopted in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers. The Case Study House program made Los Angeles a center of experimentation within the style, and the influence of new modern designs radiated outwards to communities around Los Angeles County, including San Diego County, where the characteristics of Mid-Century Modern design could be appropriated for massive scale production. Mass-produced Mid-Century Modern building materials like concrete, wood, steel, and glass made it the perfect style for growing cities like Santee.

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Property Name: 16518 Clark Avenue

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Mid-Century Modern is characterized by more solid wall surfaces as opposed to large planes of glass and steel that characterize the International Style (and its successors, including Corporate Modern). Stacked bond brick walls are a common feature of commercial and institutional (primarily educational) buildings in the Mid-Century Modern style. While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. In residential buildings, post-and-beam construction with exposed wood structural systems is a common design element. Residential and low-scale commercial buildings exhibit flat roofs, deep overhangs, open floor plans, extensive use of glass, indoor/outdoor flow, and concrete slab foundations. The designs rarely incorporate applied ornamentation or references to historical styles. As a result, many industrial buildings in the style are often "decorated boxes," plain buildings with applied ornament to suit the era and appear more modern without reflecting the activity inside the building. Commercial buildings of this style incorporated new elements such as sleek Modern signage, aluminum awnings, and canopies, deeply recessed and or angled vestibules, floor-to-ceiling window walls, integrated planters, and projecting vertical elements. Many property types exhibit the characteristics of the Mid-Century Modern style; however, not all Mid-Century Modern designs rise to the level of significant examples of the architectural style (ARG 2016: 98; Gebhard and Winter 2003; McAlester 2013: 630-646; Morgan 2004; Moruzzi 2013: E6).

The following are characteristics of the Mid-Century Modern style for commercial properties:

- One to two stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical
- Flat roofed without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior wall materials include stucco, brick, or concrete
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Floor to ceiling window walls
- Extensive use of sheltered exterior corridors, with flat or slightly sloped roofs supported by posts, piers, or pipe columns
- Modern signage
- Deeply recessed and or angled vestibules
- Integrated planters
- Projecting vertical elements

History of the Subject Property

By the early 1940s, Bellflower has yet to develop a park, and the increased wartime population prompted civic associations to establish a permanent city park. In 1941, the Defense Recreation Committee formed to develop the City's first park. The land for the park was purchased and developed by Los Angeles County in 1942 as the Bellflower Park (City of Bellflower 2023). There were no original building permits on file with the City of Bellflower and additional archival research did not identify the architect or landscape architect of the subject property. Historic aerial photographs indicate that the building has remained on the subject property since the first available aerial photograph from 1952 and retains the same building plan. In 1946, the directors of the Chamber of Commerce requested the County Board of Supervisors to rename the park, John S. Simms Park, in honor of the respected local physician and civic leader, John S. Simms. In addition, they planned to place a bust of Simms at the park's entrance (LAT 1946). Historic newspaper research revealed that the park was altered in 1947 to include additions such as: baseball field flood lighting; fencing; play apparatus; picnic facilities; water and

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Property Name: 16518 Clark Avenue

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sewer extensions; landscaping; softball field backstop; incinerator; benches; guard fencing for the baseball field; and electrical installations for the tennis courts (LBPT 1947). Additionally, the park included "general improvements" in 1949, and installed and upgraded the lighting system at the picnic area in 1985 (LBPT 1949; LAT 1985). The park was operated by the County from 1942 until 1959, when City of Bellflower gained ownership of the property, and it has remained under their ownership since (City of Bellflower 2023). Since the park's construction pre-1952, the building has remained on the property and continued to operate as a municipal storage building.

Owner/Occupant Timeline

The following section presents a timeline of owners of the Municipal Storage building at Simms Park.

- 1942-1959: County of Los Angeles
- 1959-2023: City of Bellflower

NRHP/CRHR Statement of Significance

Criterion A/1: Properties that are associated with events that have made a significant contribution to the broad patterns of our history.

To be eligible for listing in the National Register under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history.

Archival research indicated that the Municipal Storage Building at Simms Park was constructed circa 1942 and has remained on the property since. There is no original building permit on file for the subject property and archival research did not identify its original architect or use.

During the 1940s, the development of residential neighborhoods in Bellflower saw the town's population rise to 44,000 residents despite housing shortages at the time. As a result of the rapid population increase in the City, the Defense Recreation Committee formed to create a county park in support of the community. In 1942, the park was developed by Los Angeles County and established as the City's first park. It was initially called the Bellflower Park until 1946, when the Chamber of Commerce requested the County Board of Supervisors to rename the park, John S. Simms Park, in honor of the respected local physician and civic leader, John S. Simms. Bellflower was incorporated in 1957 and in 1959, ownership of the park was transferred from Los Angeles County to the City of Bellflower, and it has remained under their ownership since.

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that "mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well" (USDOJ 1995: 12). Although Simms Park was the first park established in the City, research indicates that the Municipal Storage Building is not significant to the history of the park, neighborhood, or city. Additionally, the building was neither the first nor the last of its type and functions merely as a utilitarian feature of the park.

The Municipal Storage Building is not known to be directly associated with any events that have made a significant contribution to the history of the City of Bellflower, California, or

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Property Name: 16518 Clark Avenue

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the United States and, therefore, the subject property does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: Properties that are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known.

Archival research did not indicate that the Municipal Storage Building at 16518 Clark Avenue possesses a direct association with individuals that are known to be significant historic figures at the national or state, level. Research revealed that the park was operated by the County until 1959, when the City of Bellflower gained ownership of the property, and it has remained under their ownership since. Today, the subject property is one of several parks owned and operated by the City of Bellflower. Research did not identify any information indicating that individuals associated with the City of Bellflower government made a significant contribution to the management of the Municipal Storage Building would rise to the threshold of significance required for eligibility. Therefore, the subject property does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Criterion C/3: Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Municipal Storage Building at 16518 Clark Avenue was constructed circa 1942. The subject property features a utilitarian design that reflects elements of the Mid-Century Modern style, including its one story height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; flat roof; stucco cladding; simple windows; plain industrial plain doors; projecting vertical elements; and deeply recessed vestibule. The building is an undistinguished example of a 1940s utilitarian facility, which is a ubiquitous property type found throughout the region. The subject property appears to have been constructed using well-documented and common construction techniques and methods. Additionally, as a purpose-built building, this Municipal Storage Building does not possess high artistic values and does not appear to be the product of an architect or builder attempting to articulate the design principles or aesthetics of a formal architectural style or substyle. The property is also not a rare example of its type; there are similar storage buildings from this time period throughout the City of Bellflower, Southern California, and the United States. Archival research did not identify an architect, designer, or builder of the subject property; however, as it is a common 1940s utilitarian property type and lacks architectural distinction.

The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is most applicable to districts. The subject property does not appear likely to contribute to a potential historic district. Therefore, the subject property does not appear eligible under NRHP Criterion C or CRHR Criterion 3.

Criterion D/4: Properties that have yielded, or may be likely to yield, information important in prehistory or history.

The subject property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR 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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Integrity Discussion

To qualify for listing in the NRHP or CRHR, a property must possess both significance and integrity. Additionally, since integrity is the ability of a property to convey its significance, the assessment of integrity can proceed only after the significance of the resource has been fully established. In the specific case of the property at 16518 Clark Avenue, the analyses determined that the building lacked significance under any of the NRHP or CRHR criteria. As such, an integrity assessment was considered immaterial.

Summary of Evaluation Findings

As a result of Dudek's extensive archival research, the Municipal Storage Building at 16518 Clark Avenue is recommended ineligible for the NRHP and CRHR due to a lack of significant historical associations and architectural merit. The recommended status code is 6Z: Found ineligible for NR, CR or Local designation through survey evaluation.

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Exhibit 1. West and primary (south) elevations of the Municipal Storage Building, view looking northeast.



Source: Dudek, S146

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings _____
Review Code _____
Reviewer _____
Date _____

Page 1 of 14 *Resource Name or #: (Assigned by recorder) 9402 Oak Street

P1. Other Identifier: Woman's Club of Bellflower

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad South Gate Date 1964 T 2S; R 13W; ☐ of ☐ of Sec 21; San Bernardino B.M.

c. Address 9402 Oak Street City Bellflower Zip 90706

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: 7106-003-001

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

The Woman's Building is located at 9402 Oak Street (APN: 7106-003-001) on the southeast corner of the intersection of Oak Street and Clark Avenue (Exhibit 1). The one-story, textured stucco clad, building has an L-shaped plan with a composition tile, cross-gable, roof that has a minimal overhang with closed eaves. The building displays elements of the Tudor Revival style, including its steeply pitched cross gable roof, tall narrow windows, recessed entries, and light-colored stucco walls. See continuation sheet page 4

*P3b. Resource Attributes: (List attributes and codes) HP13. Community center/social hall

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

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



P5b. Description of Photo: (view, date, accession #): View Facing southeast, 04/13/23

*P6. Date Constructed/Age

and Source: ☒ Historic

☐ Prehistoric ☐ Both

1927 (ParcelQuest)

*P7. Owner and Address:

Woman's Club of Bellflower

9402 Oak Street

Bellflower, CA 90706

*P8. Recorded by: (Name, affiliation, and address) [name, last name],

Dudek, Katie Ahmanson

38 N. Marengo Avenue

Pasadena, CA 91101

*P9. Date Recorded:

04/28/23

*P10. Survey Type: (Describe)

Intensive

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

Dudek. 2023. Built

Environment Inventory and

Evaluation Report, Simms Park Stormwater Capture and Teen & Senior Center Project. April 2023.

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 9402 Oak Street

*NRHP Status Code 3S

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B1. Historic Name: Woman's Club of Bellflower

B2. Common Name: Woman's Club of Bellflower

B3. Original Use: Religious building

B4. Present Use: Community center/social hall

*B5. Architectural Style: Modern with Tudor Revival style elements

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

See continuation sheet page 4.

*B7. Moved? ☒ No

☐ Yes

☐ Unknown

Date: _____

Original Location: _____

*B8. Related Features:

n/a

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme Social History Area Bellflower, CA

Period of Significance 1927 to present Property Type Community center/social hall

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

The property at 9402 Oak Street appears eligible for individual listing in the NRHP and the CRHR under Criterion A/1 for its association with "Social History" in the City of Bellflower. As of the writing of this report in April 2023, the City of Bellflower has not adopted local criteria to evaluate the potential significance of built historic resources. The property was also evaluated in accordance with 14 Cal. Code of Regulations (CCR) § 15064.5(a) (2-3) using the criteria outlined in Public Resources Code (PRC) § 5024.1 and determined not to be a historical resource for the purposes of CEQA.

See continuation sheet page 5.

B11. Additional Resource Attributes: (List attributes and codes) none

*B12. References:

See continuation sheet page 11.

B13. Remarks:

*B14. Evaluator: Katie Ahmanson, MHC

*Date of Evaluation: 04/28/2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #

HRI#

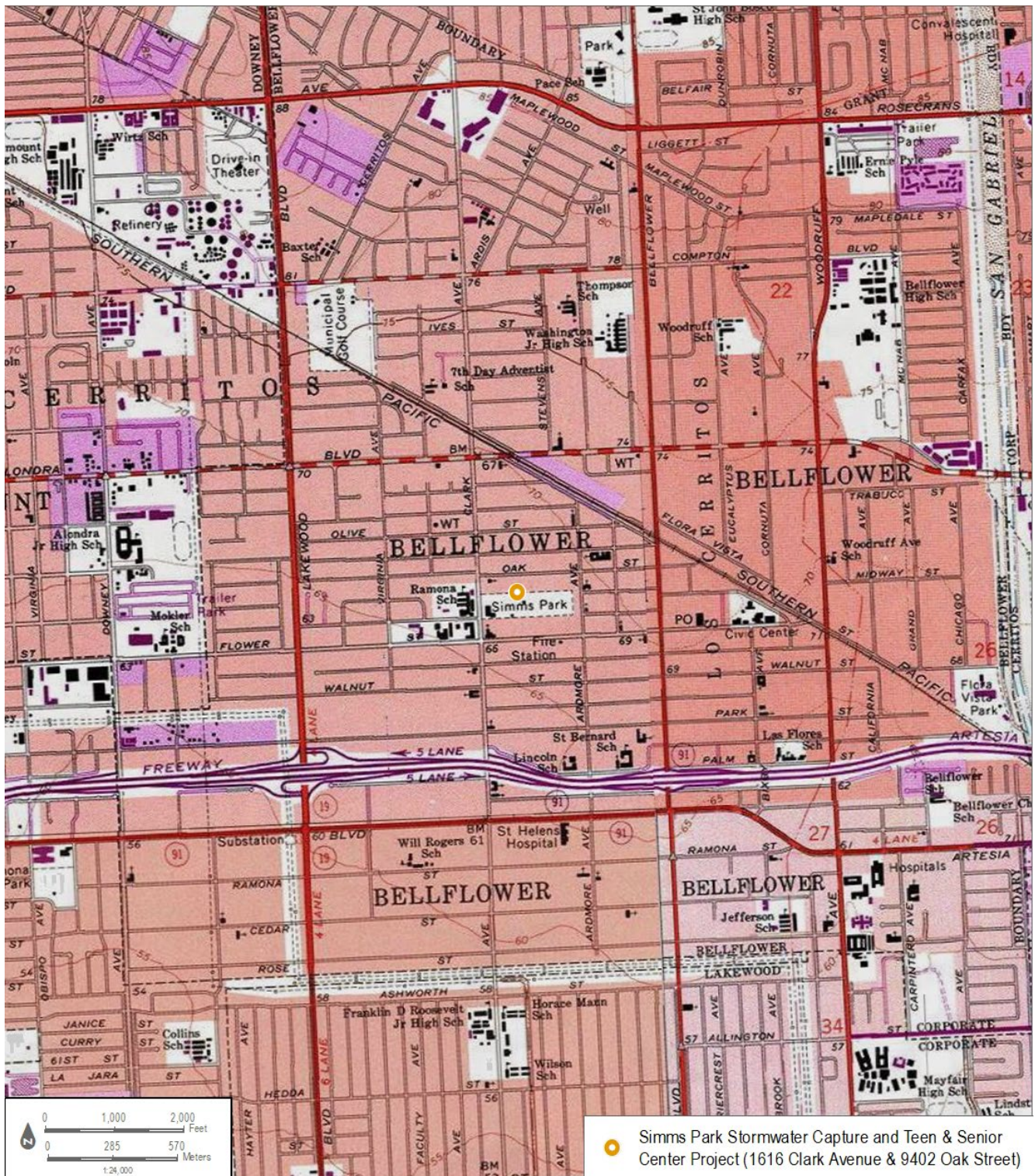
Trinomial

Page 3 of 14

*Resource Name or # (Assigned by recorder) 9402 Oak Street

*Map Name: South Gate

*Scale: 1:24000 *Date of map: 1964



Simms Park Stormwater Capture and Teen & Senior Center Project (1616 Clark Avenue & 9402 Oak Street)

CONTINUATION SHEET

Property Name: 9402 Oak Street

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*P3a. Description (continued from page 1):

Woman's Club of Bellflower Building (1927)

The pedimented, wood, double-panel, main-entry door is covered by a flat roof supported by wood columns and accessed by brick steps on the primary (north) elevation. Three recessed secondary entrances with wood, double-panel doors are located on the west elevation and are also accessed by brick steps. Fenestration is irregular and includes primarily vinyl sash, multi-light and single-light, double-hung windows on the primary (north), west, and east elevations, with one wood sash, multi-light, casement windows on the east elevation, and one wood sash, single-light, double-hung window on the west elevation. The rear (south) elevation was not visible from the public right-of-way. Landscaping includes a lawn and brick planters fronting the primary (north) elevation.

Character defining features includes:

- Steeply pitched cross gable roof
- Tall narrow windows
- Recessed entries
- Light-colored stucco walls
- One-story height

Alterations include the following:

- 1936: reroofing, two door replacements, porch repair, and siding repair (Permit #: 33369-B)
- 1940: erect new building, remodel portion of existing building, and demolish kitchen portion (Permit #: 7304)
- 1963: welding (Permit #: not listed)
- 1966: interior work (Permit #: not listed)
- 1991: reroof with fiber glass composition shingles (Permit #: not listed)
- Date unknown: Window replacements (observed)
- Date unknown: Addition of security screens to windows (observed)
- Date unknown: Reroofed (observed)

*B6. Construction History (continued from page 1):

Table 1 includes all known alterations to the subject property at 9402 Oak Street. This table was compiled through archival research provided via the City of Bellflower City Clerk's Office. Electrical, plumbing, and mechanical permits were also provided by the City but are not included in the below table.

Table 1. Building Permits for 9402 Oak Street, City of Bellflower					
Date	Permit No.	Description of Work	Owner	Architect (A) / Engineer (E) / Contractor (C)	Valuation
8/24/1936	33369-B	New roof, move two doors, repair porches and siding	Woman's Club of Bellflower	Branthoover (C)	\$800
9/23/1940	7304	Erect new building, remodel portion existing building,	Woman's Club of Bellflower	Branthoover (C)	\$7,000

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Table 1. Building Permits for 9402 Oak Street, City of Bellflower

Date	Permit No.	Description of Work	Owner	Architect (A) / Engineer (E) / Contractor (C)	Valuation
		demolish kitchen portion			
9/4/1963	None listed	welding	Woman's Club of Bellflower	J. V. Ouzownian	\$17,500
9/23/1966	None listed	This permit for interior work only— no walls or exits to be changed.	Woman's Club of Bellflower	E.L. Beppers (C)	\$1,000
8/23/1991	None listed	Tear off and roof with fiber glass composition shingles	Woman's Club of Bellflower	Olsen Roofing Co. (C)	\$8,562

***B10. Significance (continued from page 2):**

Historical Overview of the City of Bellflower

Hispanic and Early American Eras (1769-1848)

Although Spanish, Russian, and British explorers visited parts of California for brief periods between 1529 and 1769, the Hispanic Era begins when Spanish Governor Don Gaspar de Portolá embarked on military and religious mission through Alta California. Portolá's expedition, which resulted in the establishment of 21 missions, presidios, and secular pueblos along the coastal areas of California, crossed into (contemporary) Los Angeles County in 1771 (LA County Library 2023). In 1784, Bellflower was established as a Spanish land grant in California after several Spanish soldiers petitioned for land for their herds of livestock to graze. The Governor of California, Pedro Fages, divided the land with the largest of the grants received by the Spanish soldier, Manuel Nieto (City of Bellflower 2023).

In 1822, the political situation changed as Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. The Mexican government opened California to foreign trade, began issuing private land grants, creating the rancho system of large agricultural estates throughout Los Angeles County (SD 2007: 16). In 1832, Jose Figueroa, the Mexican Governor of California, divided the land into five ranchos that were given to Nieto's heirs. Three of those ranchos, Santa Gertrudes, Los Coyotes, and Los Cerritos, bordered Bellflower, and the town became a ranching community that supported the ranchos (City of Bellflower 2023).

Early American Period (1848-1957)

The American Period began in 1846 when United States military forces occupied California; this period continues today. By 1848, America assumed formal control of the California with the Treaty of Guadalupe-Hidalgo and introduced Anglo culture and society (Smythe 1908: 282). Ownership of the Ranchos surrounding Bellflower changed several times until the 1840s when a series of flooding that led to the decline of the cattle industry and the ranches in Bellflower disbanded. The area became a hunting ground for residents from the surrounding towns of Downey, Norwalk, Hynes-Clearwater, and Artesia, who would hunt for ducks and geese and fish for carp and perch in the area. However, by 1869, a 4,000 acres ranch known as Somerset Ranch was established in the area that is known as Bellflower today, and the dairy industry was introduced to the town (City of Bellflower 2023).

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During this period, settlements of isolated farms in the area developed along both sides of the Los Angeles River and became known as the New River Colony. By 1905, the Pacific Electric Railway included a stop at the Somerset Ranch so residents of Los Angeles could commute to jobs at the ranch and local farms. As the area grew, so did the local population, and in 1906, the New San Gabriel Improvement Association was created to manage the river and its flooding. By 1917, the County Flood Control District formed to develop levees that would keep the river from flooding (City of Bellflower 2023).

In 1909, residents of the Somerset Ranch area petitioned for a post office under the town name of Somerset, but the Postal authorities denied their request. Because there was already a Somerset, Colorado, the town was encouraged to change their name to avoid confusion with the postal service. This led to conflict within in town with several accounts as to how the naming issue was resolved. The most common explanation reveals that the town was named Bellflower after the orchard of Bellefleur apples that William Gregory planted in the northern part of town. By 1912, the post office was completed as well as a school and a general store and the population rose from about 100 residents in 1908 to 1200 (City of Bellflower 2023).

Throughout the 1910s and 1920s, ranches and farms in the area flourished and drove the local economy. Additionally, the rabbit industry was introduced to Bellflower with growers raising rabbits for their fur and meat. During the Great Depression, the rabbit industry helped to sustain the economy and expanded to include birds and chinchillas. Likewise, the dairy industry developed a distinctive method to combat the lack of available land. Dairy farmers shipped hay and grain from elsewhere to feed their cows so they could reduce amount of land need for grazing and maintain a sustainable number of cows on their land (City of Bellflower 2023).

During the 1940s, the development of residential neighborhoods saw the town's population rise to 44,000 residents in spite of housing shortages at the time. Likewise, seven new school were built and new civic associations were developed to sustain the growing community. In 1941, the Defense Recreation Committee formed to create a county party and in 1942, the Bellflower Park was established and operated by the County. In 1946, the park was dedicated to John S. Simms, a local physician and civic leader, and it was renamed the John S. Simms Park (City of Bellflower 2023).

In the 1950s, Clark Street became a local shopping street and Bellflower Boulevard contained a variety of furniture shops, restaurants, markets, department stores, and movie theaters (Felch 2004). In addition, four school were constructed, making it feasible for the Bellflower Unified School District to form in 1956. With such rapid growth, the Bellflower Chamber of Commerce sought incorporation with a measure that was supported by most of the town (City of Bellflower 2023).

Incorporation (1957-Present)

In August 1957, Bellflower became incorporated and formed their first City Council. At this time, Bellflower was 51 years old and was the main shopping center for the surrounding communities. The incorporation of the City allowed it to developed a contract with the County police and create a jail, library, prosecution, and fire service contracts with other newly incorporated cities in the surrounding area (City of Bellflower 2023).

During the 1960s when many small retail stores in the surrounding area were failing, Bellflower's retail industry continued to drive the city's economy. Additionally, the local dairy and agricultural industry continued to thrive. This continued throughout the 1970s as they were able to maintain their small-town identity (City of Bellflower 2023).

However, as large shopping centers emerged during the 1980s, the small businesses in Bellflower began to lose business, and the City did not have a formal redevelopment plan to address the changes in the industry. As a result, the City reached the verge of bankruptcy in the early 1990s. The City incorporated a redevelopment strategy that has continued to attract new

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businesses to the City today by improving commercial facades, infrastructure, and public facilities. As of 2023, 77,500 residents live in the City and offers multiple programs to facilitate its economic and residential growth (City of Bellflower 2023).

History of the Woman's Club Movement

The Woman's Club Movement began in the United States during the late 1860s when women in New York and Boston formed their own neighborhood organizations to create camaraderie and share ideas. By 1868, Jane Cunningham Croly, a journalist, formed the Woman's Club of Sorosis after an attempt to join an all-male press club dinner where she was denied admittance based on her gender. This has been credited as the initial beginning of the movement. The club was intended to provide women with a safe space to air their grievances and form connections. To celebrate the twenty-first anniversary of the club in 1889, Croly encouraged other woman's clubs through the country to create a federation and by 1890, the General Federation of Woman's Clubs was established to assist clubs and coordinate efforts throughout the country (GFWC 2023).

Between the 1870s and 1920s, women throughout the country developed their own clubs where they could enact change within their communities. These clubs were often some of the only spaces in which women were able to contribute to society outside of their homes. Overtime, the social movement's focus changed from community improvement to social improvement by encouraging women to challenge the constraints women faced in society. Many clubs taught women about current events, political activism, civic reform, and community involvement. By 1910, membership among Woman's Clubs in the country rose to 800,000 women (Woman's History 2014).

During the Woman's Suffrage movement of the mid nineteenth century, Woman's Clubs helped bolster support by raising money and garnering volunteers to support community efforts. Likewise, Woman's Clubs provided support for through the Great Depression and provided war relief efforts during World War II. However, Woman's Clubs reached their peak of popularity during the 1920s. After women gained the right to vote in 1920, educational and professional opportunities became more inclusive of women and memberships in Woman's Clubs began to decrease. Today, Woman's Clubs continue to support local communities and inspire women to connect with one another (Britannica 2018; GFWC 2023).

History of the Subject Property

The Woman's Club of Bellflower was initially formed informally in 1912 after the Woman's Thimble Club and the Union Ladies Aid combined for the purpose of "mutual improvement and social enjoyment" (Turner 1960: 1). Although there are no longer any records of the Woman's Thimble Club, records of the Union Ladies Aid reveal the club was initially established by women from the Methodist and Presbyterian societies and focused on early civic development in the city. Members met at each other's houses and officially formed the Woman's Club of Bellflower in 1921 with Mrs. Edith Thornberry as the first president. The club encouraged education of the arts through reading poetry and literatures as well as playing and singing music. In 1923, the Club was Federated with the General Federation of Woman's Clubs and formed a Civic Committee focused on promoting civic improvements such as sidewalk renovations, and the development of a city park. By 1926, the Club was incorporated (PT 1923a; Turner 1960: 1-2).

Before the club established itself at the subject property, meetings were hosted at various locations including the homes of members, the Masonic Hall, and a theater building from 1921 to 1927 (LBTLBDN 1922; PT 1923b; PT 1923c). In 1927, a social hall was constructed at Laurel Street and Bellflower Boulevard and became the Club's headquarters. The Club's president in 1929, Mrs. Betty Reinke, reflected on the building saying, "Our location at this time was at Bellflower and Laurel. We borrowed money, much had been loaned by member in \$100 and \$200 notes. Entrance to the clubhouse was on Bellflower Blvd. with two small rentals on either side - the Chamber of Commerce and the library" (Turner 1960: 2). The Club used the location for regular meetings until they arrived at the subject property in 1930 (Turner 1960: 2).

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Research indicates that the subject property was constructed in 1927 and originally used as a church (ParcelQuest 2023; CN 1999). The First Christian Church of Bellflower occupied the building until the Woman's Club of Bellflower established its headquarters at the property in 1930. The husbands of club members volunteered to fix up the property by planting trees, adding signage and a blackboard with meeting information, and money was raised by a building fund (Turner 1960: 3). According to building permit research, in 1940 a new building was erected, a portion of the existing building was remodeled, and the kitchen portion of the building was demolished (Exhibit 2) (City of Bellflower 2023). Likewise, historic newspaper research revealed that in 1941, the building on the property underwent a remodel in which in the building was altered to include a "modern kitchen with silver and new drapes" (DN 1941).

Owner/Occupant Timeline

The following section presents a timeline of owners of the Woman's Club of Bellflower building.

- 1927-1930: First Christian Church of Bellflower
- 1930-2023: Woman's Club of Bellflower

NRHP/CRHR Statement of Significance

Criterion A/1: Properties that are associated with events that have made a significant contribution to the broad patterns of our history.

To be eligible for listing in the National Register under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history.

Archival research indicated that the Woman's Club of Bellflower was constructed in 1927 and has remained on the property since. Building permits indicate that the building has undergone various alterations over time, and archival research did not identify the original architect. The period of significance for the property reflects its association with the Women's Club of Bellflower, who have occupied the properties from 1930 to present. The property meets Criteria Consideration G as a property that continued to achieve significance into a period of less than 50 years before nomination for its exceptional significance as one of the foremost social and cultural institutions in Bellflower. Additionally, the Club has been recognized by the General Federation Women's Clubs throughout its history winning the top Federation award, the Federation Chimes, for best Federated Club in the District in 1988 and 1989. Its activities have spanned decades and the Club is still an important and viable institution in 2023, with an active membership of over forty members who remain involved with the community through philanthropic outreach.

The Woman's Club of Bellflower was organized in 1921 and Federated with the General Federation of Woman's Clubs in 1923 before it was incorporated in 1926. Between the 1870s and 1920s, women throughout the country developed their own clubs where they could enact change within their communities. These clubs were often some of the only spaces in which women were able to contribute to society outside of their homes. Overtime, the social movement's focus changed from community improvement to social improvement by encouraging women to challenge the constraints women faced in society. Before the club established itself at the subject property in 1930, meetings were hosted at various locations including the homes of members, the Masonic Hall, and a theater building from 1921 to 1927. In 1927, a social hall was constructed at Laurel Street and Bellflower Boulevard and became the Club's headquarters. The Club used the location for regular meetings until they arrived at the subject property in 1930. Research indicates that the subject property was constructed in 1927 and originally used as a church. The First Christian Church of Bellflower occupied the building until the Woman's Club of Bellflower established its headquarters at the property in 1930.

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Since the organizations founding in 1921, the Woman's Club of Bellflower has continued to support the community with various volunteer and fundraising efforts. Each Club President throughout the years established a new mission for the club each year of their presidency. As a result, in 1939, Carrie Boggs founded the Garden Department, from 1940-1942, Oneita Correll raised funds to renovate the property, and in 1941, members volunteered with the Red Cross to support war relief. Other examples include Helen Pendleton (the first woman to serve on the City's Chamber of Commerce) and her board's focus on the Club's domestic arts exhibition and the Bellflower Spring Fair from 1949-1950, Joyce Brakensiek's mission to contribute to the restoration of Independence Hall in Philadelphia from 1953 to 1954, and Anne Hoekzema's establishment of the Fine Arts and Crafts Department in 1958 to educated members in literature, drama, art, needlecraft, and library services. The goal of the Club was to improve their community through service, and throughout its history, the club has been a significant to the growth of their City. During Mrs. Frank Phares' term from 1959-1960, the Woman's Club Division of the Y.M.C.A. was the most successful, and in 1965, the Club won the first trophy ever awarded by the Bellflower Teacher's Association for their work with youth and education. The Woman's Club of Bellflower has continued to win awards for many of its departments including the District trophy for Woman's Clubs in 1973, 1979, and 1983. Additionally, they often hosted dinners, bake sales, art exhibitions, and performances to raise money in support of their community efforts and local philanthropies. The Woman's Club of Bellflower has played a pivotal role in the development of Bellflower and continues to support community needs, local philanthropies, youth organizations such as the Y.M.C.A., Girl Scouts, and Campfire Girls, as well as other various established agencies.

Research indicates that the Woman's Club of Bellflower has had a significant contribution to the development of Bellflower. Likewise, the subject property has remained the Club's headquarters for more than 90 years and represents the Club's historic presence in the community. Therefore, the subject property appears eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: Properties that are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known.

Archival research did not indicate the Woman's Club of Bellflower at 9402 Oak Street possesses a direct association with individuals that are known to be significant historic figures at the national or state, level. Research indicated that the Woman's Club of Bellflower has occupied the building since it was constructed in 1927. The Club was founded in 1921 and met at various locations before the subject property was established as its headquarters in 1930. While the Woman's Club of Bellflower undoubtedly contributed to the community of Bellflower, research did not identify information that would indicate that any of the members of the club made a contribution to history that would rise to the threshold of significance required for eligibility. Therefore, the subject property does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Criterion C/3: Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

9402 Oak Street is the headquarters of the Woman's Club of Bellflower constructed in 1927. The building displays elements of the Tudor Revival style, including its steeply pitched cross gable roof, tall narrow windows, recessed entries, and light-colored stucco walls, but it does not possess high artistic values. Additionally, the original building permit for the property could not be obtained and research could not identify an architect or builder for the property.

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Likewise, there is no indication it is associated with a significant method of construction, and available building permits reveal extensive alterations to the property including: reroofing, two door replacements, porch repair, and siding repair (1936); the erection of a new building, remodel of a portion of the existing building, and demolition of the kitchen (1940); welding (1963); interior work (1966); and reroofing (1991). Observed alterations include window replacements (date unknown); and the addition of security screen to windows (date unknown). Furthermore, there is no indication that the property is a distinguished example of work that was designed by an architect or firm recognized as unique in the field of single-family residential development; therefore, the property is not significant under this aspect of NRHP Criterion C and CRHR Criterion 3.

The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is most applicable to districts. The subject property does not appear likely to contribute to a potential historic district. Therefore, the subject property does not appear eligible under NRHP Criterion C or CRHR Criterion 3.

Criterion D/4: Properties that have yielded, or may be likely to yield, information important in prehistory or history.

The subject property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR 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.

Integrity Discussion

To qualify for listing in the NRHP or CRHR, a property must possess both significance and integrity. Below is an integrity assessment for the Woman's Club of Bellflower at 9402 Oak Street.

Location: The extant building is sited on the original location of construction in its original orientation, and therefore retains its integrity of location.

Design: The property at 9402 Oak Street retains its integrity of design. The 1927 property was altered between 1936 and 1991 to enhance its functionality as a clubhouse. Likewise, the property's alterations were made during the property's period of significance and have acquired their own design importance. Therefore, the design of the Woman's Club of Bellflower from the period of significance, remains largely intact and the property retains sufficient integrity of design to convey its significance under Criterion A/1.

Setting: The property at 9402 Oak Street retains integrity of setting. During the property's development in 1927, the surrounding area was primarily residential and agricultural. Over time, residential development throughout the surrounding area has increased and infilled the agricultural properties. During the time that the Woman's Club occupied the property, the surrounding setting has been largely residential even to this day. As such, the property at 9402 Oak Street retains its integrity of setting.

Materials: The property at 9402 Oak Street retains its integrity of materials. Although the building has undergone various alterations since its construction in 1927, such alterations occurred within the property's period of significance. Thus, the building on the property retains key exterior materials from its period of significance, and sufficient integrity of materials to convey its significance under Criterion A/1.

Workmanship: The Woman's Club of Bellflower was constructed in 1927 and altered between 1936 and 1991 to enhance its functionality as a clubhouse. Buildings that retain their integrity of workmanship retain the evidence of the builder that constructed the building and the methods of construction and original finishes. Although the building's original materials have been

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altered, physical evidence of the building's craftsmanship from the period of significance has been retained. Therefore, the property at 9402 Oak Street retains sufficient integrity of workmanship to convey its significance under Criterion A/1.

Feeling: The property at 9402 Oak Street retains its integrity of feeling. Because the property retains its integrity of location, setting, design, materials, and workmanship, it continues to convey a sense of a particular period during which the Women's Club of Bellflower occupied the property. Therefore, the property at 9402 Oak Street retains sufficient integrity of feeling to convey its significance under Criterion A/1.

Association: The property at 9402 Oak Street retains its integrity of association because the building has been the headquarters for the Woman's Club of Bellflower for more than 90 years and has continuously operated as a community space since it was constructed in 1927. Therefore, the property at 9402 Oak Street retains sufficient integrity of association to convey its significance under Criterion A/1.

Summary of Evaluation Findings

As a result of Dudek's extensive archival research, the Woman's Club Building at 9402 Oak Street appears eligible for listing in the NRHP and the CRHR under Criterion A/1 within the area of "Social History" and as an early community organization serving the people of Bellflower. As such, this resource has been assigned a California Historical Resource Status Code of 3S (Appears eligible for NR as an individual property through survey evaluation)

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Exhibit 1. Woman's Club of Bellflower Building, view looking southeast.



Source: Dudek, S187

Exhibit 2. Image of the Woman's Club of Bellflower Building after renovations in 1940.

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Source: MacGregor, Muriel, Kathleen Chambers, Jeffrey Millet, Keith Pohlman, and Tom Martin. 1987. Bellflower: People and Places. Taylor Publishing Company, Dallas, TX. 1987.

