



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

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Chief Deputy Director

October 8, 2021

TO: Historical Landmarks and Records Commission
Stephen J. Sass, Chair
Benjamin J. Kahle, Commissioner
Yolanda Duarte–White, Commissioner
Mark F. Lucas, Commissioner
Edward R. Bosley, Commissioner

FROM: Bruce Durbin, Supervising Regional Planner

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**OCTOBER 22, 2021 HLRC MEETING
UNIQUE THEATRE LANDMARK NOMINATION
PROJECT NO. PRJ2021-003049-(1)
CASE NO. RPPL2021008297
3641 41 AND 3643 E. 1ST STREET, EAST LOS ANGELES**

Introduction

For the above referenced case, this memo and the accompanying draft resolution serves as the report of the Director of the County Department of Regional Planning ("DRP") to the Historical Landmarks and Records Commission ("HLRC") pursuant to Los Angeles County Code ("County Code") Section 22.124.090.A.2. The location map of the subject property is attached. Additionally, photos of the subject property may be found in the attached memo, which was prepared by DRP's Historic Preservation consultant, Sapphos Environmental ("Sapphos").

Overview

On August 31, 2021, the Board of Supervisor nominated the subject property as a County landmark pursuant to County Code Section 22.124.080.

The Unique Theatre, constructed in 1927, is eligible for designation as a Los Angeles County Landmark because:

- The site is associated with events that have made a significant contribution to the broad patterns of history in the community. The Unique Theatre functioned as a

Spanish language theater and community events space for the Latino community in East Los Angeles; and

- The structure embodies distinctive characteristics of the architectural style Art Deco with Classical detailing.

Recommended Motion

DRP staff recommends the following motion for the HLRC's consideration:

The Historical Landmarks and Records Commission finds the project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31) and adopts a resolution recommending that the County of Los Angeles Board of Supervisors designate the Unique Theatre, located at 3641 and 3643 E. 1st Street in the unincorporated community of East Los Angeles, as a County Landmark pursuant to Section 22.124 of the County Code.

Questions or comments regarding this memo may be directed to Dean Edwards at dedwards@planning.lacounty.gov.

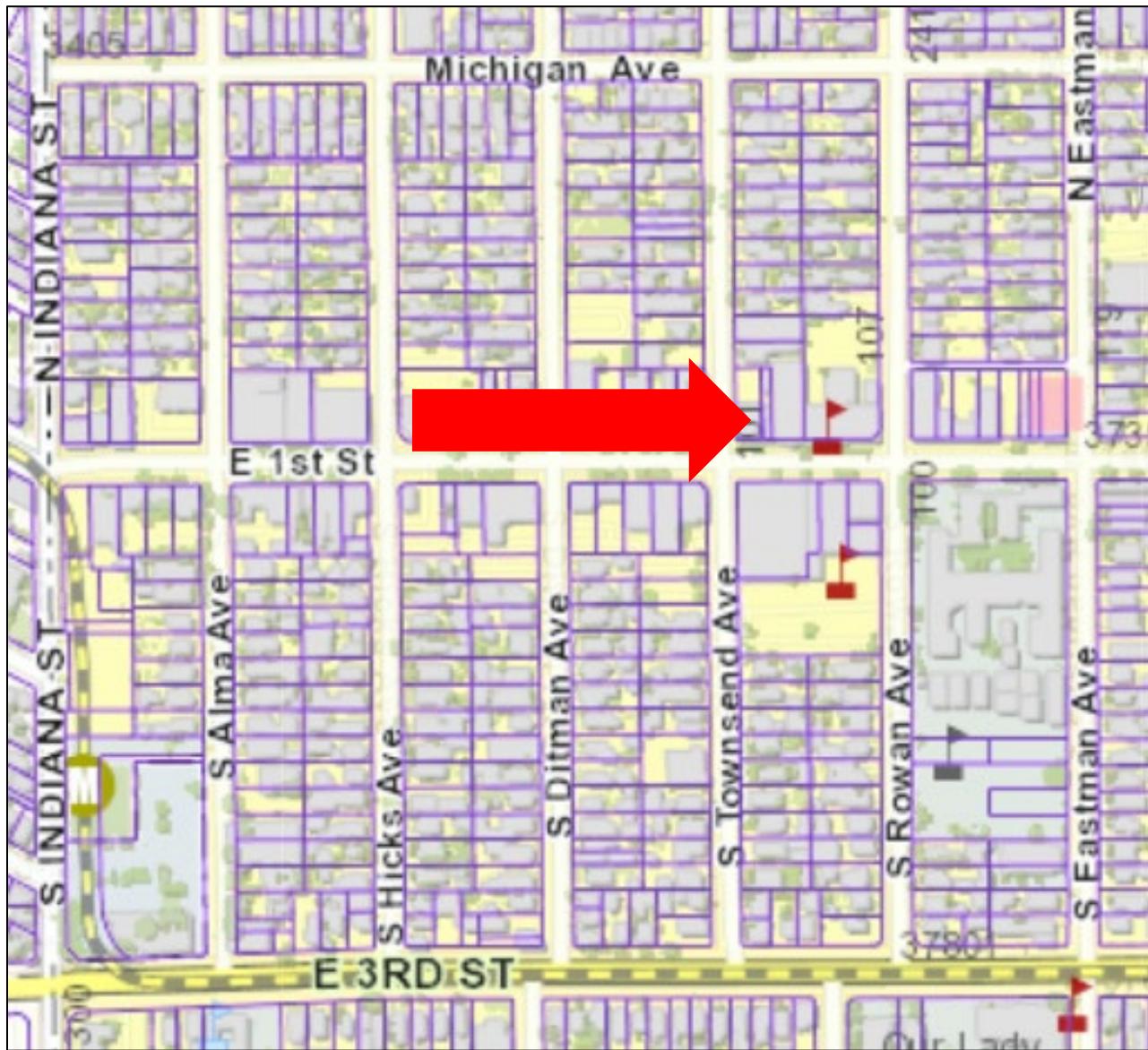
CC:BD:DE

c: Executive Officer-Clerk of the Board of Supervisors

Attachments:

- A. Location Map
- B. Draft Resolution
- C. Memo Dated October 6, 2021

LOCATION MAP



**RESOLUTION
COUNTY OF LOS ANGELES
HISTORICAL LANDMARKS AND RECORDS COMMISSION
UNIQUE THEATRE LANDMARK NOMINATION
PROJECT NO. PRJ2021-003049-(1)
CASE NO. RPPL2021008297**

WHEREAS, the Historical Landmarks and Records Commission (hereinafter, the "Commission") of the County of Los Angeles (hereinafter, the "County") conducted a duly noticed public hearing on a nomination application to designate a property located at 3641 and 3643 E. 1st Street (hereinafter the "subject property" or "Unique Theatre") in the unincorporated community of East Los Angeles in the First Supervisorial District, a County Landmark pursuant to Chapter 22.124 of the Los Angeles County Code (hereinafter, the County Code) on October 22, 2021.

WHEREAS, the Commission duly considered all facts and records presented on the nomination, including a report from the Director of the County Department of Regional Planning and any and all public comment and testimony; and

WHEREAS, the Commission makes the following findings on the nomination:

1. On August 31, 2021, the Board of Supervisor nominated the subject property as a County landmark pursuant to County Code Section 22.124.080.
2. The Unique Theatre is located at 3641 and 3643 E. 1st Street (Assessor's Parcel Numbers (APN) 5232015014 and 5232015028 respectively), in the unincorporated community of East Los Angeles in the First Supervisorial District.
3. On July 26, 2021, Dean Edwards of the Department of Regional Planning (DRP) and DRP's consulting Architectural Historian, Carrie Chasteen of Sapphos Environmental, Inc. ("Sapphos") inspected the property. The findings of that inspection are detailed in Sapphos' memo, dated October 6, 2021, and are summarized as follows.
4. The approximately 0.41-acre subject property is developed with a two-story building that includes a former movie theater, three ground-floor shops, and second floor apartments accessed from stairs on E. 1st Street, and a two-story single-family residence (SFR) with a detached single-story accessory dwelling unit (ADU). The movie theater building shares a party-wall with the building located on APN 5232015015 (3645 E. 1st Street).
5. The Unique Theatre was constructed in 1927 by an unknown architect.
6. The theater is a rare example of an Art Deco with Classical detailing theatre within unincorporated Los Angeles County. The Art Deco architectural style was popular between 1925 and 1940. Common character-defining features of the style include a linear appearance, geometric blade and marquee signage, glazed brick and decorative paneling as string courses along a building roofline, various use of chevrons and zigzags, and geometrical motifs. Classical architecture usually denotes architecture which is derived from the principles of Greek and Roman architecture. Classical detailing on a building includes symmetry, rectangular windows, and pilasters along the primary façade.
7. The primary façade of the theater faces south toward E. 1st Street. The façade is clad in large brownish-red tiles at the base, and the upper floor is clad in white glazed brick. The primary façade is accented with five symmetrically spaced pilasters. The top of each pilaster is connected with two terracotta belt courses, which framed decorative vents set into the pilasters. Large, rectangular, floral-patterned terracotta panels are offset in the upper floor between the pilasters. The cornice consists of a simple terracotta coping

panel, and tiebacks for seismic retrofit reinforcement are visible. The upper floor windows were multi-light wood, but were largely destroyed in a fire in 2020, which also destroyed the auditorium and roof. Additionally, the fire damaged the upper auditorium brick masonry walls, the roof above the apartments, the interior lobby, and the ADU.

8. The dominant feature of the primary façade is the Art Deco blade sign and marquee. The blade sign features the word “Unique” in channeled neon letters. Decorative scrolls accent the sign, which were also highlighted with neon. The neon tubing is largely extant. It appears metal panels were installed over the lettering channels in the marquee sign.
9. The three original storefronts have been modernized.
10. The movie theater building was previously converted to a retail store and the mezzanine was enclosed.
11. The recessed entry is missing a ticket booth typical of movie theaters of this time period, but retains the terrazzo floors. Additionally, the tapered entry intended to funnel customers into the structure and outside was boxed-out with modern storefronts, which are likely reversible and may expose additional original materials and features.
12. The lobby, located beneath the mezzanine, is accented with sculpted round sconces projecting from the wall that would have been up-lit. Recessed niches accent the space and the stairs to the mezzanine are largely extant. A floral-themed chandelier is centrally located in the lobby. The lobby ceiling and the underside of the mezzanine that projects slightly beyond the lobby into the auditorium are accented with pressed-tin panels. Pursuant to County Code Section 22.14.080, character-defining features are defined as “the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the historic character of an historic resource that must be retained to preserve that character.” Although the lobby was substantially damaged in the fire, there are enough character defining features that survived that the space can be restored.
13. The building’s character-defining features are identified on the attached Exhibit B.
14. The property is eligible for designation because the following designation criteria has been met pursuant to County Code Section 22.124.070.A:
 - a. The structure is 50 years of age or older. The Unique Theatre is 94 years old;
 - b. The structure is associated with events that have made a significant contribution to the broad patterns of history in the community. The site is significantly associated with the Latino community of East Los Angeles. As late as 1970, the Unique Theatre functioned as a Spanish language theater. Additionally, the Unique Theatre functioned as an important community events space for the Latino community, such as hosting the Ms. East Los Angeles beauty contest, fundraisers, and funerals; and
 - c. The structure embodies distinctive characteristics of the architectural style Art Deco with Classical detailing and is a rare example of the architectural style within Los Angeles County.
15. Pursuant to Section 22.124.070.C, the recessed entry and lobby are eligible for designation because they are interior spaces of a property that were held open to the general public and are historically significant for their Art Deco style.
16. The National Park Service defines period of significance as “the span of time during which significant events and activities occurred” associated with the historic site. The period of

significance of the subject property is 1927, when the Unique Theatre was constructed to 1972, the date of the last record of a Latino community event held at the theater.

17. The boundaries of the proposed landmark are depicted in approximation on the attached boundary map and are: one foot north of the northern edge of the mezzanine of the theater building, the eastern boundary of Assessor's Parcel Number (APN) 5232015028, one foot south of the building's primary façade, including its marquee and blade sign, and the western boundary of APN 5232015014. A map of the boundaries is attached as Exhibit A.
18. The garage is utilitarian and is therefore not included within the landmark boundaries.
19. Although the second-floor apartments are included within the landmark boundaries, they were not held open to the public and are therefore not included in the designation.
20. Historic integrity is commonly defined as the ability of a site to convey its historical significance and is the composite of seven qualities or aspects: location, design, setting, materials, workmanship, feeling and association. Due to extensive alterations, the Craftsman style SFR, likely constructed in 1922, lacks sufficient integrity to be included within the landmark boundaries. Additionally, the auditorium lacks sufficient integrity due to extensive fire damage to be included within the landmark boundaries. The movie theater building's primary façade, blade sign, marquee, recessed entry, and lobby extending to the northern edge of the mezzanine are included within the landmark boundary because they retain sufficient integrity.
21. The ADU, which was also likely constructed in 1922, was damaged extensively by fire and therefore lacks sufficient integrity for further evaluation and is not included within the landmark boundaries.
22. Pursuant to County Code Section 22.124.090.A, the County noticed the record owner, 3635 East First Street LLC, of the nomination on September 2, 2021. Parviz Torkian, agent of the LLC, submitted a letter, dated September 23, 2021, indicating that the record owner does not consent to the designation.
23. Pursuant to the provision of County Code Section 22.52.3190, the County notified the public of the hearing. Owners of the subject property and of property located within 500 feet of the subject property were notified by US mail of the public hearing. Additionally, a notice of the public hearing was published in the East LA Tribune and La Opinion newspapers. Finally, the notice of the public hearing was posted on the building on September 21, 2021.
24. To date, no public comments have been received regarding this case.

I hereby certify that the foregoing Resolution was adopted by a majority of the voting members of the Historical Landmarks and Records Commission on October 22, 2021.

Chair Stephen Sass
Historical Landmarks and Records Commission
County of Los Angeles

APPROVED AS TO FORM:

RODRIGO CASTRO-SILVA
County Counsel

By _____
Deputy County Counsel
Property Division

VOTES

Yes:

No:

Abstain:

Absent:

Attachments

- Exhibit A - Boundary Map
- Exhibit B – Character-Defining Features

EXHIBIT A - BOUNDARY MAP



EXHIBIT B – CHARACTER-DEFINING FEATURES

Location	Character Defining Feature
Primary façade	Blade sign with neon tubing
Primary façade	Marquee with accent scrolls
Primary façade	Cornice coping
Primary façade	Glazed brick upper façade
Primary façade	Red tile lower facade
Primary façade	Glazed brick pilasters with rosette and pellet molding
Primary façade	Glazed brick string course
Primary façade	Parapet roofline
Primary façade	Second floor window openings
Recessed entry	Terrazzo flooring
Lobby	Curved sconces and lighting
Lobby	Floral copper/brass chandelier
Lobby	Pressed-tin Arabesque crown molding panels
Lobby	Recessed niches
Lobby/Mezzanine	Pressed-tin panels



October 6, 2021
Job Number: 1005-009
Preliminary Evaluation of the Unique Theatre

MEMORANDUM FOR THE RECORD

2.6 1005-009.M01

TO: County of Los Angeles Department of Regional Planning
(Mr. Dean Edwards)

FROM: Sapphos Environmental, Inc.
(Ms. Carrie Chasteen)

SUBJECT: Preliminary Evaluation of the Unique Theatre

EXECUTIVE SUMMARY

The Unique Theatre, located at 3641 E. 1st Street, in the East Los Angeles community of Los Angeles County, was constructed in 1927. The original architect is unknown. As late as 1970, the theatre functioned as a Spanish language theatre, but it is not known when the theatre ceased showing movies and was converted to a retail space. Based on a review of the *Belvedere Citizen*, the Unique Theatre also functioned as a community events space, such as hosting the Ms. East Los Angeles beauty contest, fundraisers, and funerals. Sapphos Environmental, Inc. (Ms. Carrie Chasteen) conducted a site visit on July 26, 2021, to document the current condition of the buildings on the three parcels associated with the Unique Theatre.

The Unique Theatre is eligible to be designated as a County of Los Angeles (County) landmark pursuant to Criterion 1 for a significant association with the Latino community of East Los Angeles, a neighborhood within unincorporated Los Angeles County, as a site. The Unique Theatre is eligible to be designated as a County Landmark pursuant to Criterion 3 for quality of architecture. The features of the building that are eligible to be designated include the primary façade, blade sign, marquee, terrazzo in the recessed entry, and the interior entry lobby to the northern edge of the mezzanine balcony (approximately the southern quarter of the building).

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INTRODUCTION

The Unique Theatre, located at 3641 E. 1st Street, in the East Los Angeles community of Los Angeles County, was constructed in 1927. The original architect is unknown. As late as 1970, the theatre functioned as a Spanish language theatre, but it is not known when the theatre ceased showing movies and was converted to a retail space.¹ Based on a review of the *Belvedere Citizen*, the Unique Theatre also functioned as a community events space, such as hosting the Ms. East Los Angeles beauty contest, fundraisers, and funerals.^{2,3,4} Sapphos Environmental, Inc. (Ms. Carrie Chasteen) conducted a site visit on July 26, 2021, to document the current condition of the buildings on the three parcels associated with the Unique Theatre. The Unique Theatre shares a party-wall with the building located on Assessor's Parcel Number [APN] 5232015015 (3645 E. 1st Street). A detached Craftsman residence and detached 3-car garage located at 118 N. Townsend Avenue are on the same parcel as the Unique Theatre. The Craftsman is a common example of this style of architecture and has also been altered. The detached garage is utilitarian in design and materials.

The buildings located at 3641 and 3635 E. 1st Street have been substantially altered with changes in exterior cladding, and window openings were infilled. The façade of the buildings differs in style from the Unique Theatre. The storefront windows and doors appear to be updated to accommodate extant retail establishments. The building includes metal rolling security doors along storefront doors and windows.

Additionally, to the east (rear) of the Craftsman there is a detached single-story accessory dwelling unit (ADU). The ADU is a vernacular building with a rectangular footprint and slightly pitched shed roof that was badly damaged in the recent fire. These buildings do not appear eligible for listing in the County Register; therefore, this memorandum for the record (MFR) focuses on the Unique Theatre.

DESCRIPTION

Originally constructed in the Art Deco style with Classical detailing, the Unique Theatre housed an auditorium with apartments on the second floor. The primary façade faces south towards E. 1st Street. The façade is clad in large brownish-red tiles at the base, and the upper floor is clad in white glazed brick. The primary façade is accented with five symmetrically spaced pilasters. The tops of the pilasters are connected with two terracotta belt courses which framed decorative vents set into the pilasters. Large, rectangular, floral-patterned terracotta panels are offset in the upper floor between the pilasters. The cornice consists of a simple terracotta coping panel and tiebacks for seismic retrofit reinforcement are visible. The upper floor windows were multi-light wood but were largely destroyed in a fire in 2020 which resulted in substantial damage and destruction to portions of the building (Figure 1, Primary Façade).

¹ *Belvedere Citizen*, 35(25). [20 June 1968] 23 July 1970. Display Ad, 5.

² "Deadline Feb. 14 Still time to enter Miss East LA Context." 6 February 1969. *Belvedere Citizen*, 36(6): 1.

³ "Lucha Benefit at Unique Theatre Tonight." 26 February 1970. *Belvedere Citizen*, 37(9): 1.

⁴ "Funeral Service Held for Fred Jasso." 13 February 1969. *Belvedere Citizen*, 37(7): 2.



Figure 1. Primary Façade (CDF 3: cornice coping; CDF 5: glazed brick, pilasters, parapet roofline, glazed brick stringcourse)

SOURCE: Sapphos Environmental, Inc., 2021

The primary façade generally appears to be minimally altered (Figure 2, *Unique Theatre*, 1964).



Figure 2. Unique Theatre, 1964

SOURCE: <https://losangelestheatres.blogspot.com/2020/08/unique-eastla.html>

The dominant feature of the primary façade is the Art Deco blade sign and marquee. The blade sign features the word "Unique" in channelled neon letters. Decorative scrolls accent the sign which were also highlighted with neon. The neon tubing is largely extant. It appears metal panels were installed over the channels in the marquee signage to identify the recent commercial tenant, and it is assumed the channels for lettering to identify the current films being shown are extant under the metal panels. The marquee edges were accented with scrolls with neon and are extant (Figure 3, *Blade Sign and Marquee Detail*; Figure 4, *Marquee*).



Figure 3. Blade Sign and Marquee Detail (CDF 1)
SOURCE: Sapphos Environmental, Inc., 2021



Figure 4. Marquee (CDF 2: accent scrolls; CDF 4)

SOURCE: Sapphos Environmental, Inc., 2021

Typically, theatres constructed during this period feature a recessed entry (Figure 5, Recessed Entry Red Tile). A free-standing ticket booth would have been located just under the façade of the upper floor. The flooring would have been accented with terrazzo. The walls creating the entryway would have tapered in, creating a funnel effect for the entrance to the auditorium. A marquee with channel lettering would identify the films that were currently being shown (Figure 6, *El Portal Theatre, North Hollywood*).



Figure 5. Recessed Entry Red Tile, Primary Façade (CDF 6)

SOURCE: Sapphos Environmental, Inc., 2021



Figure 6. El Portal Theatre, North Hollywood

SOURCE: Wikicommons, July 30, 2021

At the Unique Theatre, the ticket booth was removed at an unknown date. The terrazzo is extant (Figure 7, Terrazzo). The entryway was boxed out with modern storefronts; however, this is a reversible alteration.



Figure 7. Terrazzo (CDF 7)

SOURCE: Sapphos Environmental, Inc., 2021

Upon entering the theatre, the lobby was accented with sculpted round sconces that projected from the wall that would have been up-lit as evidenced by the remaining exposed electrical wiring (Figure 8, *Interior Lobby*).



Figure 8. Interior Lobby (CDF 8)
SOURCE: Sapphos Environmental, Inc., 2021

Recessed niches (Figure 9, *Recessed niche*) accented the space, and the stairs to the mezzanine are largely extant. A floral-themed chandelier was centrally located in the lobby (Figure 10, *Floral Chandelier*).



Figure 9. Recessed Niche (CDF 11)
SOURCE: Sapphos Environmental, Inc., 2021



Figure 10. Floral Chandelier (CDF 9)
SOURCE: Sapphos Environmental, Inc. 2021

The mezzanine and lobby ceiling were accented with pressed-tin panels (Figure 11, Mezzanine).



Figure 11. Mezzanine (CDF 10)
SOURCE: Sapphos Environmental, Inc., 2021

The auditorium was largely destroyed in the 2020 fire. The three walls of the auditorium are generally extant, although the uppermost courses of the brick masonry walls were damaged in the fire. The roof was completely destroyed (Figure 12, Auditorium Interior; Figure 13, Auditorium Exterior).

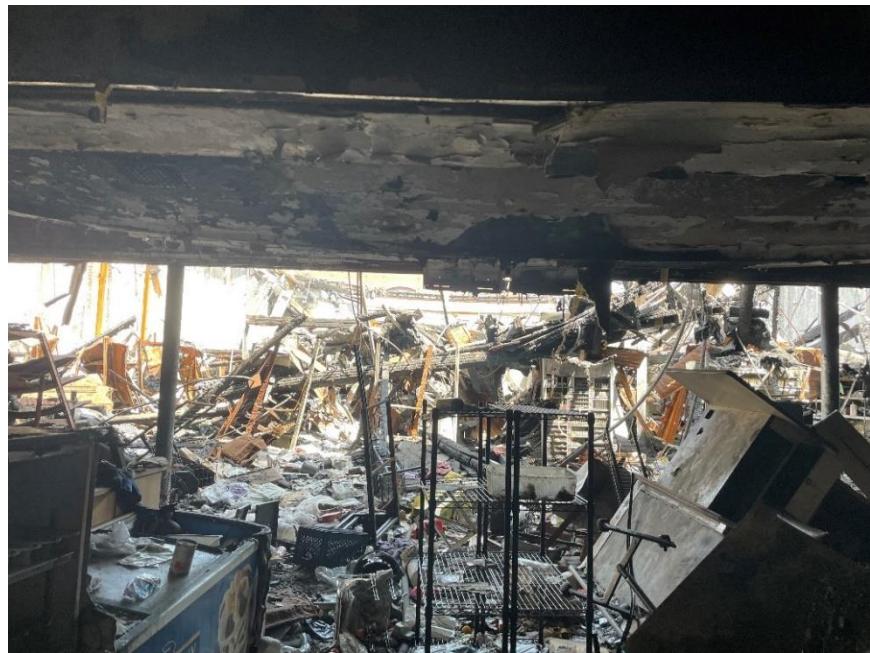


Figure 12. Auditorium Interior (CDF 12)
SOURCE: Sapphos Environmental, Inc., 2021



Figure 13. Auditorium Exterior
SOURCE: Sapphos Environmental, Inc., 2021

The second-floor apartments were damaged during the 2020 fire. The lathe and plaster walls and doors with transoms are generally extant. However, these features sustained water damage as a result of the fire. The roof (with skylights) and windows were largely destroyed (Figure 14, *Interior View of Apartments*).



Figure 14. Interior View of Apartments (CDF 13)
SOURCE: Sapphos Environmental, Inc., 2021

EVALUATION

The Unique Theatre may qualify for inclusion in the County Register pursuant to Criterion 1 for a significant association with the Latino community of East Los Angeles. Brief research indicates this building was used as a community events space. The theater showed Spanish films for the predominantly Spanish-speaking community members. A review of the special census survey of south and east Los Angeles communities indicated in 1960 there was approximately 127,453 people of Mexican American heritage in East Los Angeles. By 1965, the Mexican American population grew to 134,870.⁵ These statistics indicate the large number of Spanish-speaking citizens who migrated to the United States and were first-generation multilingual Americans.

The Unique Theatre qualifies for inclusion in the County Register pursuant to Criterion 3 for quality of architecture for the primary façade, recessed entry, and lobby. The Unique Theatre is a rare example of an Art Deco theater with Classical detailing within unincorporated Los Angeles County. The Art Deco architectural style was popular between 1925 and 1940. Common character-defining features of the style include a linear appearance, geometric blade and marquee signage, glazed brick and decorative paneling as string courses along a building roofline, various use of chevrons and zigzags, and geometrical motifs.⁶ Classical architecture usually denotes architecture which is derived from the principles of Greek and Roman architecture. Classical detailing on a building includes symmetry, rectangular windows, and pilasters along the primary façade.⁷ The remaining features of the primary façade and entry spaces exhibits high quality of design, and embodies the distinctive type, period, or method of construction which would justify its inclusion in the County Register pursuant to this criterion. The features of the building that are eligible for inclusion in the County Register include the primary façade, blade sign, marquee, terrazzo in the recessed entry, and lobby to the northern edge of the mezzanine balcony (approximately the southern quarter of the building) (Table 1, *Character-Defining Features*).

The auditorium and second-floor apartments are not character-defining features of the Unique Theatre and do not contribute to the building's significance.

⁵ "Special Census Survey of the South and East Los Angeles Areas." March 1966. *Current Population Reports: Technical Studies* 23(17):17.

⁶ "What is Art Deco Architecture?" The Spruce. Accessed September 2021. Available at: <https://www.thespruce.com/art-deco-architecture-4797589>

⁷ Fleming, John, Hugh Honour, and Nikolaus Pevsner. 1986. *Dictionary of Architecture*. Third Edition. London, UK: Penguin Books Ltd., 76.

TABLE 1
CHARACTER-DEFINING FEATURES

Location	Character Defining Feature	Figure Number	CDF Number	Condition	Significance
Primary façade	Blade sign with neon tubing	3	CDF 1	Extant	Most significant
Primary façade	Marquee	4	CDF 2	Extant, covered with metal sheeting	Most significant
Primary façade	Cornice coping	1	CDF 3	Extant	Most significant
Primary façade	Accent scrolls	4	CDF 4	Extant	Most significant
Primary façade	Glazed brick façade (upper half)	1	CDF 5	Extant	Most significant
Primary façade	Red tile (lower half)	5	CDF 6	Extant, mostly undamaged, some sections painted black and contain various drilled holes from masonry work.	Significant
Primary façade	Glazed brick pilasters contain Rosette and pellet molding	1	CDF 5	Extant	Most significant
Primary façade	Glazed brick string course	1	CDF 5	Extant	Significant
Primary façade	Parapet roofline	1	CDF 5	Extant	Common
Recessed entry lobby	Terrazzo flooring	7	CDF 7	Extant	Most Significant
Lobby/Mezzanine	Curved sconces and lobby lighting	8	CDF 8	Intact / surface fire damaged	Significant
Lobby/Mezzanine	Lobby ceiling and mezzanine Arabesque panels	11	CDF 10	Fire damaged	Significant
Lobby	Floral chandelier (copper/brass construction)	10	CDF 9	Intact	Most Significant
Lobby	Recessed niche	9	CDF 11	Extant	Significant
Auditorium	Auditorium	12	CDF 12	Destroyed	Destroyed
Second Floor	Apartments	14	CDF 13	Largely extant	Common

RECOMMENDATIONS

In recognition of a potentially significant connection with the Latino community of East Los Angeles and character-defining features associated with its architectural style, it is recommended that the primary façade, terrazzo in the recessed entry, and the lobby to the northern edge of the mezzanine balcony (approximately the southern quarter of the building) be restored in order to maintain this connection and convey the significance of the site. The blade sign, marquee, and floral chandelier should be salvaged, restored, and reinstalled.

Soft demolition/invasive testing should be conducted to determine if the walls and cladding of the recessed entry are extant. In order to conduct the soft demolition/invasive testing for the recessed entry walls, it is recommended that the pop-out storefronts be removed which would expose the terrazzo allowing for a determination of the extent and condition of the remaining material.

Character-defining features of the lobby damaged in the fire should be restored or replicated to the extent possible through the use of cast plaster or similar material. Pressed-tin panels are readily available, and reinstallation in the interior spaces would comply with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (Standards).⁸

No information to determine the original appearance of the auditorium was identified, and reconstruction without documentation could result in creating a false sense of history. Creating a false sense of history is not consistent with the Standards and is strongly discouraged. Sufficient material remains in the apartments to reconstruct these spaces in accordance with the Standards.

Should there be any questions regarding the information contained in this MFR, please contact Ms. Chasteen at (626) 683-3547, extension 102.

⁸ National Park Service, U.S. Department of the Interior. "The Treatment of Historic Properties." Available at: <https://www.nps.gov/tps/standards.htm>