Los Angeles County Metro Area Plan Project

Florence – Firestone Historic Context Statement and Survey Report

SEPTEMBER 2022

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
ACLU	American Civil Liberties Union
AIA	American Institute of Architects
AME	African Methodist Episcopal
CDP	Census Designated Place
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CEQA	California Environmental Quality Act
CFRD	Consolidated Fire Protection District
CHP	California Highway Patrol
CPA	Community Plan Area
CRHR	California Register of Historical Resources
City	City of Los Angeles
County	County of Los Angeles
Department of Regional Planning	LA County Planning
EICC	Educational Issues Coordinating Committee
EPA	Environmental Protection Agency
FEPC	Fair Employment Practice Committee
FAME	First African Methodist Episcopal
FHA	Federal Housing Administration
F&FW	Forester and Fire Warden
GLO	General Land Office
HOLC	Home Owners' Loan Corporation
HPO	Historic Preservation Ordinance
LA	Los Angeles
LACAC	Los Angeles County Arts Commission
LACoFD	Los Angeles County Fire Department
LASD	Los Angeles County Sheriff's Department
LADWP	Los Angeles Department of Water and Power
LAMTA	Los Angeles Metropolitan Transit Authority
LAPD	Los Angeles Police Department
LAT	Los Angeles Times
LAUSD	Los Angeles Unified School District
MAP	Metro Area Plan
MTA	Los Angeles Metropolitan Transit Authority
NAACP	National Association for the Advancement of Colored People
NDT	National Defense Training
NRHP	National Register of Historic Places
ROW	Right of Way
SAUSD	San Antonio Unified School District
SCAG	Southern California Association of Governments

Acronym/Abbreviation	Definition
SCE	Southern California Edison
SCRTD	Southern California Rapid Transit District
UCRC	United Civil Rights Committee
UCLA	University of California, Los Angeles
USC	University of Southern California
VA	Veterans Affairs
WLCAC	Watts Labor Community Action Committee
WPA	Works Progress Administration

Executive Summary

Purpose

The County of Los Angeles Department of Regional Planning (LA County Planning) retained Dudek to prepare a Historic Context Statement and Historic Resources Survey for the unincorporated Los Angeles County (County) community of Florence-Firestone (the Project). Florence-Firestone is one of seven unincorporated communities referred to as the Metro Planning Area, which is one of the County's 11 Planning Areas identified in the County General Plan. The Project included a reconnaissance-level historic resources survey. The findings of the Historic Resources Survey and research presented in the Historic Context Statement will inform, enhance, and streamline the County's historic preservation program by bringing consistency to preservation planning efforts as they pertain to Florence-Firestone.

What is a Historic Context Statement?

Historic Context Statements provide the foundation for identifying and evaluating historical resources and establish a framework for grouping information about resources that share common themes and patterns of historical development. The organization of the document is based on the preferred format and content developed by the National Park Service (NPS) and California's State Office of Historic Preservation (OHP).[1] A Historic Context Statement is a technical document that consists of specific sections recommended by the NPS and OHP. The document organizes information about historic properties by theme, place, and time. Historic context is linked with tangible historic resources through the concept of property type. A property type is a group of individual properties that share physical or associative characteristics. A historic context statement provides a framework for determining the relative significance of properties and evaluating their eligibility for landmark designation.

Florence-Firestone Historic Context Statement

The Florence-Firestone Historic Context Statement presents the history of the built environment of the community from the rancho period under Spanish rule to the present day. Although the land had been inhabited by Indigenous Peoples for centuries prior to the development of the Ranchos, for the purposes of the Historic Context Statement it covers Florence-Firestone from the post-European contact period. The document identifies important themes, events, patterns of development, and describes the different property types, styles, builders, and architects associated with these important periods and themes. This document will also provide registration requirements for the evaluation of historical resources in consideration of both historical significance and integrity requirements specific to the eligibility requirements criteria established by the County for historical resources. Finally, this document will conclude with a discussion of recommendations for future study and action by the County to facilitate its historic preservation program.

[1] Guidelines for Historic Context Statements can be found in the following publications: *National Register Bulletin No. 15 How to Apply the National Register Criteria for Evaluation*; *National Register Bulletin No. 16A How to Complete the National Register Registration Form*; *National Register Bulletin No. 16B How to Complete the National Register Multiple Property Documentation Form; and National Register Bulletin No. 24 Guidelines for Local Surveys: A Basis for Preservation Planning*. Additional California Office of Historic Preservation (OHP) resources and guidelines include the *OHP Preferred Format for Historic Context Statements*, *Instructions for Recording Historical Resources*, and *Writing Historic Contexts*.

Themes Identified for Florence-Firestone

The Historic Context Statement presents significant themes that shaped the development history of Florence-Firestone and have an impact on the built environment. The following themes were identified as significant throughout the community: Agricultural Development; Commercial Development; Industrial Development; Infrastructure and Public Transit; Residential Development; Religion and Spirituality; Parks and Recreation; Education; Civil Rights and Social Justice; Public Art, Music, and Cultural Celebrations; Public and Private Health and Medicine; and Civic Development.

Public Outreach and Methodology

Research for the Florence-Firestone Historic Context Statement and Historic Resources Survey was gathered from both primary and secondary sources held at a variety of local, regional, state, national, and online repositories. Primary sources consulted for this project included historical maps, historic aerial photographs, Sanborn Fire Insurance Company Maps, historical traveler's guides, census data, directories, contemporary historical accounts, and historical photographs. Secondary sources included books, newspapers articles, historical reports, surrounding area historic contexts, SurveyLA documentation pertaining to the adjacent neighborhoods, and online repositories.

A windshield survey of Florence-Firestone was completed to inform the development of the Historic Context Statement. During this survey, descriptive information about buildings and general development patterns and property types in the communities was collected. Photographs were taken of representative properties and specific locations were identified through community outreach and research.

Historical accounts, information, important places, and photographs were provided by the public through the County's project page; an interactive online Historic Resource Mapper developed by Dudek; and community engagement meetings. During community engagement meetings, the public was invited to attend an online meeting to learn about the project, provide comments, contribute information to be used to develop the Historic Context Statement, and identify important local resources for Florence-Firestone.

As part of the community engagement for the Florence-Firestone Historic Context Statement, the document was sent to several community organizations for review and to provide feedback including comments, suggestions, and additional historic images. These community members and organizations included Jonathan Pacheco Bell, MAUP, MLIS, Vice President of the Florence-Firestone Community Organization and Yanel Saenz and Ashley Orona founders of Juntos Florence-Firestone Together. Additional acknowledgement is given to Jeannene Przyblyski, who passed away in 2022, and was the driving force behind *A Paseo Through Time in Florence-Firestone*. All citations within this document refer to the PDF version of the *A Paseo Through Time in Florence-Firestone* and therefore the page numbers differ from the print version. Additionally, Dudek would like to further acknowledge the historical expertise that Jonathan Pacheco Bell provided for the library chapter of *A Paseo Through Time In Florence Firestone* and this historic context statement. Without the contributions from the community stakeholders, this project would not have been possible.

Survey Findings

Dudek completed a reconnaissance-level survey of the 8,206 properties in Florence-Firestone built more than 45 years ago. In collaboration with the LA County Planning, Dudek divided all the properties surveyed into the following categories: Priority Nominations, Eligible for Designation. Important Community Properties, and Not Eligible Properties. Summarized survey findings are as follows:

- Priority Nominations: 26
- Eligible for Designation: 35
- Important Community Properties: 36
- Not Eligible Properties: 8,095

Recommendations

Dudek developed the following recommendations for the purposes of this project: designate historic resources, utilize technology for identification of historic resources, and complete a tree survey for Miramonte Boulevard.

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How to Use This Document

The Historic Context Statement and Historic Resources Survey for the Florence-Firestone Community project (Project) presents a detailed context that identifies important themes and patterns of development, property types, architectural styles, registration requirements, and historic resources survey findings. The Project study area is the Florence-Firestone Community. This document was designed to function as a tool for use by the County of Los Angeles (County), its residents, and property owners to better understand, interpret, evaluate, and protect the County's historical resources located in the Project study area. This document is organized into the following major sections:

1. Introduction provides an overview of the Project's background including descriptions of Florence-Firestone, location, project team, previously conducted studies, and methodology.
2. Methodology provides an overview of the process for researching and developing the Florence-Firestone Historic Context Statement and conducting the historic resources survey. This section includes a breakdown of all methodologies used throughout the project.
3. Regulatory Setting provides an overview of the national, state, and local guidelines for evaluating properties in the County for historical significance and integrity.
4. Historical Background provides a framework for future property evaluations by providing an overview of significant themes and guidelines for the evaluation of historic significance and integrity. A project area timeline as well as a summary table of historical events and resulting current issues is included in this section. Additionally, this section serves as a detailed narrative of the Project study area's history divided into major chronological periods of development that are supported by important themes and patterns of development. The registration requirements of this section provide a discussion of the national, state, and local designation criteria and integrity requirements and identifies associated property types, and registration requirements for assessing historical significance in Florence-Firestone.
5. Significant Themes serve as a detailed narrative of the Project study area's history divided into major patterns of development that are reflected in property types found throughout the community. The registration requirements of this section provide a discussion of the national, state, and local designation criteria and integrity requirements.
6. Architectural Styles provides an overview of all major architectural styles identified as a result of the windshield and reconnaissance surveys. This section includes a representative photograph of each style (organized by property type), the style's associated period of significance in Florence-Firestone, and a list of major character-defining features for each architectural style. This section provides a discussion of the national, state, and local designation criteria and integrity requirements and identifies architectural styles, and registration requirements for assessing historical significance in Florence-Firestone.
7. Survey Findings provides findings from the reconnaissance level survey completed for the project.
8. Recommendations provides recommendations that are intended to guide future planning and preservation efforts for the County and inform policies specific to Florence-Firestone.
9. Bibliography provides a complete list of references for sources cited throughout the document.

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1 Introduction

1.1 Project Description

LA County Planning retained Dudek to prepare a Historic Context Statement and Historic Resources Survey Report for the Florence-Firestone (the Project). The findings of the Historic Resources Survey and research presented in the Historic Context Statement will inform, enhance, and streamline Florence-Firestone's historic preservation program by bringing consistency to preservation planning efforts. Historic Context Statements provide the foundation for identifying and evaluating historical resources and establish a framework for grouping information about resources that share common themes and patterns of historical development. This Project documents Florence-Firestone's built environment from the rancho period to the present, identifies important themes, events, and patterns of development, and describes the different property types, styles, builders, and architects associated with these important periods and themes. The Project also develops registration requirements for resource evaluation that are specific to the County, in consideration of both historical significance and integrity requirements. As part of this project, Dudek's built environment team will develop recommendations for future study/action by the County to facilitate and streamline the historic preservation program.

1.2 Survey Area and Location

The Project study area includes the unincorporated community Florence-Firestone (Figures 1 and 2). Florence-Firestone is located approximately six miles south of downtown Los Angeles and has an area of 3.6 square miles. The community is surrounded on the north, south, and west by the City of Los Angeles and on the east by the City of Huntington Park, City of South Gate, and the unincorporated community of Walnut Park. The community is located between downtown Los Angeles and Downtown Long Beach in proximity to major employment centers, including downtown Los Angeles, the Ports of Long Beach and Los Angeles, and the industrial sector in southeast Los Angeles County. Florence-Firestone is one of seven unincorporated communities referred to as the Metro Planning Area, which is one of the County's 11 Planning Areas identified in the County General Plan. The Metro Planning Area is located in the geographic center of the County.

Florence-Firestone is an unincorporated Census Designated Place (CDP) located in South Central Los Angeles County. The community is located approximately six miles south of downtown Los Angeles and is approximately 3.6 square miles in size with 61,983 people.[2] The two largest land uses in Florence-Firestone are residential (59.3%) and industrial (13.1%), with smaller areas of commercial and mixed uses. Florence-Firestone's community profile is predominantly Latino (93%). Non-Latino Caucasian residents are 0.5% of the population. African-Americans are 6.5%.[3] The dominant employment sectors include production, sales, and administration. Residential property types in Florence-Firestone are single-family and multi-family residences, primarily designed in the Craftsman, Spanish Colonial Revival, Minimal Traditional, and Ranch architectural styles. Public parks, religious properties, libraries, and schools including Roosevelt Park, Washington Park, Presentation of Mary Catholic Church, Graham Library, Edison Middle School, Miramonte Elementary School, and Diego Rivera Learning Complex serve as informal community gathering hubs.

[2] U.S. Census Bureau, "Population: Florence-Graham CDP, California," Quick Facts, accessed December 2, 2021, https://www.census.gov/quickfacts/fact/table/florencegrahamcdpcalifornia/POP010220#POP010220.

[3] U.S. Census Bureau, "Race and Hispanic Origin: Florence-Graham CDP, California," Quick Facts, accessed December 2, 2021, https://www.census.gov/quickfacts/fact/table/florencegrahamcdpcalifornia/RHI725219#RHI725219.

Florence-Firestone's boundaries are roughly East Slauson Avenue to the north, East 92nd and East 103rd Streets to the south, Wilmington Avenue, Santa Fe Avenue, and South Alameda Street to the east, and South-Central Avenue to the west. Surrounding Florence-Firestone to the north, south, and west is the City of Los Angeles with the City of Huntington Park, City of South Gate, and the unincorporated community of Walnut Park located along its eastern border. Major highways and thoroughfares, including California State Route 42 (Firestone Boulevard), East Florence Avenue, East Slauson Avenue, South Central Avenue, and South Alameda Street, either bind or bisect Florence-Firestone. The Metro A Line (formerly Blue Line) runs the length of the community almost directly down the center, splitting the area into east and west. There are three Metro Stations within Florence-Firestone: Slauson, Firestone, and Florence.

1.3 Project Team

The Dudek team responsible for this Project includes Historic Built Environment Lead and Project Manager Sarah Corder, MFA; Senior Architectural Historian Allison Lyons, MSHP; Architectural Historian Nicole Frank, MSHP; and Architectural Historian Kathryn Ahmanson, MHC. Architectural Historians Samantha Murray, MA, and Laura Carias, MA, of South Environmental also provided significant contributions to the project and project deliverables. The entire project team mentioned above meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History, History, and/or Historic Preservation. The project team was also supported by Christopher Starbird, who built the ArcGIS Collector database and provided GIS and mapping support throughout the project.

All project work was coordinated with the County's MAP Project Manager, Patricia Lin Hachiya, AICP, and Historic Preservation Program Coordinator, Dean Edwards. Dudek also worked closely with local community groups and stakeholders throughout the project.

2 Methodology

Historic Context Statement Organization and Period of Study

The organization and content of the document are based on the preferred format presented in the National Park Service (NPS) guidelines of *National Register Bulletin No. 15 How to Apply the National Register Criteria for Evaluation*; *National Register Bulletin No. 16A How to Complete the National Register Registration Form*; *National Register Bulletin No. 16B How to Complete the National Register Multiple Property Documentation Form*; and *National Register Bulletin No. 24 Guidelines for Local Surveys: A Basis for Preservation Planning*. Additional California Office of Historic Preservation (OHP) resources and guidelines were also consulted, including the *OHP Preferred Format for Historic Context Statements*, *Instructions for Recording Historical Resources*, and a white paper on *Writing Historic Contexts*.

The Florence-Firestone Historic Context Statement is generally arranged by themes that relate to the major development periods of the community's history from the rancho period in the early 1800s through 1992. The date of 1992 was chosen as the cut-off date for most of the themes due to the impact the 1992 Los Angeles Uprising had on the community's built environment. While historic context statements and historic resources surveys generally use 40 years as a cut-off, this cut-off would leave a large portion of Florence-Firestone's history unaddressed and would not present a complete history of the community or framework for understanding its built environment. Within each theme, specific periods of significance are included based on the types of properties identified within that theme. The end of each context section includes a summary of the various property types and architectural styles associated with each period of development and defines specific registration requirements for assessing historical significance and integrity.

Community Outreach

Community outreach efforts were completed in two major phases. The first phase of community outreach was completed in the Fall of 2021. This phase included in-person and remote public meetings that introduced the Project team, identified the Project's scope, and outlined the purpose of a historic context statement. As part of this phase, two public data collecting methods were shared as part of the community outreach, which included the Historic Resource Mapper and the project specific email metroareaplan@dudek.com. The Historic Resource Mapper allowed members of the Florence-Firestone community to provide their input on locations of historic interest by adding points, lines, and polygons to their community on the web-based map. The project specific email allowed stakeholders from the Florence-Firestone community to reach out to Dudek directly and submit any historic photographs, legacy business locations, and events that might be helpful for the project.

As part of the community engagement, the document was sent to several community organizations for review and to provide feedback including comments, suggestions, and additional historic images. As discussed in the Executive Summary, these community members and organizations included Jonathan Pacheco Bell, MAUP, MLIS, Vice President of the Florence-Firestone Community Organization and Yanel Saenz and Ashley Orona founders of Juntos Florence-Firestone Together.

In addition to the community organizations, two committees were consulted to gather information and provide assistance in reviewing and providing feedback on technical documents, a Community Advisory Committee (CAC) and a Technical Advisory Committee (TAC). The CAC was comprised of engaged local leaders who live and represent Florence-Firestone.

The TAC was comprised of representatives from various L.A. County Departments, including Public Works, Public Health, Parks & Recreation, Economic Development/Chief Executive Office, Fire, and Civic Arts & Culture.

Literature Review

Research for the Florence-Firestone Historic Context Statement was gathered from both primary and secondary sources held at a variety of local, regional, state, national, and online repositories. Archival materials were predominately assembled from the Los Angeles Public Library, Santa Monica Public Library, San Diego Public Library, and County of Los Angeles archives (including department-specific archives). Resources gathered from these repositories included community plans, planning documents, and relevant books.

Additional primary sources consulted for this project included historical maps, historic aerial photographs, Sanborn Fire Insurance Company Maps, measured architectural drawings, census data, contemporary historical accounts, and historical photographs. Secondary sources include reference books, newspaper articles, magazine articles, and historic context statements. Multiple databases were reviewed to generate a list of historical resource information including the California Historical Resource Inventory Database (CHRID), Built Environment Resource Directory (BERD), the South Central Coastal Informational Center (SCCIC), and the LA County Planning website.

Previous Studies

Community-based plans and specific plans (including Transit Oriented District [TOD] specific plans) are used as General Plan implementation tools within communities or community subareas. Community and specific plans allow the County to assemble land uses and implementation programs tailored to the unique characteristics of a specific site. Brief summaries of the community and specific plans that contain goals and policies relevant to cultural and historical resources and, upon implementation of the Project, would be applicable to communities within the Project study area, are provided below.

Florence-Firestone Community Plan

The Florence-Firestone Community Plan includes various goals related to cultural and historical resources. In summary, these goals and policies include preserving of historic structures, integrating historic buildings, protecting neighborhood character, integrating culture and art spaces, and developing civic spaces for gathering,

Florence-Firestone Transit Oriented District Specific Plan (Proposed)

The Florence-Firestone Transit-Oriented District (TOD) Specific Plan includes a guiding principle related to cultural and historical resources. This Specific Plan incentivizes community-supportive uses, promotes public art and murals, and requires large developments to construct publicly accessible open spaces or other community amenities. Preservation of historically and/or culturally important properties in Florence-Firestone, including the potential identification of a historic district, is also encouraged.

The Florence-Firestone Community Atlas (hereinafter referred to as the Community Atlas) was completed in September 2020 as part of the Florence-Firestone TOD Specific Plan. The Community Atlas identified 98 individual properties of interest in the Study Area that were over 45 years old that exhibited a moderate to high degree of historic integrity of design, materials, and workmanship; and/or possessed historic significance related to the development of the community. For the purposes of the survey in Dudek's study, the Community Atlas results were re-surveyed for current conditions, integrity, and applicable themes from the Florence-Firestone Historic Context Statement.

Reconnaissance Survey

Before the start of the reconnaissance survey, Dudek compiled a Study List of all properties identified during research for the historic context statement, the windshield survey, previously prepared studies for the community, and community engagement efforts. Community engagement and outreach efforts included information shared during community meetings, via the project email address, individual stakeholder meetings, as well as information submitted through the Historic Resource Mapper.

The following sources provided baseline data prior to the survey efforts and helped to highlight potential historical resources within the survey area: Florence-Firestone Community Atlas, Florence-Firestone Transit Oriented District Specific Plan, community engagement efforts, and the Historic Resource Mapper. Following the review of all of these sources, a preliminary survey list was prepared. The preliminary survey list was then combined with study lists developed during the development of the historic context statement and the windshield survey.

Data Management

Following completion of the background research and the preparation of the historic context statement, Dudek gathered background data to map all properties that are within the community boundaries that were constructed more than 45 years ago and would be included in the survey. Once the properties were mapped, Dudek's GIS team built a customized ArcGIS Collector database with a map of the entire survey area. This database included parcel information. Within the database was preloaded information on each parcel, including APN, address, and year of construction from the Los Angeles County Assessor. An additional layer was added to map the Study List and included all properties identified during research for the historic context statement, during the windshield survey, and through community engagement efforts.

Field Methods

The fieldwork for the reconnaissance survey took place in June 2022. The reconnaissance survey involved a detailed and methodical review of each street and individual property within the survey area. During this fieldwork, Dudek collected information for properties and districts that could be considered for additional research and evaluation. Properties that appeared to retain integrity to convey historic significance were recorded in the customized ArcGIS Collector database with a photograph, name, and basic locational information. Properties that were not associated with a business were assigned a name based on their property types, such as Residence or Bungalow Court and were identified by address.

Evaluation Methodology

Following the fieldwork, all properties identified in the field survey were reviewed to establish the following categories of properties defined below:

Priority Nominations: Properties in this category retain a high level of integrity and meet the eligibility standards for a significant theme in the history of the community theme as defined in the Historic Context Statement. These themes include Architectural Styles, Civic Development, Civil Rights and Social Justice, Commercial Development, Industrial Development, Parks and Recreation, Religion and Spirituality, and Residential Development. They may serve as good examples of a specific architectural style or rare property type within the community. Properties in this category were identified by community input or through field survey and research efforts. It is recommended that the nomination of these properties to the County's list of designated historic landmarks be prioritized.

Eligible for Designation: Like priority nominations, properties in this category retain a high level of integrity and meet the eligibility standards for a significant theme in the history of the community as defined in the Historic Context Statement. They may serve as good examples of a specific architectural style or rare property type within the community. These properties may have minor alterations. Alterations that are considered minor are those that cannot be viewed from the public right-of-way, are reversible, or are compatible with the building as it appeared during the period of significance. Properties in this category were identified by community input or through field survey and research efforts. While not priority nominations, these properties appear eligible for designation in the future.

Important Community Properties: Throughout the course of the project, properties were identified as important community properties. These properties may be eligible for designation based on future research. Based on field investigations, properties within this category appeared too altered to convey significance for an architectural style (Criterion 3). Further research beyond the scope of a reconnaissance-level survey would be required to determine if the properties are eligible for designation under themes or areas of significance. These resources are important to the community and have the potential, with additional research, to convey significance for an association with broad patterns of development (Criterion 1) or may be significant for an association with important individuals (Criterion 2); therefore, these properties were flagged for future study.

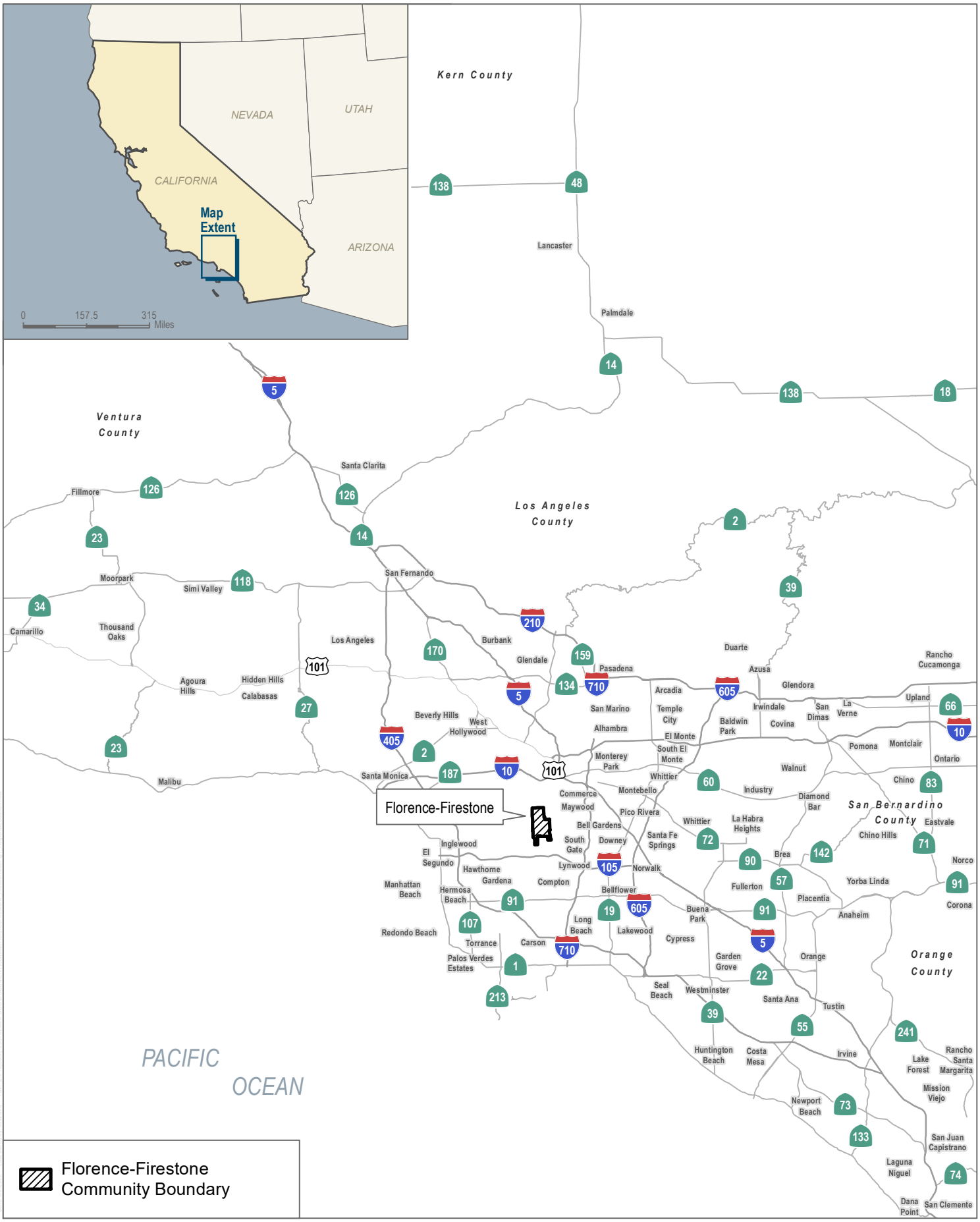
Not Eligible Properties: Through the course of research, public outreach efforts, or field efforts, properties in this category were not identified as having the potential to be historically significant. Even with additional research and preservation or restoration activities, it is unlikely that these properties would rise to the level of significance required for designation.

Exclusions

Properties that fall under the category of Special Property Type Considerations can be found on the list of other property types in the Appendix A, Survey Findings. The properties that fell under this category are as follows:

Parks: Due to the recent evaluation of many Los Angeles County Parks in the Florence-Firestone community, Dudek did not include entire parks on the Priority List. However, if specific buildings or structures within parks were identified by the community or through research for reasons not identified in recent evaluations, the specific building or structure was reviewed. Status codes for Parks are included in Appendix A, Survey Findings.

Schools: The schools within Florence-Firestone are under the jurisdiction of local school districts and not under the County's purview. For this reason, Dudek did not evaluate the schools that were more than 45 years of age within the community but assigned them status codes of 7R: *Identified in Reconnaissance Level Survey: Not Evaluated.*



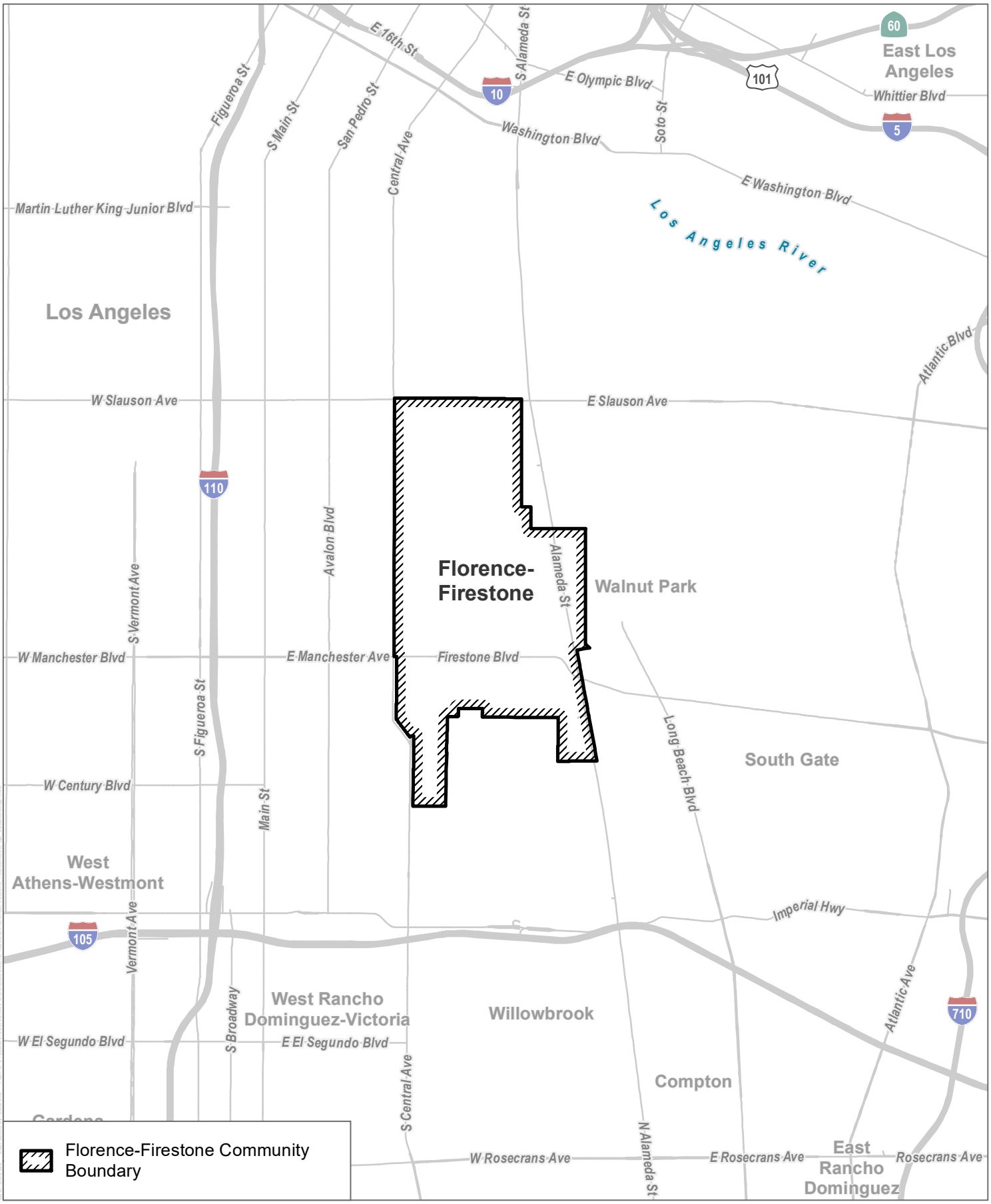
SOURCE: Dudek

FIGURE 1

Regional Location Map

Florence-Firestone Historic Context Statement and Survey Report

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SOURCE: FEMA; Open Street Map 2019; LA County 2021

0 0.5 1 Miles

FIGURE 2

Project Location

Florence-Firestone Historic Context Statement and Survey Report

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3 Regulatory Setting

Federal, state, and local historic preservation programs provide specific criteria for evaluating the potential historic significance of a resource. Although the criteria used by the different programs (as relevant here, the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the County's Criteria for the Designation of Landmarks and Historic Districts) vary in their specifics, they focus on many of the same general themes. In general, a resource need only meet one criterion in order to be considered historically significant.

Another area of similarity is the concept of integrity — generally defined as the survival of physical characteristics that existed during the resource's period of significance. Federal, state, and local historic preservation programs require that resources maintain integrity in order to be identified as eligible for listing as historic. However, the NRHP maintains a higher, more rigid threshold for integrity than the CRHR, noting that properties either retain integrity or they do not.

Federal

National Register of Historic Places

While there is no federal nexus for this project, the subject properties were evaluated in consideration of NRHP designation criteria. 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. 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 that possess 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 these basic evaluation criteria, the NRHP outlines further criteria considerations for significance. Moved properties; birthplaces; cemeteries; reconstructed buildings, structures, or objects; commemorative properties; and properties that have achieved significance within the past 50 years are generally not eligible for the NRHP. The criteria considerations are exceptions to these rules, and they allow for the following types of resources to be NRHP eligible:[4]

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance;
B. a building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
C. a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life;
D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events;
E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
G. a property achieving significance within the past 50 years if it is of exceptional importance.

Once the significance of a resource has been determined, the resource then must be assessed for integrity. Integrity is 1) the ability of a property to illustrate history and 2) possession of the physical features necessary to convey the aspect of history with which it is associated.[5] The evaluation of integrity is grounded in an understanding of 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 retain integrity, a property will always possess several, and usually most, of the seven aspects of integrity:[6]

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property.
4. **Materials** are the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling** is the property's expression of the aesthetic or historic sense of a particular period.
7. **Association** is the direct link between an important historic event or person and a historic property.

4 National Parks Service, *How to Apply the National Register Criteria for Evaluation,* National Register Bulletin 15. January 31, 2022, pg. 25, https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf.
5 Ibid., 44.
6 Ibid., 44-45.

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 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" (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets 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 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 old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

Historical Resources

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" (California Public Resources Code, Section 21084.1; 14 CCR 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 (meeting the requirements of California Public Resources Code, Section 5024.1[q]), it is a "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code, Section 21084.1; 14 CCR 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 (California Public Resources Code, Section 21084.1; 14 CCR 15064.5[a]).

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect 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 15064.5[b][1]; California Public Resources Code, Section 5020.1[q]). In turn, CEQA Guidelines, Section 15064.5(b)(2), states that the significance of an historical resource is materially impaired when a project:

1. 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
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, 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
3. 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 the project would cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance would be materially impaired.

Secretary of the Interior's Standards for the Treatment of Historic Properties

Where a project has been determined to conform with the Standards, the project's impact on historical resources would be considered mitigated to below a level of significance and, thus, not significant (14 CCR 15126.4[b][1]). In most cases, a project that demonstrates conformance with the Secretary of the Interior's Standards is categorically exempt from CEQA (14 CCR 15331), as described in the CEQA Guidelines (14 CCR 15126.4[b][1]):

Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Weeks and Grimmer 1995), the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant.

The Secretary of the Interior's Standards are a series of concepts focused on maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. They function as common-sense historic preservation principles that promote historic preservation best practices. There are four distinct approaches that may be applied to the treatment of historical resources:

- Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
- Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

- Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.
- Reconstruction recreates vanished or non-surviving portions of a property for interpretive purposes.

The choice of treatment depends on a variety of factors, including the property's historical significance, physical condition, proposed use, and intended interpretation. The Guidelines provide general design and technical recommendations to assist in applying the Standards to a specific property. Together, the Standards and Guidelines provide a framework that guides important decisions concerning proposed changes to a historic property.

The following 10 Standards for Rehabilitation are used to determine if a project is in conformance with the Standards for a rehabilitation. To be in conformance, a project must be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Local

County of Los Angeles Historic Preservation Ordinance

The County adopted the Historic Preservation Ordinance (HPO) in September 2015. The HPO established criteria and procedures for the designation, preservation, and maintenance of landmarks and historic districts within unincorporated areas of Los Angeles County. Below, the applicable portions of the HPO are excerpted:

The purpose of the Historic Preservation Ordinance is to:

A. Enhance and preserve the County's distinctive historic, architectural, and landscape characteristics that are part of the County's cultural, social, economic, political, and architectural history;
B. Foster community pride in the beauty and noble accomplishments of the past as represented by the County's historic resources;
C. Stabilize and improve property values in and around the County's historic resources, and enhance the aesthetic and visual character and environmental amenities of these historic resources;
D. Recognize the County's historic resources as economic assets and encourage and promote the adaptive reuse of these historic resources;
E. Further establish the County as a destination for tourists and as a desirable location for businesses; and
F. Specify significance criteria and procedures for the designation of landmarks and historic districts, and provide for the ongoing preservation and maintenance of these landmarks and historic districts.

The County also has the following criteria for the designation of Landmarks and Historic Districts (22.124.070).

A. A structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age or older and satisfies one or more of the following criteria:
    1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located;
    2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located;
    3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located;
    4. It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located;
    5. It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources;
    6. If it is a tree, it is one of the largest or oldest trees of the species located in the County; or
    7. If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.

B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Subsection A, above, and exhibits exceptional importance.

C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under Subsection A or B, above.

D. Historic Districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as a historic district if all of the following requirements are met:

   1. More than 50 percent of owners in the proposed district consent to the designation;
   2. The proposed district satisfies one or more of the criteria set forth in Subsections A.1 through A.5, above; and
   3. The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.

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4 Historical Background

4.1 Timeline of Chronological Periods

1834: Secularization of the California missions and start of rancho land grants [Agricultural]

1845: California became a U.S. territory [Agricultural]

1850: County of Los Angeles created with California statehood [Civic]

1851: Congress passed the California Lands Act [Agricultural]

1856: Daughters of Charity of St. Vincent DePaul opened an eight-bed hospital [Public and Private Health and Medicine]

1862: Homestead Act passed [Agricultural]

1869: Southern Pacific Railroad arrived in Los Angeles [Industrial]

1870: Southern Pacific Railroad established a railroad station at Florence Avenue and South Alameda Street [Industrial]

1872: Formation of the Los Angeles City School District [Education]

1873: Rancho Tajauta is officially patented to Enrique Ávila [Agricultural]

1872: First AME Church established [Religion and Spirituality]

1873: Rancho Sausal Redondo Decision made by U.S. Secretary of the Interior [Agricultural]

1883: Atchison, Topeka, and Santa Fe Railway (Santa Fe) arrived [Industrial]

1888: The County opened the Los Angeles County Hospital and Poor Farm (later, Rancho Los Amigos) [Public and Private Health and Medicine]

1888: Los Angeles County Chamber of Commerce was founded [Agricultural]

1894: The first Los Angeles Sheriff is elected [Civic]

1901: Pacific Electric Railway (PERy or Red Cars) is formed [Industrial]

1905: Union Pacific Railroad is opened [Industrial]

1911: The Great Merger of 1911 between Pacific Electric and the Southern Pacific Railroad [Industrial]

1912: The County Free Library Act is passed [Civic]

1913: City of Los Angeles completed the first Los Angeles Aqueduct [Education]

1914: The Florence Library opens at 1920 East Florence Avenue [Civic]

1915: The Graham Library is established in a brick building on the Graham Elementary School campus [Civic]

1915: Los Angeles Public Health Department appointed John Larabee Pomeroy as the county's first health officer [Public and Private Health and Medicine]

1920: Construction of the Goodyear Tire and Rubber Company factory [Industrial]

1921: Two major oil discoveries in Signal Hill and Torrance [Industrial]

1922: Los Angeles Union Stockyards formed [Agricultural]

1923: Florence Avenue Chamber of Commerce was formed [Commercial]

1924: The first fire protection district for the unincorporated areas of Los Angeles was created under the responsibility of the County Department of Forester and Fire Warden [Civic]

1928: Opening of the Firestone Tire and Rubber Company [Industrial]

1932: Wilmington Oil Field established [Industrial]

1932: County library system was renamed the Los Angeles County Public Library [Civic]

March 10, 1933: Long Beach Earthquake hit the greater Los Angeles area [Commercial]

1934: The Field Act is adopted by the State of California to update building codes tailored to upgrading seismic stability [Education]

1934: The National Housing Act created the Federal Housing Administration (FHA) [Residential]

May 6, 1935: President Franklin D. Roosevelt created the WPA [Parks and Recreation]

1939: Franklin Delano Roosevelt County Park opens at the corner of Graham Avenue and Nadeau Street [Parks and Recreation]

1939: The Home Owners' Loan Corporation creates a redlining map of Florence-Firestone [Residential]

1941: President Franklin D. Roosevelt signed Executive Order 8802 banning discriminatory employment practices by companies engaged in war-related work [Industrial]

1941: Will Rogers Memorial Park (later renamed Ted Watkins Memorial Park) opens to the public [Parks and Recreation]

July 1944: The Department of Recreation and the Department of Parks are merged to form the County of Los Angeles Department of Parks and Recreation [Parks and Recreation]

1946: Henry and Texanna Laws refuse to leave their Florence-Firestone home at 1235 East 92nd Street in opposition of restrictive covenants [Civil Rights and Social Justice]

1947: The County expands Slauson Playground to become Mary McLeod Bethune County Park [Parks and Recreation]

1948: The Supreme Court ruled that restrictive covenants could no longer be enforced in *Shelley v. Kraemer* [Residential]

March 1949: The Consolidated Fire Protection District (CFPD) was established by the Board of Supervisors [Civic]

1951: The Los Angeles Metropolitan Transit Authority (LAMTA) was formed [Infrastructure and Transit]

1953: Harrison-Ross Mortuary opens at 1839 Firestone Boulevard [Religion and Spirituality]

1954: *Brown v. Board of Education* passed establishing racial segregation in public schools as unconstitutional [Education]

October 15, 1955: Firestone Sheriff's Station at 7901 Compton Avenue officially dedicated [Civic]

1956: Florence-Firestone Los Angeles County Health Center (later renamed Tessie Cleveland Community Services Corporation) opens [Public and Private Health and Medicine]

1959: The California Civil Rights Act is authored by Jesse Unruh [Residential]

1961: Three separate entities of the Los Angeles City School District, Elementary School District, High School District, and Junior College, were unified to become LAUSD [Education]

1961: Last run between Los Angeles and Long Beach by Pacific Electric [Industrial]

November 1962: President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid [Residential]

1963: Rumford Act, which specifically prohibited racial discrimination by banks, real estate brokers, and mortgage companies passed [Residential]

1963: *Crawford v. Los Angeles City Board of Education* filled by the ACLU [Education]

1963: The South Gate Five enrolled in the second semester of South Gate High, a predominately all Caucasian school [Education]

1964: Googie-style Florence Car Wash opened at 1663 Florence Avenue [Commercial]

August 11-16, 1965: Watts Uprising [Civil Rights and Social Justice]

December 2, 1965: McCone Commission report published [Civil Rights and Social Justice]

1968: Los Angeles County Engine Company 9 station opens at 7116 Makee Avenue [Civic]

1968: Southern California chapter of the Black Panther Party for Self-Defense (BPP) established under the leadership of Florence-Firestone's Alprentice "Bunchy" Carter [Civil Rights and Social Justice]

March 1968: East L.A. Blowouts protesting the inequality in the public education system [Education]

1968: Civil Rights Act signed by President Lyndon Johnson [Residential]

1969: The Graham Library's current facility opens at 1900 East Firestone Boulevard [Civic]

August 29, 1970: National Chicano Moratorium March [Civil Rights and Social Justice]

January 31, 1971: La Marcha Por La Justicia (March for Justice) occurs in Belvedere Park in East Los Angeles [Civil Rights and Social Justice]

1974: Florence-Firestone Community Neighborhood Park (later renamed Colonel Leon H. Washington County Park) opens to the public [Parks and Recreation]

1977: The Goodyear Tire & Rubber Company's plant is shut down [Industrial]

1981: Ports Advisory Committee was created by the Southern California Association of Governments (SCAG) [Industrial]

1981: Last concert by the Pan Afrikan Peoples Arkestra at Immanuel United Church of Christ [Public Art, Music, and Cultural Celebrations]

1990: "A line" (originally known as the Metro Blue Line on opening) commenced operation by the Southern California Rapid Transit District (SCRTD) [Infrastructure and Transit]

March 3, 1991: Motorist Rodney G. King is beaten by Los Angeles Police Officers in a videotaped incident [Civil Rights and Social Justice]

July 1991: Christopher Commission report published [Civil Rights and Social Justice]

1992: Southern California Regional Rail Authority (SCRRA) founded Metrolink [Infrastructure and Transit]

April 29-May 4, 1992: Los Angeles Uprising [Civil Rights and Social Justice]

1993: The Los Angeles County Metropolitan Transportation Authority (LACMTA) is founded [Infrastructure and Transit]

1999: Fire Station Number 16, located at 8010 Compton Avenue opens for use [Civic]

2018: *A Paseo Through Time in Florence-Firestone* is published. The community history book was co-authored by community members [Education]

2019: The Florence Library is demolished for the construction of an affordable housing development [Civic]

4.2 Historical Events and Impacts

Throughout the course of this project, there were numerous historical events and patterns of development that influenced the current conditions within the Project study area. Table 1 presents a summary of the significant events and themes presented in the Project Study Area Timeline as well as those presented throughout the historical background section of this document. These events and themes were found to have lasting impacts on Florence-Firestone and its built environment. Detailed discussions of these events and themes are also presented throughout the document.

Table 1. Significant Events/Patterns of Development and Current Issues/Lasting Impacts

Significant Events and Themes	Current Issues/Lasting Impacts
March 10, 1933: Long Beach Earthquake ▪ Pre-1933 Oil Over Drilling ▪ 1933 CA Field Act ▪ 1934 Federal New Deal Loan Program	**Construction of Low-rise Schools Lacking Ornamentation** **New Construction Using Modern Materials and Architectural Styles** Florence-Firestone's building stock radically changed after the 1933 Long Beach Earthquake, which destroyed many of its unreinforced masonry or brick commercial buildings and schools. The earthquake, worsened by over-drilling the Los Angeles oil deposits, was the deadliest seismic event in Southern California history, killing 120 people. After the earthquake, the State of California adopted the Field Act, which mandated earthquake-resistant construction specifically for schools. After 1933, school designs reflected these standards and were constructed as one or two-story buildings that lacked ornament. An additional influence on the rebuilding that took place in the aftermath of the 1933 earthquake was the federal New Deal program of loan guarantees. This financing led to the construction of many commercial and residential properties using modern materials and architectural styles.
1930s-1940s: Discriminatory Housing Practices ▪ Redlining ▪ Blockbusting ▪ Restrictive Housing Covenants	**Segregation** Discriminatory housing practices, specifically the creation of redlining maps, "blockbusting," and restrictive housing covenants, resulted in long-term inequality in Florence-Firestone and are recognized as sources of the systemic racism that impacts the community to the present day. Florence-Firestone was redlined, receiving a Red (or D) grade, which left a long-lasting legacy of disinvestment in the community and continued discriminatory housing practices. These practices have affected Florence-Firestone's demographics in almost every way possible. The community's population is heavily segregated as a result of historic racial housing covenants that were common in the 1930s and 1940s and dictated where people of certain racial identities could purchase homes.
1948 and 1965: White Flight ▪ 1948 Supreme Court Shelley v. Kraemer, Struck Down Racially Restrictive Housing Covenants ▪ 1965 Watts Uprising	**Closure of Corporate Business** **Commercial Buildings Converted to Non-Commercial Uses** **Disinvestment in Area** **Loss of Tax Revenue and Funding** **Demographics Shift from Caucasian to African American** White flight within Florence-Firestone occurred in reaction to two events. The first occurred in 1948 when "whites-only" housing covenants were lifted, and African-Americans were permitted to move into homes outside of segregated areas. The second event occurred in 1965 after the Watts Uprising, when Caucasian working and middle-class residents fled

Table 1. Significant Events/Patterns of Development and Current Issues/Lasting Impacts

Significant Events and Themes	Current Issues/Lasting Impacts
	the areas immediately surrounding Watts. Following the departure of white residents, many corporations closed their businesses, leaving only small-scale and local businesses to provide the goods and services necessary for residents. The commercial buildings left vacant by white flight were occupied by noncommercial uses such as storefront churches. Like discriminatory housing practices, white flight represented disinvestment in Florence-Firestone with the loss of tax revenue and funding as well as shifts in demographics. The impact on property values and absence of commercial businesses resulted in a lack of funding for Florence-Firestone's community resources.
August 11-16, 1965: Watts Uprising	Decreased Commercial Uses Deterioration of Schools, Infrastructure and Residences Increased Gang Membership During the Watts Uprising, multiple commercial properties were heavily damaged or damaged beyond repair and required demolition, changing the area's commercial building stock within Florence-Firestone. The Uprising was the result of community frustrations with the government and restrictive housing covenants. The mistrust between the community and government after the Uprising was not resolved. Property values were unable to recover after the 1965 unrest and the area's underfunded community resources, schools, and infrastructure continued to deteriorate. Unlike the aftermath of the Long Beach Earthquake, federal aid did not assist in the rebuilding. African-American homeowners were unable to obtain loans to improve their older residences. Gangs also formed in the aftermath of the unrest. Gang membership escalated in response to entrenched institutional barriers, the mounting police presence in response to the Watts Uprising, rising unemployment, and deteriorated community resources.
1960s-1970s: Social Justice Movements and Organizations (Chicano, Black Panthers, Brown Berets) ▪ 1965 Watts Uprising ▪ 1968 East Los Angeles Blowouts ▪ 1970 The Chicano Moratorium March ▪ 1992 Uprising	Distrust of Government Institutions Installation of Public Art Community-led events during the 1960s and 1970s, including the 1965 Watts Uprising, the Chicano Moratorium, La Marcha Por La Justicia, and the East Los Angeles Blowouts, reflected the frustrations Asian-Americans, African-Americans, and Latinos had with the poor living conditions, racism, and neglect they felt daily. There continues to be distrust between members of minority communities who reside in Florence-Firestone and the government due to how these groups and events were managed. Despite the distrust and violence, these social justice movements and organizations provided members of Florence-Firestone with outlets to voice their thoughts and create a more unified community. This

Table 1. Significant Events/Patterns of Development and Current Issues/Lasting Impacts

Significant Events and Themes	Current Issues/Lasting Impacts
	would inspire later social justice movements and groups. The people, events, and groups involved in these movements have left a mark on the built environment through many public art pieces, including murals throughout Florence-Firestone.
1970s-1980s: Factory Closures	**Replacement of Higher Wage Stable Factory Jobs with Low-wage Unstable Labor Jobs** **Diminished Middle Class** **Demographics Shift from African Americans to Latino** The 1970s brought a shift in industry as multiple large-scale manufacturing plants located just outside Florence-Firestone closed, including the Firestone Tire and Rubber factory. This resulted in a loss of jobs and an end of stable employment for many people living in the community. After the loss of these manufacturing jobs, there was a wave of violent crime that spawned an exodus of African-American residents to places like the Inland Empire and the Antelope Valley, with many even leaving the state. Demographics of Florence-Firestone shifted from being predominantly African-Americans to a majority Latino population. The types of jobs available shifted to a low-wage labor sector and the area's middle class was greatly diminished. Factories that stayed in the area no longer followed the standard of offering well-paying, unionized jobs.
April 29-May 4, 1992: Los Angeles Uprising	**New Construction of Stucco-clad, Flat-roofed Commercial Buildings without Distinct Architectural Styles** **Increased Vacant Lots** Both the 1965 Watts Uprising and the 1992 Los Angeles Uprising were triggered by community members' frustrations with economically depressed conditions. The 1992 Uprising resulted in the damage or destruction of multiple commercial buildings within Florence-Firestone. These were either never replaced, leaving a vacant lot, or replaced with simple, stucco-clad, flat-roofed commercial buildings along major commercial corridors. Regional chain businesses continued to leave the area, creating overwhelmingly vernacular and locally-owned commercial corridors. In residential neighborhoods in Florence-Firestone, walls or fences were added to whole blocks as a form of home protection. Tensions between Korean Americans and African-Americans increased in response to the Uprising in addition to continued distrust between law enforcement and members of the community.

4.3 Community Historical Overview

General Overview of Community History

Portions of Florence-Firestone were part of Rancho Tajauta, but most of the community's land was public as part of the 1873 Rancho Sausal Redondo Decision (see 0 5.1 Agricultural Development). The introduction of rail lines by 1870 provided reliable jobs, affordable transportation, and facilitated the growth of local industries. Starting in the 1920s, the community's development began to expand beyond the rail and streetcar lines both eastward and westward. Large manufacturing plants including the Goodyear Tire Company and Firestone Tire Manufacturers opened just outside the community due to its access to railroads. World War II brought an economic boom to the area, and by the 1940s, the community was almost completely built out. Within twenty years this boom ended, and Florence-Firestone underwent a period of civil unrest, described below, and deindustrialization. Jobs within the community shifted towards low-wage, service sectors with less stable local employment options. This downturn continued into the 1970s and 1980s with corporations being replaced by small, locally owned retail stores. Into the 2000s, the community makeup has been Latino, Caucasian, and African-American. Small businesses continue to operate throughout the community.[7]

Development Overview of Florence-Firestone

The area that would become Florence-Firestone initially developed as ranch land, with the southernmost portion intersecting Rancho Tajauta, while most of the community fell within an area that became public land as part of the Rancho Sausal Redondo Decision. The Rancho Sausal Redondo Decision placed a disputed 25,000 acres of land in the hands of settlers who had claimed the land under U.S. homestead laws from 1858 to 1868. A final decision in 1873 officially gave them title to the land and cleared the way for the area to be subdivided and sold.[8] This land was agrarian, with farms ranging in size from 40 to several hundred acres and producing sweet potatoes, grain, barley, and corn.[9]

The introduction of rail lines put the area on the path of becoming a formalized town. By 1870, the Southern Pacific Railroad had established a railroad station at Florence Avenue and South Alameda Street, connecting the area to the nationwide rail system. The unincorporated districts of Florence and Graham were established during this period as stops along the national Southern Pacific and interurban Pacific Electric Railway railroads.[10] The first post office was established in 1877 and by 1890 the population had grown to 750 people, comprised primarily of European immigrants and people from the eastern United States. Rail lines came with multiple community benefits including providing reliable jobs, affordable transportation, and facilitating the growth of local industries. Starting in the 1900s, immigrants from Mexico were recruited by Pacific Electric to lay tracks and work on the rail lines. Development during this period was concentrated between Compton Avenue and South Alameda Street. [11]

Starting in the 1920s, the community's development began to expand beyond the rail and streetcar lines both eastward and westward (Exhibit 1). The original two separate neighborhoods of Florence and Graham had

7 According to *A Paseo Through Time in Florence-Firestone* the community has had several names including Graham, Starks Palm, Central Gardens, Roosevelt Park, Gage-Holmes, Firestone Park, Roseberry Park, and Florencita Gardens.
8 No Author, "The Sausal Redondo Decision," *Los Angeles Herald*, Nov. 1, 1873, 2.
9 County of Los Angeles Department of Parks and Recreation, *Florence-Firestone Community Parks and Recreation Plan*, October 2010, 6.
10 County of Los Angeles Department of Regional Planning, Florence-Firestone Community Plan, September 2019, 16.
11 County of Los Angeles, *Florence-Firestone Community Parks and Recreation Plan*, 6.

evolved into one community with the name, Florence-Graham.[12] This was later changed to Florence-Firestone named after the community's main commercial thoroughfares, Florence Avenue and Firestone Boulevard.[13] The earliest available aerial photograph of Florence-Firestone dates from 1927 and the community appeared to be mostly developed with single-family and multi-family residences. The community's eastern boundary abutted the Southern Pacific Railroad tracks along South Alameda Street with undeveloped lots, industrial warehouses, and commercial buildings on either side of the tracks. Civic and community organizations such as the chamber of commerce and churches were formed to help the primarily European or Caucasian working-class suburban community. Florence-Firestone's geography and access to railroads made it a prime location for manufacturing facilities. Located just west of the community in the City of Los Angeles was the Goodyear Tire Company, which opened in 1920, and the Firestone Tire Manufacturers, which opened in 1927 in the City of South Gate at the intersection of Firestone Boulevard (formally Manchester Avenue) and South Alameda Street. The Firestone plant employed 2,500 people and was not unionized until the 1930s, which was initiated by a wave of worker activism. The majority of Firestone's workforce was Caucasian, though workers of color fought for access to these jobs.[14] Large schools still present in the community, including Thomas Edison Middle School and Miramonte Elementary School, were developed by the 1920s. The last remaining agricultural lots were located between Nadeau Street and Firestone Boulevard and Hooper Avenue and Compton Avenue.[15] Residential development continued in Florence-Firestone into the late 1930s with several areas remaining vacant, including the agricultural land seen in the 1927 aerial photo.[16]

12 Jonathan Pacheco Bell, "Libraries in the Hood: A Social History of the Florence and Graham Brank Libraries in the Community of Florence-Firestone, 1912-2012," Master of Library and Information Science thesis proposal, (San José State University, 2012).

13 Despite being recognized as Florence-Firestone by the County, multiple sources including the U.S. Census and Google Maps continue to label the community as Florence-Graham.

14 Laura Pulido, Laura Barraclough, and Wendy Cheng, *A Peoples Guide to Los Angeles,* (Berkley, CA: University of California Press, 2012), 142.

15 UC Santa Barbara Library, "Florence-Firestone [aerial photo]," *FrameFinder Courtesy of UCSB Library Geospatial Collection*, 1927, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

16 UC Santa Barbara Library, "Florence-Firestone [aerial photo]," *FrameFinder Courtesy of UCSB Library Geospatial Collection*, 1938, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

Exhibit 1. 1928 aerial of Florence-Firestone between Central Avenue and Alameda Street and Slauson Avenue and Florence Avenue



Source: Flight C-300, Frame K-195, January 1, 1928. Courtesy of UCSB Library Geospatial Collection.

In 1933, as part of the New Deal, the HOLC sought to assess the creditworthiness of neighborhoods through the discriminatory practice of redlining. Redlining was the result of the HOLC creating color-coded maps with boundaries around neighborhoods based on the composition of the community's race and/or ethnicity, income level, and housing and land use types.[17] In September 1939, the Division of Research and Statistics along with the HOLC had a map of Los Angeles created which included Florence-Firestone.[18] The majority of the community was assigned the investment risk grade of Red, which was the worst. Areas that were graded as Red were largely non-Caucasian,

17 Alexis Madrigal, "The Racist Housing Policy That Made Your Neighborhood," *The Atlantic*, May 22, 2014. https://www.theatlantic.com/business/archive/2014/05/the-racist-housing-policy-that-made-your-neighborhood/371439/.

18 Robert K. Nelson, LaDale Winling, Richard Marciano, Nathan Connolly, et al., "Mapping Inequality," *American Panorama*, ed. Robert K. Nelson and Edward L. Ayers accessed March 2, 2022, https://dsl.richmond.edu/panorama/redlining/#loc=15/32.694/- 117.183&city=san-diego-ca&area=A8.

working-class neighborhoods. These areas were labeled as hazardous to invest in and often those that lived in these areas were denied credit, insurance, and healthcare assistance. Residents of the Florence Industrial District (D-60) were described as factory workers, laborers, and Works Progress Administration (WPA) workers with incomes ranging from $700 to $1,500. Areas south of East 92nd Street were included in the Watts District (D-61), which was described as containing the largest concentration of African-Americans in Los Angeles County. The residents worked as service workers, factory hands, laborers, and WPA workers. Both districts were deemed "blighted" and received Red grades, limiting the residents' ability to secure federally-insured mortgages and loans.[19]

On May 6, 1935, President Franklin D. Roosevelt created the WPA to provide jobs and income to the unemployed during the Great Depression. This resulted in communities across the United States receiving funding to build public buildings, regional airports, roads, and parks.[20] In 1938, the Federal government and President Roosevelt issued their approval for the development of the WPA project, the Franklin Delano Roosevelt Recreational Center, at the corner of Graham Avenue and Nadeau Street in Florence-Firestone. The County provided $15,000 as the sponsor contribution. The improvements included grading, landscaping, construction of a children's clubhouse, restrooms, wading pool, picnic area, basketball courts, volleyball courts, and bleachers.[21] Franklin Delano Roosevelt Recreational Center was later known as Roosevelt Park and is one of the oldest parks in the County system.[22]

World War II brought an economic boom to the area and by the 1940s the community was almost completely built out. The land between Nadeau Street and Firestone Boulevard and Hooper Avenue and Compton Avenue was primarily developed with small single-family residences and some duplexes and triplexes. The southern side of the intersection of Nadeau Street and Graham Avenue and the western side of Graham Avenue was developed with commercial properties and had become one of the community's core commercial areas. Franklin Delano Roosevelt Park had been developed at the northeastern corner of Graham Avenue.[23] The defense industry was shrinking while the automotive industry was on the rise. In 1948, "whites-only" housing covenants were lifted, permitting African-Americans to move into homes outside of segregated areas. As African-Americans moved in, Caucasian residents slowly moved out resulting in a period of "white flight" when Caucasian working and middle-class residents fled Florence-Firestone. Discriminatory practices such as "blockbusting" were also used when real estate firms would convince Caucasian homeowners to sell their property at below-market prices then resell those properties at inflated prices to African-American families.[24]

By 1952, historic aerials show the community predominantly as it appears presently. The majority of the land was developed as single- and multi-family residential neighborhoods. The commercial thoroughfares include South Central Avenue, Compton Avenue, Graham Avenue, East Slauson Avenue, Florence Avenue, and Firestone Boulevard. Industrial warehouses, automotive-related businesses, and large-scale commercial properties are located on either side of the train tracks along South Alameda Street.[25]

19 Ibid.
20 History.com Editors, "Works Progress Administration (WPA)," History.com (A&E Television Networks, July 13, 2017), https://www.history.com/topics/great-depression/works-progress-administration.
21 No Author, "Play Center Approved by Board," *Southwest Wave*, Apr. 15, 1938, 17.
22 County of Los Angeles Department of Parks and Recreation, *Florence-Firestone Community Parks and Recreation Plan*, 6.
23 UC Santa Barbara Library, "Florence-Firestone [aerial photo]," *FrameFinder Courtesy of UCSB Library Geospatial Collection*, 1947, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.
24 Richard Rothstein, *The Color of Law* (New York: Liveright Publishing Corporation, 2017), 96.
25 UC Santa Barbara Library, "Florence-Firestone [aerial photo]," *FrameFinder Courtesy of UCSB Library Geospatial Collection*, 1952, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

The 1960s brought civil unrest and deindustrialization to Florence-Firestone. The Watts Uprising, which began on August 11, 1965, further triggered a prejudice-driven mass exodus of Caucasian people from South Central Los Angeles, including Florence-Firestone (please see 5.9 Civil Rights and Social Justice for a discussion of the Watts Uprising). On August 24, 1965, in the immediate aftermath of the uprising, Governor Edmund "Pat" Brown created the Governor's Commission on the Los Angeles Riots. Governor Brown charged the Commission with studying the details of the events; the immediate and underlying causes of the riots; and asked to "…develop recommendations for action designed to prevent a recurrence of these tragic disorders."[26] The McCone Commission, as it came to be called after its chairman John A. McCone, developed a thorough report identifying underlying causes of the uprising and key areas for investment local and state governments should consider to prevent future unrest. However, property values in the areas impacted by the unrest were unable to recover and the neighborhood's underfunded community resources, schools, and infrastructure continued to deteriorate. Unlike the aftermath of the Long Beach Earthquake, federal aid did not assist in the rebuilding and many of the problems identified by the McCone Commission were never remedied.[27]

Factories began moving to outlying areas for cheaper and wider tracts of land. Jobs within the community shifted towards low-wage, service sectors with less stable local employment options. This downturn continued into the 1970s and 1980s.[28] In 1983, the Firestone Tires plant closed, resulting in a massive loss of jobs in the area. Demographics shifted in Florence-Firestone in the 1980s, with low-income African-Americans and recent immigrants from Mexico and Central America taking jobs in the low-wage labor sector.

In 1990, the Los Angeles Metropolitan Transit Authority (MTA) invested $877 million in the construction of the 22-mile Metro A Line (formally Blue Line), which ran down the center of Florence-Firestone. The community had three stops: Slauson, Florence, and Firestone. The area was again the center of racially-charged unrest during the 1992 Los Angeles Uprising. The unrest highlighted the high unemployment, economic disparity, institutional racism, and poverty within the South-Central Los Angeles MAP communities. Businesses along Florence-Firestone's commercial corridors were burned down or looted during the Uprising. Despite being directly affected, the community was not targeted for the "Rebuild LA" investments (which were a public-private partnership) and received no economic incentives to fund rebuilding.

[26] Governor's Commission on the Los Angeles Riots, "Violence in the City; An End or a Beginning?" (Los Angeles, 1965), 58.
[27] Robert M. Fogelson, "White on Black: A Critique of the McCone Commission Report on the Los Angeles Riots," *Political Science Quarterly* 82, no. 3 (1967): 337–67. https://doi.org/10.2307/2146769.
[28] County of Los Angeles, *Florence-Firestone Community Plan*, September 2019, 17.

5 Significant Themes

The following historic context addresses relevant themes concerning the history and development of the community of Florence-Firestone.

5.1 Agricultural Development

Overview

Agricultural development in the Florence-Firestone community begins with the division of the Ranchos under Spanish rule. After the secularization of the California missions in 1834, land that was once under the church's control was redistributed in the form of land grants (ranchos) to loyal citizens. The Rancho boundaries represent the foundation of California's modern land survey system, which developed around these large swaths of land. The Rancho period also witnessed the rise and fall of the hide and tallow cattle industry in Southern California, which dominated the economy for decades until the 1851 California Lands Act and a series of natural disasters in the 1860s collapsed the cattle industry and resulted in the division of the ranchos. Following the decline of the ranchos and the construction of the railroads, agriculture in Los Angeles began to expand and diversify, beginning with vineyards, citrus orchards, and walnuts, while introducing a diversity of fruits and vegetables. The Florence-Firestone community was once dominated by vegetable crops, alfalfa, and strawberry fields. This cultivation took place on small family farms through the early part of the twentieth century, until large-scale professional agriculture started to dominate the industry. Almost an invisible industry today in Los Angeles today, between 1909 and 1949, Los Angeles County was the top agricultural county in the United States.[29]

The Rancho Era (1834-1848)

The California Rancho Era started under Spanish rule in the late eighteenth century when a small number of land grants (approximately 30) were made to individuals as a reward for their military service and loyalty to the Spanish Crown. After Mexico (including present-day California) became independent from Spain in 1821, the practice of granting land to private citizens was continued by the Mexican government, with approximately 750 land grants issued during the Mexican period.[30] Ranchos were a mechanism to populate Alta California, with many coastal areas claimed during the Spanish period for the missions. The vast majority of ranchos were distributed after the secularization of the California missions in 1834 when the Mexican government reduced the missions to the status of parish churches and redistributed the land that was once under the church's control. Many rancho workers were Native Americans who had previously been forced to live under the mission system and who now worked the most difficult jobs on the ranchos.[31]

During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern California export, providing a commodity to trade for goods, and were known as "California banknotes."[32] Rancheros often traded cowhides for clothing, furniture,

29 Rachel Surls and Judith Gerber, *From Cows to Concrete: The Rise and Fall of Farming in Los Angeles* (Santa Monica: Angel City Press, 2016), 10.

30 Karen Clay and Werner Troesken, "Ranchos and the Politics of Land Claims," in *Land of Sunshine: An Environmental History of Metropolitan Los Angeles*, ed. by William Deverell and Greg Hise, 52-66 (Pittsburgh: University of Pittsburgh Press, 2005), 52-66.

31 California Mission Foundation, "The Mission Story – California Ranchos," accessed February 2022, https://californiamissionsfoundation.org/the-mission-story/.

32 Surls and Gerber, *From Cows to Concrete,* 31.

sugar, whiskey, and other goods with American ships anchored off the coast in San Pedro. Hides from Los Angeles were sent to factories in Boston where they were made into leather shoes, boots, and saddles. Tallow (rendered fat) was used to make candles and soap, and rawhide served as a binding material for making quick repairs.[33] "Secularization and the continued strength of the foreign market, in turn, drove an economy centered on ranchos and gave increased prominence to rancheros."[34] Beef did not become economically significant until after the Gold Rush in 1849 when the demand for meat from settlers and miners skyrocketed.

California became a U.S. territory in 1848 with the signing of the Treaty of Guadalupe Hidalgo, which ended the Mexican-American War, and became a state in 1850. Following statehood, political pressure mounted to open new lands to settlers from the eastern U.S. As a result, Congress passed the California Lands Act in 1851, which required that all land titles granted during the Spanish and Mexican periods be reviewed to determine their validity. This proved challenging given that rancho boundaries were not precisely defined, often marked by non-permanent or changing markers such as streams, boulders, and trees.[35] The Act gave landowners two years to file a claim with the State Lands Commission. As a result of this law, many rancheros lost their land or had to sell it to pay their legal fees. "Claims were rejected either because the original grant was made in violation of Mexican land law or because there was no evidence that a grant had been made."[36] Landowners who persevered were often left to deal with squatters who had encroached on their land. Approximately 80% of all claims in California were approved or patented, with the Los Angeles area slightly above average at 83%.[37]

While the Act greatly contributed to the break-up of rancho lands in the Los Angeles area, it was not the sole cause.[38] Horticulture and livestock, based primarily on cattle, were the currency and staple of the rancho system and continued to dominate the Southern California economy through the 1850s. However, a series of natural disasters beginning in 1862 ultimately brought an end to the rancho system. Floods followed by prolonged drought decimated the cattle industry and resulted in the deaths of thousands of animals, bringing financial ruin to rancheros.[39] With no ability to pay their outstanding debts and property taxes, lenders foreclosed on the mortgages, and 10,000-20,000-acre ranches were sold for only $30-60 each. "The inability of the ranchers to pay such trifling sums revealed that California's rancho civilization was indeed incompatible with America's competitive economy."[40] While the drought brought an end to the rancho and cattle era, it also set the stage for the urban sprawl that was to follow. "The era of the open range was ending, and a new age of population and economic growth, driven by modern agricultural development, would take its place. Cattle ranching slowly became a relic."

While the southernmost portion of the Florence-Firestone community intersects Rancho Tajauta, most of the community falls within an area that became public land as part of the Rancho Sausal Redondo Decision, which placed a disputed 25,000 acres of land in the hands of settlers who had claimed the land under U.S. homestead laws from 1858 to 1868. A final decision in 1873 officially gave them title to the land and cleared the way for the area to be subdivided and sold. In addition to the subdivision brought about by the homestead laws, there was also a significant acquisition of land by the railroads that influenced development patterns near railroads.[41]

33 Ibid.
34 Clay and Troesken, "Ranchos and the Politics of Land Claims, 54.
35 Surls and Gerber, *From Cows to Concrete,* 40.
36 Ibid., 57.
37 Ibid.
38 Jeremy Rosenberg, "How Rancho Owners Lost Their Land and Why That Matters Today," *KCET*, accessed February 12, 2022, https://www.kcet.org/history-society/how-rancho-owners-lost-their-land-and-why-that-matters-today.
39 R.M. Fogelson, *The Fragmented Metropolis: Los Angeles, 1850-1930* (Los Angeles: University of California Press, 1967).
40 Ibid.
41 No Author, "The Sausal Redondo Decision," *Los Angeles Herald*, Nov. 1, 1873, 13.

Rancho Tajauta

Rancho Tajauta is roughly bound by Manchester Avenue to the north; Rosecrans Avenue and West Cressy Street to the south; South Mona Boulevard and paralleling Alameda Street to the east; and Hooper Avenue and South-Central Avenue to the west. It overlaps the southernmost portion of the Florence-Firestone community (Figure 3). Rancho Tajauta is bordered on the west and north by a large area that was deemed public land. Its eastern border is adjacent to Rancho San Antonio (Lugo) and its southern border is adjacent to Rancho San Pedro (Dominguez).

In the 1820s, the Ávila family was one of the first to settle in Los Angeles under Mexican rule. Anastasio Ávila (or Ábila) was a prominent and powerful figure who owned thousands of acres of land due to his ties to the Mexican government. In 1843, during the Mexican Period (1821-1848), Governor Micheltorena granted one square league (about 4,500 acres) to Anastasio of what would become known as *Rancho Tajauta* or *Los Cuervos*. From the Gold Rush era into the 1870s, the Ávila family prospered from the cattle industry, with tallow and hides driving the Southern California economy. In 1860, following the Mexican-American War and Anastasio's death, the U.S. Survey General confirmed that 3,559.86-acres of the original grant belonged to his son Enrique Ávila.[42] However, various members of the Ávila family and non-family members claimed shared ownership of the Rancho between 1860 and 1873. Land claims of this type had to remain intact, and individuals could purchase or sell only the entire land claim. Oftentimes, a partition suit was filed in a local state district court to permit division of the land amongst multiple parties. Partition-suit records from the 1860s indicate that as many as 29 individuals, including both family and non-family members, owned shares in Rancho Tajauta.[43] "The evidence suggests that in the mid-to-late 1860s grantees and their heirs may still have controlled a significant portion of the land then in private ownership in Los Angeles County and perhaps in California as a whole."[44] This is true for Rancho Tajauta, which would not be patented (or officially given full, sole ownership) to Enrique Ávila until 1873.

In the 1860s, Enrique Ávila raised flocks of sheep in the area that is now Watts at a time when the wool industry was booming. His prominence in Los Angeles during the Mexican Period continued into the American Period (after 1848), and he was elected County Supervisor for two terms, from 1868 to 1872. Following his time in public office, Ávila returned to work on the family ranch, where he continued to raise sheep and cattle and parceled out hundreds of acres that were eventually subdivided to support smaller farms and residences.[45]

Rancho Sausal Redondo Decision

Rancho Sausal Redondo y Guaspita was granted to Antonio Ygnacio Ávila (or Ábila) by the Mexican Government around 1840. After the grant was confirmed by the U.S. government in 1858, Deputy U.S. Surveyor General Major Henry Hancock surveyed it. Between 1858 and 1868 the land between Rancho Sausal Redondo and Rancho Tajauta was occupied by settlers who claimed the land under U.S. homestead laws. However, further investigation during disputes over these claims determined that Hancock's survey had never been officially confirmed. In 1868, General Rosecrans, who was associated with the settlers who occupied the land under the U.S. homestead laws, procured a new survey, which reduced the size of the original rancho by approximately 8,000 acres. Yet another survey commissioned by Robert Burnett, who had purchased titles from Ávila's heirs, extended the rancho by approximately 20,000 acres. Of the ongoing dispute, the *Los Angeles Herald* noted that "Some of the best

42 Burgess McK. Shumway, *California Ranchos: Patented Private Land Grants Listed by County*, 2nd ed. (San Bernardino: Borgo Press, 2006).
43 Ibid.
44 Clay and Troesken, "Ranchos and the Politics of Land Claims," 59.
45 County of Los Angeles Board of Supervisors, "Supervisor Enrique Avila," accessed February 12, 2022, http://file.lacounty.gov/SDSInter/lac/112200_eavila.pdf.

agricultural lands in the County was covered by this claim, and the unsettled title has been a blockade to the growth of this city and county."[46]

On November 1, 1873, the U.S. Secretary of the Interior made a final decision on a land ownership dispute involving approximately 25,000 acres of land adjacent to the City of Los Angeles that included the present-day Florence-Firestone community. The decision awarded the settlers "associated with General Rosecrans in the location of school lands, the lands in controversy." With the settlement of the case, the land could be subdivided into small tracts for the approximately 800-1,000 people living on the land, with settlers securing a title to their homes through the U.S. Land Office.[47]

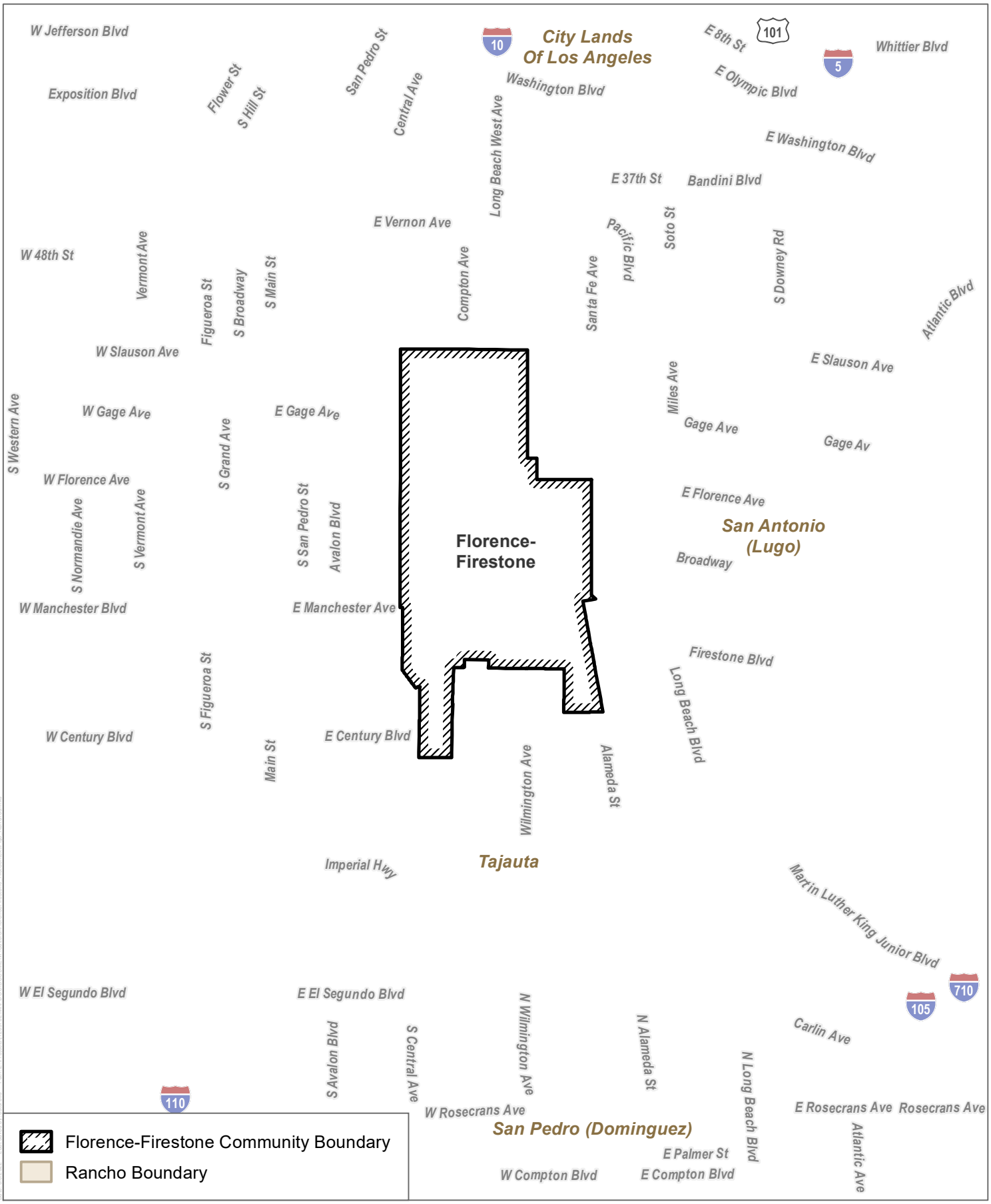
Farming (1850-1959)

Early Farming and the Rise of Industry

The wine industry was established in Southern California during the 1850s at a time when the cattle industry was the dominant agricultural practice in the region. Los Angeles was California's first wine country, long before Napa and Sonoma would become world-famous for their vineyards. In the 1850s, the City of Los Angeles was still a Pueblo, a small village known by its Spanish designation. Native American laborers were exploited for profit in the Los Angeles wine industry, with Pueblo officials using alcohol to "round up" laborers while they were intoxicated. Farmers often paid workers with alcohol instead of money, perpetuating the destructive cycle. Cultivation of wine grapes and the success of the wine industry helped Los Angeles emerge from a village into a small city in the mid-nineteenth century.

Los Angeles grape growers laid the foundation for a crop that would have the most profound impact on Los Angeles: citrus. "What started as a casual experiment by one Los Angeles grape grower, who planted orange trees out of curiosity, grew into a farming empire that left an indelible mark on Los Angeles."[48] By 1870, fifty miles of *zanjas*, open ditches that supplied water to Pueblo residents, spread out across the larger Los Angeles County allowing the citrus and wine industries to expand. An influential factor in the decline of the grape industry was the impact of Pierce's Disease, which spreads by insects and causes vines to die. Citrus was more lucrative than wine and was not susceptible to Pierce's Disease. Over time, many farmers switched out their vineyards for the more lucrative citrus groves and the primary crop in Los Angeles slowly transitioned from grapes to oranges.[49]

46 No Author, "The Sausal Redondo Decision," *Los Angeles Herald*, Nov. 1, 1873, 2.
47 Ibid.
48 Surls and Gerber, *From Cows to Concrete,* 44.
49 Ibid.



SOURCE: Open Street Map 2019; State of California and UC San Diego

FIGURE 3

Ranchos within Florence-Firestone

Florence-Firestone Historic Context Statement and Survey Report

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After the decline of cattle in the 1860s, sheep ranching, and wheat became common in Los Angeles County. After the Civil War disrupted the production of Southern cotton, the demand for wool greatly increased.[50] However, like cattle, sheep ranching became problematic due to a lack of reliable water. In 1861, French Canadian Remi Nadeau moved to Los Angeles and became a well-known local businessman in the Florence area.[51] Nadeau became known for his mining and freight business and owned a farm of nearly 2,400 acres in Florence. He attempted to run a beet-sugar business but after years of failure turned the beet fields into a grape vineyard and orange grove.[52] Between 1868 and 1874, wheat production in Los Angeles County increased. Much of the harvested crop was shipped to Liverpool, England, which was then considered a major grain market in Europe.[53]

The arrival of the railroad in 1876 "radically changed the prospects of Los Angeles area farmers."[54] With the railroad came new options for shipping fruit and other perishable crops long distances. The railroad also brought a surging demand for farm products and land as new settlers arrived. Landowners who had struggled with farming realized that they could make more money subdividing their enormous wheat fields into small family farms and housing tracts, resulting in a "land boom" of sales that reached its peak in 1887. Water was a key component of the land boom, with communities beyond the reach of the *zanjas* relying on new water sources from irrigation companies who used oil-powered drilling to dig wells throughout the County.[55] Chinese immigrants, who had largely arrived in Los Angeles to work on the construction of the railroads, greatly contributed to the success of farming in Los Angeles. Chinese laborers were often hired by Americans who wanted to start vegetable farms that lacked the necessary expertise.

By 1888, the land boom collapsed, leaving behind many inexperienced farmers who often abandoned their small farms. After the amateurs left, the age of professional agriculture in Los Angeles began. Also, in 1888, the Los Angeles County Chamber of Commerce was founded by business and community leaders and became critical in the transition of agriculture to a professional industry. Under the leadership of Frank Wiggins, the Chamber undertook a massive and relentless advertising campaign in the 1880s and "sold Los Angeles to the nation."[56] County leaders and developers described Los Angeles as having rich, fertile soil and a perfect year-round climate that could grow an endless diversity of crops.[57]

As production of citrus, walnuts, and other major crops intensified, so too did the demand for farmworkers.[58] Farm labor was originally primarily done by Native Americans, and then by Chinese immigrants after the completion of the railroads. Between 1890 and 1910, the predominant farm labor force was Japanese immigrants.[59] All non-Caucasian farm laborers – Native Americans, Chinese immigrants, Japanese farmers, and Mexican laborers – were targeted with exclusionary legislation that often prohibited them from owning land of their own to farm.[60]

50 Ibid.
51 Nadeau Street which runs east and west through Florence-Firestone was named after Remi Nadeau.
52 Jeannene M. Przyblyski and Stacey Allan, *A Paseo Through Time in Florence* (Valencia, CA: California Institute of the Arts, 2018), 56.
53 Surls and Gerber, *From Cows to Concrete,* 63.
54 Ibid.
55 Ibid., 66.
56 Ibid., 80.
57 Nancy Redfeather, "Is Early Los Angeles A Model for Food and Agriculture in Hawaii?" *Honolulu Civil Beat,* accessed February 18, 2022, https://www.civilbeat.org/2020/10/is-early-los-angeles-a-model-for-food-and-agriculture-in-hawaii/.
58 Surls and Gerber, *From Cows to Concrete,* 82-83.
59 Ibid., 86.
60 Ibid., 117.

The rise of the oil industry in Los Angeles also greatly influenced the commercialization of farming by making irrigation possible for more farmers. Gas-powered engines allowed water to be pumped from deep underground and led to the expansion of irrigated crops, creating even greater agricultural diversity. By 1910, the County had nearly 8,000 farms.[61] A 1936 map of agriculture and industry in Los Angeles labels Huntington Park, South Gate, and Compton, showing these and surrounding areas like Florence-Firestone as dominated by vegetable crops, alfalfa, and strawberry fields with encroaching urban and manufacturing land uses.[62]

Small Farm Homes

From 1910 to 1930, the concept of "small farm homes" or "little farms" took off with heavy promotion from the Los Angeles Chamber of Commerce and intensified with the irrigation provided by the completion of the Los Angeles Aqueduct in 1913. The Los Angeles Aqueduct was a water conveyance system that connected the waters of the Owens River 233-miles to Los Angeles. The $23 million project was completed by the Los Angeles Department of Water and Power with the intention of brining a more reliable water source to south Los Angeles. The Chamber encouraged families to purchase 2 to 5-acre plots and cultivate the plots with vegetables, fruit orchards, and egg-laying chickens. Scholars have commented that racism was embedded in this promotional campaign, "… there was a dark side to this vision of suburban farming bliss: it was intended for white, middle-class people only. People of color, recent immigrants, and poor or uneducated people were not welcome."[63]

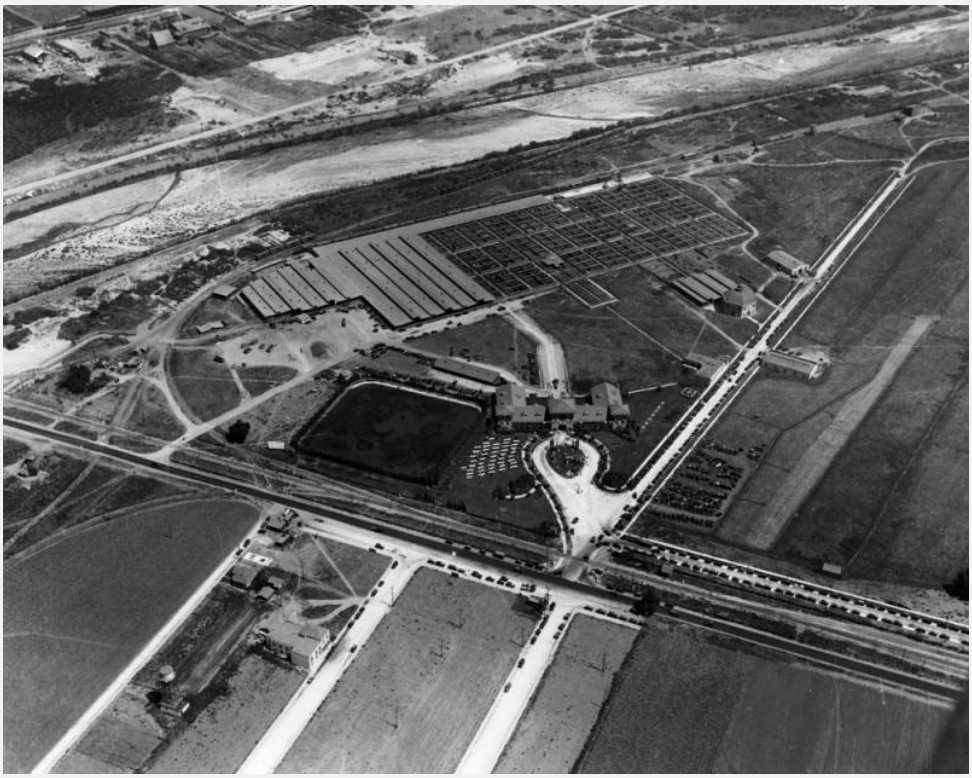
After the 1910s, the only farmland remaining in the Florence-Firestone community reflected this pattern of small farm homes. Historic aerial photographs of the Florence-Firestone community indicate that there was no major farmland left by the late 1920s.[64] The small farm home movement became even more popular during the Great Depression, despite its challenges.

Dairies

By 1925, Los Angeles became the largest milk-producing county in the U.S. as dairies rapidly expanded to meet the increasing demand for milk, butter, and cream. A livestock center was formed in 1922 outside of the Florence-Firestone Community, within the City of Vernon. Called the Los Angeles Union Stockyards, it is credited with revitalizing cattle ranching in Southern California. Southeast Los Angeles, including the cities of Downey, Paramount, Bellflower, Artesia, and Cerritos (originally Dairy Valley), was considered to be "the heart" of Los Angeles County's dairy industry until after World War II when rapid urbanization pushed dairies out of city centers and suburbs (Exhibit 2).[65] Two small dairies associated with this diary industry were located within the Florence-Firestone community in the early 1920s (names unknown). A dairy located at Alameda just north of Florence Avenue contained a milk barn, hay storage shed, large water tank, and a dwelling. A second dairy was identified on the northwest corner of Santa Fe Avenue and Short, which contained a large stable, a sterilizing room, and a small dwelling.[66]

61 Ibid., 91.
62 Federal Writers Project, "Agricultural Income Map for Los Angeles County" and "Agricultural and Industrial Map, Los Angeles County," *Works Progress Administration Photo Collection* 1936, accessed February 18, 2022, https://tessa.lapl.org/cdm/singleitem/collection/photos/id/2557/rec/1.
63 Ibid., 116.
64 National Environmental Title Research, "aerial photos and topography maps," Historic Aerials Courtesy of NETR Online, 1896-1957, https://www.historicaerials.com/viewer.
65 Rick Holguin, "Mooove 'Em Out: Southeast L.A. County Once Had Hundreds of Dairies, But Today Only 3 Survive," *Los Angeles Times*, March 5, 1992."
66 Sanborn Map Company, "Sanborn Fire Insurance Maps: Florence-Firestone," Florence-Firestone, CA, 1867-1970.

Exhibit 2. Aerial view of the Los Angeles Union Stockyards, 1925



Source: Security Pacific National Bank Collection/ Los Angeles Public Library.

The End of Large-Scale Agriculture

What remained of agriculture in the community were the small family farms at the rear of private lots and manufacturing businesses along the Alameda Street and Pacific Electric Railway industrial corridors. While these corridors supported Los Angeles County's booming agricultural industry, they were not large areas of cultivation. Examples of remaining agricultural-related development and industry in the community during the 1920s included a large chicken hatchery along Alameda just south of Florence Avenue; a vegetable packing house adjacent to the Southern Pacific Florence Station; the Los Angeles Pickle Products Co. at Alameda just south of Tweedy Road; the massive American Agricultural Chemical Company factory that spanned from Slauson Avenue to 67th Street; and numerous hay, grain, and feed storage warehouses throughout.

Ethnic discrimination and mistreatment of farm labor were exacerbated as the economy declined during the Great Depression. In particular, Mexican farmworkers were blamed for a shortage of jobs and thousands of laborers were deported to Mexico. Mexican laborers were permitted to return to the U.S. as a solution to labor shortages during World War II and the post-war era. The Bracero Program allowed Mexican nationals to work in the U.S. from 1942 to 1964. During the program, thousands of Mexican-Americans labored on farms across Los Angeles County.[67]

67 Ibid., 147.

By the mid-twentieth century, new residential subdivisions and freeway developments began to overtake farmland, with the land devoted to agriculture falling by more than 40 percent in Los Angeles County between 1950 and 1959. It became increasingly challenging for farmers to stay in business, as farm property was often taxed at the higher rate used for residential development, and neighbors complained of foul smells emanating into their new suburban homes. It was at this time that dairies were relegated to southeast Los Angeles or northeastern areas outside County lines. By the late 1980s, as land prices rose, most farmers in Los Angeles had no choice but to sell their land to eager developers. Visible evidence of the existence of historic agricultural practices in the Florence-Firestone community is extremely limited in the present day to very few large-scale lots, a small amount of open land, and a limited number of rows of trees. There remains a small number of citrus trees in some Florence-Firestone residents' yards, particularly along Hooper Avenue.[68] There are no longer widespread citrus cultivation, small farms, dairies, or cattle.[69]

The pattern of historic farming in the MAP areas reveals a troubling truth about the food deserts many of these communities are in the present day. “It’s a paradox that exists in much of Los Angeles County: communities where people have limited access to healthful food sit right on top of what was once rich farmland that grew an abundance of fresh produce.”[70]

5.1.1 Registration Requirements

Associated Property Types

Initial research indicates there are no extant, previously undesignated properties with the potential to represent agricultural development in Florence-Firestone. Significant property types discussed in the theme for agricultural development in Florence-Firestone include ranchos and associated buildings; sheep and cattle ranches; citrus or walnut ranches; small farm homes; stock yards; and dairies. None of these property types are extant and undesignated in Florence-Firestone today; therefore, registration requirements were not developed for this theme.

The legacy of agricultural development is evidenced today in land use and development patterns established throughout Los Angeles County, with much of the last two centuries of agriculture and modern development continuing to follow the original rancho boundaries. While few resources in the built environment have an association with agricultural development, cities and communities frequently use or incorporate the original rancho name in their names and neighborhoods.

68 Przyblyski and Allan, *A Paseo Through Time in Florence*, 53.
69 Sanborn Map Company, “Sanborn Fire Insurance Maps: Florence-Firestone,” Florence-Firestone, CA, 1867-1970.
70 Surls and Gerber, *From Cows to Concrete*, 91.

5.2 Commercial Development

Overview

Commercial development in Florence-Firestone paralleled other types of development, including the development of transportation, residences, and infrastructure. In the early 1900s, commercial properties were concentrated near the railroads and streetcar lines, and railroad stations at Florence Avenue and Alameda Street. Starting in the 1920s, the community's development began to expand beyond the rail and streetcar lines, both eastward and westward. This included its commercial development. Buildings from this time were pedestrian-oriented with street-facing entrances flush with the sidewalk, larger picture windows, and shared party walls. Shared party walls were intended to decrease building costs by constructing one wall that could be used on either side by two separate tenants. The popularization of the automobile brought with it the decentralization of commercial properties. Properties developed after the advent of the automobile featured setbacks and parking lots with attention-grabbing signage to encourage motorists to stop or provide enough information for a driver moving at a rapid pace. Civil unrest in the 1960s and 1990s had a large impact on Florence-Firestone's commercial building tenants. Businesses suffered considerable damage, resulting in the departure of many major corporations. Storefronts were then occupied by locally-owned small businesses, which continue to dominate the community's commercial landscape. The community has six commercial corridors with historic age buildings, these are located along Florence Avenue, Firestone Boulevard, Central Avenue, Compton Avenue, Graham Avenue, and Slauson Avenue.

Early Commercial Development (1870-1932)

The development of early commercial corridors in Florence-Firestone paralleled the expansion of railroad and streetcar lines. By 1870, the Southern Pacific Railroad had established a railroad station at Florence Avenue and South Alameda Street, connecting the area to the nationwide rail system. The early 1900s brought advancements to public transportation, including the electrification of streetcar lines and the formation of the Pacific Electric Railway Company. The unincorporated districts of Florence and Graham were established during this period as stops along the national Southern Pacific and interurban railroads.[71] Neighborhoods with rail lines running through them became the backbone for commercial and residential development, transporting people to the areas along the railroad corridors.

Development boomed in the 1920s when real estate investors began constructing large tracts of small and affordable single-family residences. These residential tracts were strategically located adjacent to rail lines, factories, and assembly plants, which offered new homeowners access to jobs and public transportation.[72] In 1923, the Florence Avenue Chamber of Commerce was formed to encourage property owners to develop Florence Avenue with new businesses, push for an alternative way for pedestrians to cross the Pacific Electric Railway tracks at Florence Avenue, and widen the street into a boulevard.[73] Commercial properties from this period were pedestrian-oriented with no setback or room for automobile parking and arranged in linear rows on main thoroughfares. Solid commercial blocks were developed, either one- or two stories in height with retail on the ground floor and residences or offices on the second floor. Architectural styles included Brick Commercial or False Front Commercial constructed out of unreinforced masonry. Areas such as Florence-Firestone's Florence Avenue between Miramonte Boulevard and Central Avenue were constructed in the 1920s and display these features.

71 County of Los Angeles Department of Regional Planning. *Florence-Firestone Community Plan*, 16
72 Los Angeles County, *East Los Angeles 3rd Street Corridor Specific Plan,* November 12, 2014, A2-A6.
73 No Author, "Organization is formed to Help Avenue," *Los Angeles Times*, Nov. 21, 1923, 13.

Architectural elements and ornament from Period Revival styles, including Spanish Colonial Revival and Renaissance Revival, were also used in more monumental and corner commercial buildings. By the 1920s, sign advertising had advanced from painted signs to neon, with incandescent bulbs spelling out letters or creating patterns and shapes.[74] Neighborhood theaters frequently utilized neon on their marquees to add visual interest. A popular method of theater construction was integrating them into a standard business block with a recessed entry with only the sign and marquee providing differentiation from the commercial block. Residential tract developments frequently included the construction of commercial properties, including theaters. Florence-Firestone theaters from this period included the Florencita Theater (demolished) at 1830 Florence Avenue constructed in 1927 and the Fox Florence Theater (demolished) at 1536 Florence Avenue in 1932. The Fox Florence Theater cost $400,000 to construct and had seating for 2,200. It was designed in the Spanish Colonial Revival style by architect S. Charles Lee (Exhibit 3).[75] Lee was a prolific and celebrated architect of movie theaters throughout Southern California.

Exhibit 3. Fox Florence Theater, 1536 Florence Avenue, circa 1932



Source: Los Angeles Public Library Legacy Collection/ Los Angeles Public Library.

Programmatic architecture also had a presence in Florence-Firestone during this period of development. Examples of programmatic architecture were found throughout Los Angeles County. The goal of programmatic architecture was to capitalize on the growing automobile culture and clearly show the goods and services available at a commercial establishment by shaping the building in the form of the goods. Programmatic designs seen throughout

74 SurveyLA Citywide Historic Context Statement, *Commercial Development/Commercial Signs*, City of Los Angeles Department of City Planning, July 2016, 10.

75 No Author, "New Theater to Open Soon," *Los Angeles Times*, Mar. 31, 1932, 27.

Los Angeles include a barrel, a tamale, a camera, and multiple rooftop donuts. In the early 1930s, Arthur Whizin constructed 18 buildings in the shape of Chili Bowls, which used the slogan "We cook our beans backward-you only get the hiccups."[76] One of the 18 Chili Bowl buildings was constructed in at 2230 E Florence Avenue (extant, outside Florence-Firestone boundaries) as a circular building with tiles surrounding the top and bottom resembling a bowl.

Post-Long Beach Earthquake Commercial Development (1933-1964)

Florence-Firestone's commercial building stock radically changed in the evening hours of March 10, 1933, when the 6.4-magnitude Long Beach Earthquake hit the greater Los Angeles area. Commercial buildings and schools, which were typically constructed using unreinforced concrete or brick, were largely destroyed. The earthquake, worsened by over-drilling the Los Angeles oil deposits, was the deadliest seismic event in Southern California history, killing 120 people. In the rebuilding that took place in the aftermath of the 1933 earthquake, the federal New Deal program of loan guarantees led to the modernization of many commercial properties both in materials and architectural style upon their reconstruction. New materials included glass blocks, structural glass, neon, and aluminum. Commercial architectural styles grew to include Art Deco and Streamline Moderne with ornament including zigzags, chevrons, repeating forms, stylized florals, and stepped arches.[77] Examples of these styles in Florence-Firestone included the Gentry Theater (substantially altered) at 6526 Compton Avenue built in 1937 and designed by S. Charles Lee and the commercial buildings at 1625-1635 Florence Avenue (extant) and 1801 Florence Avenue (extant), which displayed Art Deco ornament including vertical projections with geometric floral fluting. The commercial building at 1801 Florence Avenue was originally constructed as the first branch of the Florence National Bank in 1924 and was later purchased by Bank of America and updated in the Art Deco style (Exhibit 4).[78]

76 Cecilia Rasmussen, "City of Angles: The Zany Side of L.A.'s Architecture," *Los Angeles Times*, Apr. 13, 1992, 28.
77 City and County of San Francisco, *Neighborhood Commercial Buildings Historic Context Statement, 1865-1965*, San Francisco Planning Department, February 17, 2016, 79-80.
78 No Author, "Bank at Florence," *Los Angeles Times*, Dec. 29, 1924, 25.

Exhibit 4. Bank of America building, formerly the Florence National Bank, 1801 Florence Avenue, 1952



Source: J. Paul Getty Trust. Getty Research Institute, Los Angeles, Julius Shulman photography archive, 1936-1997. Series IV. Job numbers, 1934-2009.

The increasing popularity of automobile travel in the 1930s and 1940s and the movement towards highways resulted in a large-scale change in commercial architecture. The commercial architecture needed to accommodate automobiles, which it did through surface parking lots, setbacks, and separation from other buildings. New building types emerged, including drive-in restaurants, drive-in theaters, car washes, gas stations, and motels. Commercial property types were increasingly decentralized from the city center due to the increase in mobilization. Architecture and signage by the 1950s had to be visually interesting and quickly read to capture the attention of passing cars.[79] This was completed using bold neon letters, vibrant colors, futuristic and geometric shapes, and unexpected building forms.

Compared to earlier pedestrian-oriented and streetcar commercial buildings, post-World War II commercial buildings were developed independently of each other as stand-alone structures. Architectural styles for the commercial architecture of this time included Googie, Mid-Century Modern, and programmatic architecture. In June 1964, the Googie-style Florence Car Wash opened at 1663 Florence Avenue (extant) and was advertised as "One of the nation's most beautiful and best-equipped car washes to serve the most discriminate customer."[80] The car wash utilized multiple types of signage and ornamentation to grab the attention of passing vehicles on Florence Avenue including neon, a freestanding sign with a clock and arrow, and curving vertical pylons that pierced the roof (Exhibit 5).

79 Alan Hess, *Googie Redux: Ultramodern Roadside Architecture*, (San Francisco: Chronicle Books, 2004) 44-55.
80 No Author, "Grand Opening," *Southwest Topics-Wave*, June 25, 1964, 35.

Exhibit 5. Newspaper advertisement for the recently opened Florence Car Wash located at 1663 Florence Avenue, 1964



Source: "Grand Opening," *Southwest Topics-Wave*, June 25, 1964, pg. 35.

Commercial Development After the Uprisings (1965-1993)

The 1965 Watts Uprising took place over six days. Between 31,000 and 35,000 adult participants caused over $40 million in property damage. According to the McCone Commission report, a commission under then-Governor Pat Brown that studied the aftermath of the uprising, the totals for businesses and private buildings impacted as a result of the uprising included 275 damaged and/or burned; 192 looted; 288 looted, damaged and/or burned; and 207 destroyed.[81] The immediate result was a period of "white flight" when Caucasian working and middle-class residents fled the areas immediately surrounding Watts, including Florence-Firestone.[82] Following the "white flight," many corporations followed suit and closed their businesses in these areas, leaving only small-scale and local businesses to provide the goods and services necessary for residents. Despite the McCone Commission report articulating multiple community-improvement suggestions, there was a limited follow-up from the government to implement these suggestions. Residents were charged with reconstructing their communities, and individual business owners were charged with financing the repair and rebuilding of businesses.[83]

Florence-Firestone in the 1960s and 1970s became deindustrialized. Factories that opened in the 1920s including the Firestone Tire and Rubber plant (partially demolished), which had provided a steady job market, closed to move operations to outlying areas with more space, cheaper land, and less of the perceived social ills of the urban core.[84] Commercial corridors with retail establishments, primarily comprised of one-story retail stores and gas stations, replaced the manufacturing facilities. The employment opportunities within Florence-Firestone and its immediate neighborhoods were extremely limited as manufacturing left the area. Warehouses and automotive businesses

81 Governor's Commission on the Los Angeles Riots, "Violence in the City; An End or a Beginning?" 58.
82 Aron Ramirez, "On Race, Housing, and Confronting History," *Downey Patriot*, July 10, 2019. thedowneypatriot.com/articles/on-race-housing-and-confronting-history.
83 History.com Editors. "Watts Rebellion." History.com. A&E Television Networks, September 28, 2017. https://www.history.com/topics/1960s/watts-riots.
84 Los Angeles County, *Florence-Firestone Community Plan*, 17-18.; According to Jonathan Pacheco Bell, MAUP, MLIS, the Firestone Tire and Rubber plant moved its operations to Mexico and Latin American under industrialization.

such as car repair, glass repair, and tire retailers were constructed along Alameda Boulevard. Compared to the number of employees the 1920s manufacturing plants were able to employ, these businesses were small in scale and paid less due to the lack of union oversight. In architectural form, the buildings were unremarkable with little ornament and a high number of alterations due to frequent tenant changes. The 1980s were considered the end of neon and other hand-designed signage, replaced by computer-generated and mass-produced vinyl, plastic, and metal cutouts. Post-1980 signage can be seen along Florence Avenue and Firestone Boulevard, replacing the broken and no-longer-illuminated signs from earlier decades.[85]

By 1990, commercial properties within Florence-Firestone were primarily small community shopping centers or commercial strips along major vehicular arterials and intersections. Commercial strips refer to low-slung commercial buildings with front parking lots and tall auto-oriented signs that line wide thoroughfares extending from downtowns into suburbs.[86] Compared to commercial development from the 1920s, these buildings were set back with parking taking priority over the building and the pedestrian's experience of the building. Commercial uses in strip configurations were identified as negatively impacting some residential neighborhoods due to traffic, lack of parking, fumes, and noise. As a result, most residents conducted their retail shopping outside of the area. This was also identified as a problem in that the community failed to capture the economic benefits of retail sales because residents were shopping in the surrounding areas and not within their own community.[87]

Florence-Firestone experienced another series of civil unrest between April 29 and May 4, 1992, referred to as the 1992 Los Angeles Uprising. Businesses were looted and set on fire, resulting in an approximated $1 billion in damage and the loss of 20,000 jobs.[88] The community worked to reconstruct demolished buildings, replacing them with simple, stucco-clad, flat-roofed commercial buildings along major commercial corridors. Depending on their lot, they would either be standalone buildings or in a row with other buildings. While some businesses were rebuilt, others remained vacant such as Florence-Firestone's former Newberry's Shoe Store (1552 Florence Avenue), which has been left vacant since 1992.

The lack of big box stores, losses of buildings due to natural disasters (notable earthquakes in 1933, 1971, and 1994), civil unrest (notably in 1965 and 1992), and shifting demographics have caused Florence-Firestone's commercial landscape to be overwhelmingly utilitarian in design. There is a large concentration of small, locally-owned establishments such as corner markets, liquor stores, bakeries, pet shops, taquerias, check-cashing stores, pawnshops, nail salons, clothing stores, repair shops, beauty parlors, and hamburger, fried chicken or fish stands.[89] These businesses frequently occupied buildings that were not originally constructed for commercial use, such as residences. Residences were modified with the installation of storefront windows and doors, ramps, and commercial signage. A number of these locally-owned establishments can be classified as "legacy businesses," which are businesses that have been in operation for over twenty years and serve as anchors in their communities.[90] In Florence-Firestone, legacy businesses were primarily located along Florence Avenue near the intersection of Holmes and Florence Avenues. These included El Paraiso Fruit and Ice Cream Bars (1760 Florence Avenue), Boys Burgers (1774 Florence Avenue), Elias Pet Shop (1808 Florence Avenue), and Pancho's Bakery (1759 Florence Avenue) (all extant). Businesses such as Elias Pet Shop have brightly colored, painted signage on

85 SurveyLA, *Commercial Development/Commercial Signs*, 20.
86 ICF International and Freedman Tung & Sasaki, "Restructuring the Commercial Strip," accessed March 3, 2022, https://nacto.org/wp-content/uploads/2015/04/Reconstructing-the-commercial-strip ICFinternational.pdf,
87 County of Los Angeles, *West Athens/Westmont Community Plan*, March 15, 1990, 10-11.
88 The Staff of the Los Angeles Times, *Understanding the Riots*, (Los Angeles, CA: Los Angeles Times, 1992) 110.
89 Pulido, Barraclough, and Cheng, *A Peoples Guide to Los Angeles*, 122.
90 "Celebrating Legacy Businesses," *Los Angeles Conservancy*, accessed March 1, 2022, https://www.laconservancy.org/issues/celebrating-legacy-businesses.

their building surface to attract attention. Other businesses used murals less as signage or advertising and more as an affiliation with the community's heritage. One example of this is the Virgen de Guadalupe mural on the Holmes Avenue elevation of Pancho's Bakery (Exhibit 6). There remain very little entertainment venues within Florence-Firestone after the demolition of the majority of its original theaters. Residents typically travel outside the community to go to the movies, see a play, or attend a concert.[91]

Exhibit 6. Virgen de Guadalupe mural located on the Holmes Avenue elevation of Pancho's Bakery, 1759 Florence Avenue, 2022



Source: Google Street View, May 2022.

Commercial Corridors

This section profiles the major historical commercial corridors within Florence-Firestone, including their general development patterns and boundaries. Specific buildings, events, and architectural styles relevant to the commercial development of the community are also discussed in the previous section of the Commercial Development theme.

Florence Avenue

Florence Avenue is one of the primary commercial corridors in Florence-Firestone. The corridor runs east to west the length of the community from Central Avenue to Alameda Street and is a major throughfare through most of Los Angeles County. It is known as the "Florence Mile," and has the most commercial and pedestrian activity in the community, particularly between Graham Avenue and Compton Avenue. Overall, Florence Avenue consists of large footprint commercial buildings with large lots. Florence Avenue has been the primary commercial street in the community since its founding.[92]

91 Information provided by Jonathan Pacheco Bell, MAUP, MLIS.
92 County of Los Angeles, *Florence-Firestone Community Plan*, 56.

In 1870, Southern Pacific and Pacific Electric Railroads laid down tracks through the area and constructed a railroad station on Florence Avenue and Alameda Street. The name Florence-Firestone may have originated from this station.[93] In 1922, Florence Avenue was widened into a 100-foot paved main crosstown thoroughfare connecting the beaches and coastal towns to the inland.[94] By the 1930s, multiple commercial buildings developed on Florence Avenue, including two movie theaters, the Florencita Theater and the Fox Florence Theater. Most of the properties constructed along Florence Avenue were built before 1941 with no street setback and adjoining party walls.

Automotive-related industries and attention-grabbing signs were constructed starting in the early 1950s using neon, blade signs, and Googie-style architecture. By the 1960s, buildings constructed in the 1920s and 1930s that had survived the Long Beach Earthquake were demolished. The Florencia Theater was demolished and later replaced with a car wash and the Fox Florence Theater was demolished and later replaced with a Rite Aid drug store. In 1964, Florence Car Wash was built at 1664 Florence Avenue and, due to its size and Googie-style architecture, became a focal point of the commercial corridor.

Firestone Boulevard

Firestone Boulevard is another significant commercial corridor in Florence-Firestone and runs east to west as the farthest south commercial corridor within the community. The corridor runs the length of the community from Central Avenue to Alameda Street. The street was originally called Manchester Avenue. In 1927, the Firestone Tire and Rubber Company plant was opened at the intersection of Firestone Boulevard (then Manchester Avenue) and South Alameda Street. By August 1927, the County Supervisors announced the street's name change from Manchester Avenue to Firestone Boulevard to establish the area as "the rubber center of the west" and express the community's approval of the construction of the Firestone Tire plant.[95] The street name change occurred where Firestone Boulevard intersected with Central Avenue, highlighting Florence-Firestone's importance as the gateway to the developing manufacturing area. At the re-naming, Firestone Boulevard was described as a boulevard connecting the beaches with eastern points and an important traffic outlet for Firestone products. The street underwent several improvements in 1927, which included widening to 100-feet. During the late 1920s, Firestone Boulevard was a combination of residential, educational, and commercial development with the majority of the commercial properties concentrated east of Graham Avenue. Residential properties west of Graham Avenue were replaced with commercial properties by the 1940s into the 1960s. These commercial properties were primarily automotive in use and included gas stations, automotive parts stores, automotive repair shops, and tire shops.[96] Commercial properties varied in setback and orientation. The commercial buildings to the east of Graham Avenue also displayed a variety of setbacks and orientations.

Central Avenue

The Central Avenue commercial corridors runs north to south as the farthest west commercial corridor within the community. Only the eastern side of Central Avenue is located within the boundaries of Florence-Firestone. Most of the commercial properties were located between Firestone Boulevard and Gage Avenue, with the remaining parts of the street residential in use. The section of Central Avenue located within Florence-Firestone is nearby but not associated with the Central Avenue African-American-led jazz scene and civil rights movement, which historically had a southern terminus of East 46th Street.

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93 According to Jonathan Pacheco Bell, MAUP, MLIS, the name Florence may have been the name of a daughter of an original local landowner in the area.

94 No Author, "Florence Will Be Big Crosstown Boulevard," *Los Angeles Evening Express*, May 20, 1922, 20.

95 No Author, "County Favors Naming Street for Firestone," *Daily News*, Aug. 6, 1927, 6.

96 National Environmental Title Research, "aerial photos and topography maps," Historic Aerials Courtesy of NETR Online, 1952, 1963, and 1972, https://www.historicaerials.com/viewer.

By the late 1920s, the land south of Florence Avenue along Central Avenue was mostly vacant, while the land north was partially built up with commercial properties. The commercial buildings were constructed with no setbacks and had larger footprints than those seen on Florence Avenue and Firestone Boulevard.[97] Several of these buildings remain, including 6800 Central Avenue and 6726 Central Avenue, which were constructed as typical two-story commercial corner buildings displaying elements of the Renaissance Revival architectural style including rectangular massing, horizontal emphasis, classical detailing, and cast stone architectural ornament. Development continued into the 1940s and 1950s with commercial buildings continuing to be constructed without setbacks, flush with the sidewalk, despite the minimal pedestrian activity. Buildings from this period had parking lots on the rear of the building or the side.[98] Automotive businesses including auto repair shops, automotive parts stores, tire shops, and scrap yards are common along Central Avenue, with few retail options.

Compton Avenue

Compton Avenue is another significant commercial corridor in Florence-Firestone is Compton Avenue.[99] In the early 1900s, Compton Avenue was a hub for development, and a commercial district emerged north to south between Slauson Avenue and East 92nd Street. In 1937, the Gentry Theatre opened at 6525 Compton Avenue, which was representative of the types of commercial properties constructed along Compton Avenue in the 1930s.[100] The commercial properties on Compton Avenue north of East 74th Street are pedestrian-oriented, with no setbacks, and multiple buildings are mixed-use with residential units above and behind the first-floor commercial business. Such businesses as Adam's Feed & Garden Supply, Inc. (extant) which has been operating since 1937 located at 8707 Compton Avenue, display this lack of setback. In 1946, Steve's Place/Carlitos Tires opened at 7001 Compton Avenue, displaying the commercial corridor's trend toward automotive-related businesses.[101] One and two-story commercial buildings continued to develop along the corridor into the 1950s, with setbacks and surface parking lots south of East 74th Street. A historic age neon sign is located at Emy's Burger, 7315 Compton Avenue. This signage reflects the character of 1950s signage that had to be visually interesting and easily read to capture the attention of drivers in passing cars. In 1961, a large grocery store was built at 7316 Compton Avenue. For its construction, several smaller buildings were demolished to accommodate the building and its adjacent parking lot. Along the corridor, some commercial buildings have been converted to strip-mall developments.[102] Compton Avenue displays a variating street wall pattern and lacks overall consistency in the setback, dates of construction, and architectural styles.

97 UC Santa Barbara Library, "Florence-Firestone [aerial photo]," FrameFinder Courtesy of UCSB Library Geospatial Collection, 1928, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

98 National Environmental Title Research, "aerial photos and topography maps," Historic Aerials Courtesy of NETR Online, 1952 https://www.historicaerials.com/viewer.

99 County of Los Angeles Department of Regional Planning, *Florence-Firestone TOC Specific Plan*, September 2021, 3-3.

100 William Gabel, "Gentry Theatre," *Cinema Treasures*, LLC, accessed on March 28, 2022, http://cinematreasures.org/theaters/5019.

101 Tanvi Varma, "How a Tire Shop in South L.A. Became a Community Hub for Locals," Medium, accessed on July 6, 2022, https://medium.com/intersections-south-la/how-a-tire-shop-in-south-l-a-became-a-community-hub-for-locals-8bf37c21e25a.

102 National Environmental Title Research, "aerial photos and topography maps," Historic Aerials Courtesy of NETR Online, 1952, 1963, 1972, and 1980, https://www.historicaerials.com/viewer.

Graham Avenue

The Graham Avenue commercial corridor runs north to south between Florence Avenue and Firestone Boulevard. In 1894, the Graham Station Streetcar stop was constructed at Graham Avenue and Firestone Boulevard.[103] In 1902, Pacific Electric Railroad connected Graham Avenue by rail to Long Beach. Commercial development took place around the rail and streetcar line. During the 1920s and 1930s, Graham Avenue was a center for entertainment including theaters such as the Graham Theatre (demolished) which was located at the corner of Graham Avenue and Firestone Boulevard, 1703 Firestone Boulevard. During World War II, manufacturing was the primary industry in the area. After World War II, a transition took place from manufacturing to the auto industry, resulting in the construction of commercial buildings that served the automobile. These buildings were surrounded by surface parking lots and not easily accessed on foot. Graham Avenue consisted of residential and commercial development into the 1950s.

Slauson Avenue

The Slauson Avenue commercial corridor runs east to west between Central Avenue and Wilmington Avenue. Only the southern side of Slauson Avenue is located within the boundaries of Florence-Firestone. Slauson Avenue has had an industrial presence since World War II when manufacturing took place in the area. Slauson Avenue includes a mix of commercial and industrial development predominantly constructed before 1941 or between 1941 and 1969. A boom in commercial development occurred after World War II with the construction of one and two-story Commercial Block buildings. The commercial buildings along East Slauson Avenue are large in scale with primary elevations abutting the sidewalk and open lots behind the buildings. [104] They display little architectural ornament and an overall lack of fenestration, including windows and doors. By the 1980s, a few properties along Slauson Avenue were demolished or redeveloped with large-scale industrial buildings.[105] Slauson Avenue has an automobile-oriented street wall pattern and lacks pedestrian-friendly commercial features such as large storefront windows. The road is a major east to west throughfare through South Central Los Angeles and has historic connections to the County's African-American and Latino communities.

5.2.1 Registration Requirements

Associated Property Types

The property types with the potential to represent the significant trends in commercial development include stand-alone retail and restaurant buildings; theaters and other commercial entertainment venues; office buildings; banks; car washes; drive-up/roadside restaurants; and signs. Groupings of commercial buildings, such as those found concentrated in the six main commercial corridors of Florence-Firestone, may be eligible collectively and constitute a historic district. Commercial buildings may also be eligible individually. Within the Florence-Firestone community, eligible buildings, signs, and districts may include: those developed along historic streetcar routes in the decades prior to World War II; those developed specifically to attract and accommodate customers traveling by automobile; those that represent specific events in the development of Florence-Firestone; and those that were the primary

[103] According to local historian Jonathan Pacheco Bell, MAUP, MLIS, the name Graham came from the name of one of the streetcar railroad workers in the early 1890s.
[104] County of Los Angeles, *Florence-Firestone Community Plan*, 16-18.
[105] National Environmental Title Research, "aerial photos and topography maps," Historic Aerials Courtesy of NETR Online, 1980, https://www.historicaerials.com/viewer.

place of business for an important business or a person significant within the commercial development theme. Only properties with demonstrated significance and integrity are eligible for designation.

Eligibility Standards

- Has a direct and significant relationship to a significant period of commercial development in the Florence-Firestone community; and/or was the primary location of an important business; and/or was the primary place of work of an individual important within the theme of commercial development
- Reflects commercial development during one of the significant periods in the commercial development of the Florence-Firestone community and embodies the distinctive characteristics of commercial development from that period. The periods are:
  - Early Commercial Development, 1870-1932
  - Post-Long Beach Earthquake Commercial Development, 1933-1964
  - Commercial Development After the Uprisings, 1965-1993
- Simply being a commercial resource is not enough to justify eligibility. An eligible resource or corridor must have been important in the overall business and commercial development of Florence-Firestone. Examples might include resources related to very early businesses, pioneering businesses, and businesses particularly important to the local economy and culture, such as restaurants. Commercial corridors near transit center may be eligible for its association with the area's overall growth and development, but this association must be proven to be important.

Character-Defining Features

- Constructed in one of the popular architectural styles for commercial buildings of the period or may have a utilitarian design without many architectural details, but features distinctive signage
- Signage may be attached to a building or freestanding in a parking lot
- Features typical of commercial design, such as large display windows and signage
- Buildings and corridors reflecting Early Commercial Development and Post-Long Beach Earthquake Commercial Development
- Buildings that formed original community centers
- Buildings abutting sidewalk with no setback
- Multi-story buildings with residential or non-commercial uses above the ground floor or to the rear
- Commercial Development After the Uprisings may reflect more automobile-oriented development with large parking lots

Considerations

- Eligible resources should retain integrity of Location, Design, Materials, Workmanship, Feeling, and Association from their period of significance as defined in the Regulatory Setting
- Setting may be compromised by nearby construction that post-dates the period of significance
- The majority of the resource's original materials and design features must remain intact and visible, including wall cladding, windows, fenestration pattern and size of openings, roof features, and details related to its architectural style or commercial function

- Limited door and window replacements may be acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- If a resource is a rare surviving example of its type and/or period, a greater degree of alterations that have already occurred may be acceptable
- Special consideration should be given to alterations to commercial resources constructed prior to 1965 that reflect property damage from the uprisings
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder.
- In some cases, if a resource is eligible under this theme, it may also be eligible under Public Art, Music, and Cultural Celebrations theme for murals or as a location of a significant cultural celebration.

5.3 Industrial Development

Overview

The growth and development of the Florence-Firestone community have been significantly influenced by the rise of industry, with the primary drivers being the establishment of rail lines, oil and gas development, and the manufacturing boom centered around the rise of the automobile and auto parts industries. In addition to the presence of large-scale factories located adjacent to the Florence-Firestone community, there are three primary industrial areas within the Florence-Firestone community itself, the Alameda Street industrial corridor, which intersects the Florence-Firestone community between Florence Avenue and East 97th Street; the old Pacific Electric right-of-way (ROW) industrial corridor, located south of Florence Avenue along the present-day Metro A Line (originally called the Blue Line); and the Slauson Avenue corridor, which intersects the Florence-Firestone community between Central Avenue and Wilmington Avenue. These corridors have hosted a variety of industries and adapted over time to reflect the region's shift in focus from the agricultural industry to oil, rubber, and automobiles. These important industries have left a permanent mark on the area, creating jobs and new growth opportunities and leaving patterns of rail spurs and routes between factories, while also solidifying a legacy of environmental injustice and health issues that have affected communities of color in South Central Los Angeles for well over a century.

Rail (1869-present)

The Transcontinental Railroads

The 1860s and 1870s brought the expansion of transcontinental rail lines to Los Angeles. The Southern Pacific arrived in 1869. Shortly after, the Florence Station was constructed near Alameda Street and Florence Avenue. The Atchison, Topeka, and Santa Fe Railway (Santa Fe) arrived in 1883,[106] followed by the last major railroad completed to Los Angeles, the Union Pacific in 1905.[107] With the transcontinental lines complete, South-Central Los Angeles was connected to the nationwide rail system. The new rail lines had freight cars that transported goods north through South Central Los Angeles from the ports of Long Beach and Los Angeles. Areas along these rail lines, such as the Alameda Street industrial corridor, became ideal locations for factories that produced, assembled, and distributed manufactured goods.[108] Within 20 years, the Southern Pacific operated 325 miles of rail lines in the County, and the Santa Fe operated 80 miles.[109]

The Pacific Electric Railway

In addition to the arrival of the freight trains was the Pacific Electric Railway, an interurban transportation line formed in 1901 by real estate tycoon Henry Huntington. The first Pacific Electric line began in 1902 along Long Beach Avenue and Willowbrook Avenue, the same alignment as today's Metro A Line (the former Blue Line).[110] The arrival of the Pacific Electric sparked a battle with the Southern Pacific for dominance of the region's electric railway.

106 "Collections," *Southern California Railway Museum*, accessed on March 2, 2022, https://socalrailway.org/collections/.
107 Ibid.
108 Los Angeles County Department of Regional Planning, *Florence-Firestone Community Plan*, 17.
109 SurveyLA Citywide Historic Context Statement, *Industrial Development, 1850-1980*, City of Los Angeles Department of City Planning, September 2011, rev. February 2018.
110 John E. Fisher, "Transportation Topics and Tales: Milestones in Transportation History in Southern California," accessed March 2, 2022, https://ladot.lacity.org/sites/default/files/documents/transportation-topics-and-tales-milestones-in-transportation-history-in-southern-california.pdf.

With "The Great Merger of 1911," Huntington sold his interests in the Pacific Electric to the Southern Pacific, except for the Los Angeles Railway in areas near Slauson and Central Avenues adjacent to Florence-Firestone. This placed most of the region's interurban railway under the control of the Southern Pacific. By 1914, over 1,600 Pacific Electric trains ran within four operating districts that divided Los Angeles.

In the Florence-Firestone community, the Pacific Electric Railway ran along the present-day Metro A Line (formally known as the Blue Line) with stops at Graham Avenue, Nadeau Street, Florence Avenue, the Goodyear Tire Factory's Wingfoot community, and Slauson Avenue.[111] These trains not only provided passenger service but also coordinated freight. "Atypically for an interurban, the system served as a gathering network for carload freight shipments from citrus groves, manufacturing plants, oil refineries, warehouses, and the harbor at San Pedro. The three line-haul railroads serving Southern California — Santa Fe, Union Pacific, and especially Southern Pacific — depended on the Pacific Electric to some degree."[112] The Pacific Electric Railway reached its peak ridership between 1923 and 1924 with 109 million passengers annually. However, in just 10 years, ridership dropped to 54 million with the onset of the Great Depression. Ridership rose again during World War II to support gasoline and tire rationing but fell sharply in the early postwar years. The Pacific Electric Railway was sold in 1953 and the last train between Los Angeles and Long Beach ran in 1961.[113]

In the 1940s, South Central Los Angeles civic and business officials and church dignitaries united to demand improvements to the state of public transportation in the area, rather than the proposed further cuts. "Vast increase in population in the entire Southside, particularly in areas adjacent to industrial sections, the Inglewood-Southwest Los Angeles, and Florence-Firestone districts, were cited as providing ample reason for the expansion of services now in existence."[114] The community leaders were unsuccessful.

As the postwar population continued to grow, and the Pacific Electric Railway vanished, the automobile became the primary means of transportation in Los Angeles and its use was encouraged by new infrastructure. The need for freeways and other largescale, automobile-oriented transportation infrastructure became critical in the 1950s and 1960s.

By the end of the twentieth century, railroads came back in favor for public transportation. In 1990, the Los Angeles Metropolitan Transit Authority (LAMTA) invested $877 million in the construction of the 22-mile Metro A Line (formally known as the Blue Line), which runs down the center of the Florence-Firestone community, utilizing much of the old Pacific Electric Railway ROW. The corridor has four tracks, two for Metro passenger trains, and two for freight. Stops in the community include Slauson, Florence, and Firestone. Completion of the A Line (originally known as the Blue Line) was an important milestone in Florence-Firestone's transportation history, marking the return of passenger rail service for the first time since the 1960s.

Formation of The Alameda Corridor ROW

In 1981, the Ports Advisory Committee was created by the Southern California Association of Governments (SCAG) in response to growing concerns about the ability of the existing ground transportation system to accommodate increasing levels of traffic in the port area. Developed as a solution, the Alameda Corridor is a railroad ROW that runs from the ports of Long Beach and Los Angeles, north to downtown Los Angeles, primarily

111 G. Mac Sebree, "History of the Pacific Electric Railway," *Classic Trains*, accessed on March 2, 2022, https://www.trains.com/ctr/railroads/fallen-flags/remembering-the-pacific-electric-railway/.
112 Ibid.
113 Fisher, "Transportation Topics and Tales: Milestones in Transportation History in Southern California."
114 No Author, "Transportation Probe Opened by Chamber," *Southwest Wave*, Sep. 21, 1943, 1.

along/adjacent to Alameda Street. This Alameda Corridor ROW passes through the cities of Vernon, Huntington Park, South Gate, Lynwood, Compton, Carson, Los Angeles, and portions of Unincorporated Los Angeles County, including the Florence-Firestone community. Within the Florence-Firestone community, the ROW runs between Florence Avenue and East 97th Street along Alameda Street (Exhibit 7). A corridor of industrial development lines the ROW. In the early 1990s, Southern Pacific sold its ROW on Alameda Street (which it had operated since 1869) to the Ports of Long Beach, who then formed the Alameda Corridor Transit Authority to operate the newly acquired ROW as a freight rail corridor. Special features of the Alameda Corridor include the mid-corridor trench, a below-ground trench stretching 10 miles long, 33 feet deep, and 51 feet wide that allows freight trains to travel 40 miles per hour without having to stop at crossings or blow their horns through neighborhoods. The Alameda Corridor is presently operated by the Burlington Northern Santa Fe (BNSF), Union Pacific, and Pacific Harbor Line. Passing through the Florence-Firestone community between Florence Avenue and East 85th Street, "the south end area is characterized by mixed-use industries, including port-related industrial businesses such as petroleum refineries, trucking companies, cargo storage yards, and various types of recyclers, a pleasure craft marina, multiple navigable and storm drain channels, residential neighborhoods and heavily traveled roadway intersections with personal vehicles and heavy-truck traffic."[115]

Exhibit 7. Cars traveling along Alameda Street, just south of Firestone Boulevard, 1938



Source: Blackstock Negative Collection//Los Angeles Public Library.

115 "Alameda Corridor South," ACTA, accessed March 2022, https://www.acta.org/about/projects/completed-projects/alameda-corridor-south/.

Oil (1892-present)

In 1892, two failed gold miners, Edward L. Doheny and Charles A. Canfield, arrived in Los Angeles in search of oil and opened the city's first oil-producing well at what would become the Second Street Park Oil Field, later known as the massive Los Angeles Oil Field.[116] "By 1900, Los Angeles had become the oil capital of the West,"[117] with more than 600 derricks pumping oil in current and formerly residential neighborhoods. In 1921, major new discoveries made in Signal Hill and Torrance sparked another oil boom in Los Angeles County.[118] "The Los Angeles basin became the largest and most productive oil field in the world during the 1920s."[119] In 1932, the Wilmington Oil Field would become the last of the large fields to be established (Exhibit 8).

Exhibit 8. Wilmington Oil Field, looking towards oil storage tanks and drilling rigs, circa 1937



Source: Herman Schultheis, Herman J Schultheis Collection/ Los Angeles Public Library.

No major oil fields overlap the Florence-Firestone community and there are no known active wells in the Florence-Firestone community. However, the presence of adjacent oil fields greatly influenced the area by providing jobs in both the oil industry and in the manufacturing of oil equipment. The closest oil fields were the Rosecrans and South Rosecrans Oil Fields, approximately three miles west of Compton, discovered in 1925 and 1939, respectively. As of 2000, the Rosecrans Oil Field produced over 83 million barrels of oil and over 167 million Mcf of gas. Just south

116 Stephen M. Testa, "The Los Angeles City Oil Field," *Oil Industry History*, v.6, No. 1, 2005, 79-100.
117 Cecilia Rasmussen, "L.A. Redux, The City Then and Now," *Los Angeles Times*, Aug. 28, 1991, 280.
118 Ibid.
119 M. Davis, "Sunshine and the Open Shop: Ford and Darwin in 1920s Los Angeles," *Metropolis in the Making*, vol. 29, iss. 4 (1997): 96.

of Rosecrans is the Dominguez Oil Field, which began drilling operations in 1916. Initially, the Dominguez Oil Field failed to produce a significant amount of oil, but after the completion of Union Oil Company's new well in 1922, development of the field proceeded rapidly and was fully developed by 1923. The Dominguez Oil Field peaked in 1925, producing over 26 million barrels between 1923 and 1926. Northwest of the Rosecrans field is the Howard Townsite Oil Field. Originally drilled in 1919, production would not take place until 1940. The field was not deemed "discovered" until 1947 when Shell Oil Company began drilling operations. Directly to the northwest is the Potrero Oil Field, where drilling started in 1928 with discovery occurring in 1946.[120]

Evidence of the oil industry presence in the Florence-Firestone community through the 1950s, with the Union Oil Co. bulk storage plant located west of Alameda Street between Gage Avenue and 64th Street (no longer extant), which featured seven steel gasoline tanks and a large storage warehouse. The Alameda Street industrial corridor also featured several manufacturing plants specializing in oil equipment and parts, including the Patterson-Ballagh Corporation rubber plant, which was completed in 1928 at Wilmington Avenue and East 65th Street for the exclusive purpose of manufacturing rubber antifriction protectors for oil well pipes.[121] South of East 67th Street was the Emsco Derrick & Equipment Co., which manufactured oil well machinery and occupied an entire block with its sprawling factory in the 1930s and 1940s.[122] Rawlings Bros., Inc. (dates of operation unknown) had an oil well pumping unit manufacturing facility located at the southwest corner of Randolph and Alameda Streets directly south of the Pacific Electric Railway ROW. The factory was serviced by a Southern Pacific spur track, remnants of which can still be seen in the concrete.

The abundance of oil in the Los Angeles area provided a huge boost to related industries, including farming with gas-powered engines that allowed water to be pumped from deep underground, creating more access to water and the ability to have a greater diversity of crops.[123] The oil industry also led to the development of several important related manufacturing industries in Los Angeles County, including automobile, rubber, and steel.

Manufacturing (1911-1982)

The growth and development of the Florence-Firestone community have been heavily influenced by the manufacturing industry, both within and directly adjacent to the Florence-Firestone community. The big automobile, auto parts, and rubber manufacturing plants located adjacent to the Florence-Firestone community in the City of South Gate and City of Los Angeles region included the Firestone Tire and Rubber Company, Goodyear Tire Company, and General Motors plants (Exhibit 9). In the 1920s and 1930s, real estate developers built huge tracts of small and affordable single-family homes to attract factory workers and their families who were drawn to South Central Los Angeles by the presence of thousands of new factories, particularly along the Alameda Street industrial corridor. The large factories located along the corridor originally catered to the booming agricultural industry in Los Angeles County, which thrived into the mid-twentieth century. Primarily working-class Caucasians from the southern U.S., many of these factory workers were able to purchase residences in these tracts and become first-time homeowners.[124] In stark contrast, African-Americans were largely excluded from the manufacturing industry during the 1920s, with Depression-era discriminatory labor policies only making job opportunities even narrower during the 1930s. During World War II, the demographic make-up of South-Central Los Angeles transformed when large numbers of African-Americans arrived in the area (mostly from the southern U.S.) to work in defense production

120 "Oil-Industry History," *Petroleum History Institute* 8, no. 1 (2007), accessed March 2, 2022, http://www.aegsc.org/chapters/inlandempire/pdf/Oil-Industry%20History%20Volume%208%20Nov%201%202007.pdf.
121 No Author, "Tells of Fords," *Los Angeles Evening Express*, June 19, 1928, 4.
122 Sanborn Map Company, "Sanborn Fire Insurance Maps: Florence-Firestone," Florence-Firestone, CA, 1867-1970."
123 Surls and Gerber, *From Cows to Concrete*, 91
124 Pulido, Barraclough, and Cheng, *A Peoples Guide to Los Angeles*, 120.

jobs. With over $11 billion in war contracts requiring labor in the automobile, rubber, and steel industries, the African-American population jumped from 63,700 in 1940 to 763,000 in 1970.[125] This demographic shift was in part due to the 1941 Executive Order 8802 by President Franklin D. Roosevelt "banning discriminatory employment practices by Federal agencies and all unions and companies engaged in war-related work." The Fair Employment Practice Committee (FEPC) was created to help minorities, including African-Americans, to obtain employment in home front industries during World War II.[126]

Exhibit 9. Making an automobile tire in the Firestone Tire and Rubber Company Plant, 1929



Source: Keystone Photo Service, Herald Examiner Collection/ Los Angeles Public Library.

Two significant events would once again dramatically change the demographic make-up of the Florence-Firestone community and other south Los Angeles cities and communities. The first was in 1965 when the Watts Uprising triggered "white flight" from the region and a new Latino immigrant population moved in "spreading west across the Alameda Corridor and linking up with the older barrios in Willowbrook, Watts, and Florence."[127] The second was the deindustrialization of the region starting in the 1970s, which shuttered factories and significantly impacted what was once stable employment for thousands of minority workers, leading to an outward migration of the African-

125 Kelly Simpson, "The Great Migration: Creating a New Black Identity in Los Angeles," *KCET,* February 15, 2012, https://www.kcet.org/history-society/the-great-migration-creating-a-new-black-identity-in-los-angeles.

126 Kayomi Wada, "President's Committee on Fair Employment Practice (FEPC)," *Black Past*, December 29, 2008, https://www.blackpast.org/african-american-history/presidents-committee-fair-employment-practice-fepc/.

127 SurveyLA Citywide Historic Context Statement, *Latino Los Angeles, City of Los Angeles Department of City Planning. September 15, 2015,* 22.

American population from the Florence-Firestone community in the 1970s and 1980s.[128] Deindustrialization was caused by factories moving to outlying areas and other communities with lower labor costs, more space, cheaper land, and less of the perceived social ills of the urban core.[129]

The Big Factories: Automobiles, Rubber, and Tires

The automobile industry came to Los Angeles in the early twentieth century, starting with the Ford Motor Company in 1911. Many new automobile parts and rubber manufacturing plants were established around the railroads in South Central Los Angeles at this time. In 1913, the Panama Rubber Company built an automobile tire and accessory manufacturing factory in Compton, which brought many workers to the region. Product shipment was provided by both the conveniently located Southern Pacific Railroad and the Pacific Electric.[130] [131] By the 1920s, southeast Los Angeles County became a center for manufacturing. Benefits to manufacturing business owners included less expensive land, no unions (and therefore cheaper wages), and proximity to the City to use its services without paying the higher city taxes.

In 1920, rubber was the second largest industry in the United States, with steel being the first.[132] During this period, many East Coast companies saw this industrial boom as an opportunity to expand west, including the Firestone Tire and Rubber Company, the Goodyear Tire and Rubber Company, and General Motors.[133] Areas such as Florence-Firestone were heavily influenced by these adjacent factories, which provided stable, well-paying jobs. The enormous Goodyear Tire and Rubber Company factory was constructed in 1920 on Central Avenue between Gage and Florence Avenues in the City of Los Angeles, adjacent to the Florence-Firestone community (Exhibit 10). At its peak, the factory employed over 2,500 people and ran operations 24 hours a day, 7 days per week. The Goodyear factory also resulted in the development of a small residential tract for its employees named the "Wingfoot District" after the company's logo.[134] In 1928, the Firestone Tire and Rubber Company opened an enormous factory between Santa Fe Avenue and Alameda Street in the westernmost portion of South Gate, directly adjacent to the Florence-Firestone community, less than two miles away from the Goodyear plant.[135] The Xylos Rubber Co. was constructed directly north of the Firestone Tire and Rubber Company plant and served as a subsidiary of the larger company.[136] Around 1936, General Motors constructed an automobile assembly plant on the north side of Tweedy Boulevard between present-day Truba Avenue and Alameda Street in South Gate to produce Pontiac, Oldsmobile, and Buick cars. The General Motors plant employed 4,000 employees at its peak.[137] By the 1930s, most of these factories became unionized after an increase in workers' rights reforms and organization by the United Auto Workers.[138] Adjacent areas like the Florence-Firestone community developed in response to these new auto-related manufacturing plants.

128 Pulido, Barraclough, and Cheng, *A Peoples Guide to Los Angeles*, 142.
129 Los Angeles County, *Florence-Firestone Community Plan*, 17-18.
130 Emily E. Straus, *Death of a Suburban Dream* (Philadelphia: University of Pennsylvania Press, 2014), 26.
131 No Author, "Another Industry," *Los Angeles Times,* Sep. 28, 1913, 87.
132 No Author, "Away from Old Grind" *Long Beach Press,* Jan 8, 1920, 6.
133 Pulido, Barraclough, and Cheng, *A Peoples Guide to Los Angeles*, 142
134 Mike Sonksen, "Everyday Heroes of Florence-Firestone," *KCET,* July 2, 2015, https://www.kcet.org/history-society/everyday-heroes-of-florence-firestone.
135 Ibid.
136 No Author, "Tells of Fords," *Los Angeles Evening Express*, June 19, 1928, 4.
137 General Motors Corporation (GM), South Gate Automobile Assembly Plant, South Gate, Los Angeles, CA." PCAD, accessed March 2022, https://pcad.lib.washington.edu/building/5994/.
138 Bob Baker, "L.A.'s Booming Auto Industry Now a Memory," *Los Angeles Times,* July 20, 1991, 133.

Exhibit 10. Goodyear Tire & Rubber Co., Central Avenue, looking east towards Florence-Firestone, 1957



Source: Howard D. Kelly, Kelly-Holiday Mid-Century Aerial Collection/ Los Angeles Public Library.

During World War II, most automobile factories were converted into plants to support the war effort, but these plants quickly rebounded to production for civilian uses in the early postwar years. From the late 1940s through the 1960s, Los Angeles County became the second largest auto manufacturing region in the nation, rivaling Detroit.[139] The availability of manufacturing jobs in the 1940s led to a period known as The Second Great Migration (1940-1970) when large numbers of African-Americans moved to Los Angeles from the southern United States. The jobs and promises of Southern California were not easy to access for these incoming residents. "Despite strong support for integration from the union leadership, workers of color were able to access these jobs only through struggle. Nor were they able to live in surrounding residential communities until both the jobs and white people left in the late 1960s and the 1970s."[140]

Starting in the late 1970s, "Los Angeles County changed from a highly specialized manufacturing center to a more decentralized and diversified metropolis," with traditional manufacturing firms closing or moving out of the region.[141] Deindustrialization was caused by factories moving to outlying areas with more space, lower labor costs, cheaper land, and less of the perceived social ills of the urban core.[142] A domino effect of closures occurred in the Los Angeles area that solidified the end of the auto industry, starting in 1971 with the shuttering of the Chrysler

139 "Los Angeles' Auto Manufacturing Past," *Los Angeles Almanac*, accessed on March 2, 2022. http://www.laalmanac.com/transport/tr04.php.
140 Pulido, Barraclough, and Cheng, *A Peoples Guide to Los Angeles*, 142.
141 Straus, *Death of a Suburban Dream*, 153.
142 Los Angeles County, *Florence-Firestone Community Plan*, 17-18.

auto assembly plant in Commerce where more than 1,300 workers were laid off. Six years later, the Goodyear Tire and Rubber Co. shut down its massive plant. This was followed in 1980 by the closure of the Firestone Tire and Rubber factory in South Gate and the Ford assembly plant in Pico Rivera, where more than 1,670 jobs were lost. In 1982, the General Motors plant closure in South Gate resulted in the loss of 2,550 jobs.[143]

In surrounding areas like the Florence-Firestone community, the closure of these manufacturing plants in the 1970s and 1980s meant the end of stable employment for many people living in the area and was followed by a wave of violent crime that spawned an exodus of African-American residents to places like the Inland Empire and the Antelope Valley, with many even leaving the state.[144] Factories that stayed in the area no longer followed the standard of offering well-paying, unionized jobs.[145] "While white workers for the most part were able to retire or follow their jobs to the suburban periphery, nonwhites were stranded in an economy that was suddenly minus 40,000 high-wage manufacturing and trucking jobs."[146]

The Alameda Street Industrial Corridor

With the arrival of the Southern Pacific Railroad in 1869, freight could be transported from the ports of Long Beach and Los Angeles, north through South Central Los Angeles County, including areas like Florence-Firestone. The corridors along the major transcontinental rail lines, such as the Alameda Street industrial corridor, became ideal locations for factories that produced, assembled, and distributed manufactured goods.[147]

Beginning in the 1920s, the stretch of Alameda Street within and adjacent to the Florence-Firestone community was sparsely developed with a mix of industrial properties, agricultural properties, and single-family homes. The large factories located along the corridor at this time primarily catered to the booming agricultural industry in Los Angeles County, which was thriving after the completion of the Los Angeles Aqueduct in 1913. Between 1909 and 1949, Los Angeles County was the top agricultural county in the United States.[148] The formation of the Los Angeles Union Stockyards in 1922 also led to the revitalization of cattle ranching in the region following its demise at the end of the nineteenth century due to crippling drought. By 1925, Los Angeles became the largest milk-producing county in the U.S. Many of the industrial and manufacturing businesses along Alameda Street during the 1920s primarily supported these thriving agricultural industries.

The largest factory was the American Agricultural Chemical Company, which had a sprawling property that stretched from Slauson Avenue to East 66th Street and included a large fertilizer factory. Further south at the southwest corner of Alameda Street and Florence Avenue was a large chicken hatchery that manufactured chick incubators on site. The Los Angeles Pickle Products Co. also opened a pickle factory nearby at the southeast corner of Alameda Street and Tweedy Road, which appears to have been established before 1900. Adjacent to the Southern Pacific's Florence Station was a vegetable packing house and platform. Outside of agricultural-focused manufacturers, was the large Ward Refrigerator & Manufacturing Co. plant located at the southwest corner of Alameda Street and East 68th Street. Just south of Nadeau Avenue on the east side of Alameda Street was the Bauer-Larsen Lumber Co., nestled alongside small dwellings.[149]

143 Bob Baker, "L.A.'s Booming Auto Industry Now a Memory," *Los Angeles Times,* July 20, 1991, 133.
144 Los Angeles County Arts Commission, Project Willowbrook: Cultivating a Healthy Community through Arts and Culture, Cultural Asset Mapping Report, 2013.
145 Pulido, Barraclough, and Cheng, *A Peoples Guide to Los Angeles*, 121
146 Ibid., 143.
147 County of Los Angeles Department of Regional Planning. *Florence-Firestone Community Plan*, 16.
148 Surls and Gerber, *From Cows to Concrete,* 10.
149 Sanborn Map Company, "Sanborn Fire Insurance Maps: Florence-Firestone," Florence-Firestone, CA, 1867-1970.

By the mid-twentieth century, new residential subdivisions and freeway developments began to overtake farmland, and agricultural-focused manufacturing businesses along the Alameda Street industrial corridor began to vanish. By the 1950s, the factories along Alameda Street reflected the region's diversity of industry as well as the dominant industries of the time, including automobiles, rubber, and oil.

The northernmost portion of the Alameda Corridor near the Florence-Firestone community is between Slauson and Florence Avenues and falls approximately one block east of the Florence-Firestone community boundary. Manufacturing plants along this adjacent stretch of the corridor during the 1950s included (from north to south) Rawlings Bros., Inc. oil well pumping unit manufacturing located at the southwest corner of Randolph and Alameda Streets directly south of the Pacific Electric Railway ROW. Directly to the south was the Rawlings Bros. Inc. Steel Supplies warehouse. East of the railroad fronting Wilmington Avenue between East 60th and East 62nd Streets was a sprawling mattress manufacturing plant comprising two businesses: the Englander Co., Inc. Mattress Factory, which manufactured the mattresses, and the Superior Sleeprite Corporation, which manufactured the mattress box springs. On the east side of Wilmington Avenue between East 63rd Street and Gage Avenue was the massive Soule Steel Co. warehouse building, which was also serviced by the Southern Pacific railroad spur.[150]

South of the Soule Steel Co., from Gage Street to East 67th Street, the buildings between Wilmington Avenue and Alameda Street were smaller and denser, interspersed with single-family dwellings. Included within this portion of the corridor were a variety of machine shops, pattern shops, paint manufacturing warehouses, iron works, foundries, woodworking companies, furniture manufacturers, rubber plants, small auto parts manufacturers, tire shops, and oil well equipment and storage. This stretch of the corridor also included several large factories, including the Patterson-Ballagh Corporation rubber plant and the massive Ward Refrigerator & Manufacturing Co. plant at 6501 S. Alameda Street, which is still in its original location and included large areas for woodworking, painting, lumber storage, production, and shipping.[151]

South of Florence Avenue along the corridor was a mixture of auto parts yards alongside mills, machine shops, welding shops, and other general industrial uses. Further south at Nadeau Street was the Geib Lumber Co. with large-scale industrial warehouses situated directly next to small single-family dwellings. Mixed in among the houses was the Aluminum Foundry & Pattern Works. Across the street on the west side of the tracks was a large auto parts and storage yard. South of East 83rd Street, the Glick Bros. Lumber Co. operated a large mill and storage yard. At the northeast corner of Firestone Boulevard and Alameda Street was the Xylos Rubber Co, which operated as a subsidiary to its much larger neighbor to the south, the enormous Firestone Tire & Rubber Company of California Plant No. 1. On the other side of the tracks were the Advance Lumber Co. and the Aldy Die & Casting Shop.[152]

Starting in the 1970s, the Alameda Corridor was subject to the process of deindustrialization that was taking place across much of the United States. As a result, many factories along the corridor began to close or relocate. "Yet the industrial base of the Alameda Corridor was not destroyed; rather, it was transformed."[153] The remaining factories restructured and replaced unionized, well-paying jobs with non-unionized, low-paying jobs and few to no benefits. "The end result was the loss of stable employment, leaving an overwhelmingly African American population with few economic opportunities."[154]

150 Ibid.
151 Ibid.
152 Ibid.
153 Pulido, Barraclough, and Cheng, *A Peoples Guide to Los Angeles*, 143.
154 Ibid., 121.

The Pacific Electric Railway Industrial Corridor

The second major industrial corridor in the Florence-Firestone community was the Pacific Electric Railway industrial corridor, located south of Florence Avenue along the present-day Metro A Line (previously known as the Blue Line). In the early 1920s, the Pacific Electric Railway industrial corridor in the Florence-Firestone community was relatively limited, with the main area of development focused south of Florence Avenue on the west side of the tracks. In this area, the large factories included the Woodhead Lumber Co., Sunset Paint Co., and M.E. McGreery Co. furniture manufacturing. Further south, the corridor was sparsely developed with single-family dwellings and the occasional small business. South of Manchester Avenue was a large Pacific Electric Railway yard, known as the Graham Material Yard, on the west side of the tracks, which included a large storehouse.[155]

By 1950, large factories along this corridor included the McEntire Lumber & Wrecking Co. south of Florence Avenue on the east side of the ROW. Directly to the south was the Pittsburg Plate Glass Co.'s Paint & Varnish Division, which included a large central factory surrounded by multiple warehouses for raw material storage and offices. Across the street from Roosevelt Park on the east side of the tracks were the Colors & Chemicals Co. and the General Carbon Co., both of which operated 24 hours per day. Further south was a large drum storage yard which included buildings for metal product manufacturing, machine shops, cleaning, and storage.

As it still is today, the portion of the corridor south of Nadeau Street was a densely developed industrial section, lacking the interspersed small single-family houses seen further north. This section featured large-scale factories with complex layouts, including the Best Products Manufacturing Co, the Globe Bottling Co. a beer distribution company, the Southwest Food Products Co., the Aircraft Paper Box Co., Continental Bag Specialties Co. paper bag manufacturing plant, and the Manufacturers Lumber Co. on the east side of the tracks. On the west side of the tracks was the massive Alfred Hart Distilleries Inc. bottling plant, which featured numerous warehouses for bottling and storage and a processing plant. South of Firestone Boulevard was the Thrifty Auto Parts & Equipment Co., the last large plant in the corridor. Further south, the corridor within the present-day Florence-Firestone community became less industrial.

5.3.1 Subtheme: Environmental Injustice (1920s-present)

Industrial pollution has impacted the Florence-Firestone community since the 1920s. Southeast Los Angeles, including South Gate, Florence-Firestone, Walnut Park, Huntington Park, Cudahy, and Bell Gardens, is significantly impacted by the Alameda Corridor, which includes industrial facilities that routinely process chemicals, along with warehouses, manufacturers, and auto body shops. The Alameda Corridor includes three Superfund sites within the six communities of South Gate, Florence-Firestone (eastern portion), Walnut Park, Huntington Park (western portion), Cudahy, and Bell Gardens (southern portion) In 1980, Congress established the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), informally known as Superfund, which provides U.S. Environmental Protection Agency (EPA) funds and authority to clean up designated contaminated sites.[156]

[155] Sanborn Map Company, "Sanborn Fire Insurance Maps: Florence-Firestone," Florence-Firestone, CA, 1867-1970.
[156] "What is Superfund?" *United States Environmental Protection Agency,* accessed April 2022, https://www.epa.gov/superfund/what-superfund.

Historic residential development patterns, which have placed many residents in close proximity to industry, are part of the environmental injustice legacy of the Alameda Corridor in Florence-Firestone. Nearby, the I-110, I-105, and I-710 freeways also contribute to poor air quality in the region.[157] Today, the neighborhoods located along the Alameda Corridor remain home to factories of local and global companies that were drawn to the area by various government incentives along with the abundance of working-class, primarily minority families, seeking job opportunities. These areas are not as regulated as areas of the City of Los Angeles but benefit from proximity to the city's transportation networks and resources. "Not surprisingly, South Los Angeles neighborhoods are highly polluted, and the area's children have higher-than-average blood lead levels and suffer disproportionately from asthma."[158]

Recently, the Los Angeles County Board of Supervisors unanimously approved 11 "Green Zones" in unincorporated areas that have been historically and currently disproportionately impacted by industrial pollution, including Florence-Firestone. "In the newly designated green zones, zoning regulations will prohibit certain heavy industrial uses and set stricter standards for other industrial, recycling and solid waste operations, as well as gas stations."[159] In Florence-Firestone, zoning designations with green zone program revisions were primarily focused in the northern and eastern sections of the community as well as in the center along the railroad tracks.

5.3.1.1 Registration Requirements

Associated Property Types

Industrial development in Florence-Firestone can be divided into three major sectors– rail, oil, and manufacturing – and the subtheme of environmental injustice. Industrial corridors, especially the Alameda Street Industrial Corridor and the Pacific Electric Railway Industrial Corridor, define patterns of industrial development based on extant or historic transportation networks in the community. The legacy of industrial development is evidenced today in land use and development patterns established throughout the County, with many of the major transportation corridors, including the Alameda Corridor, following patterns established by rail and oil in the late nineteenth and early twentieth centuries. The legacy of industrial development is also apparent in the patterns of environmental injustice that reflect the absence of separation between toxic industries and residential development. Only properties with demonstrated significance and integrity are eligible for designation. A grouping of industrial buildings located along an industrial corridor, or a campus of buildings constructed for a particularly important business may be eligible collectively and constitute a historic district. Industrial buildings may also be eligible individually. Eligible industrial resources may include those developed early in Florence-Firestone's history, those that housed an important industrial business, and those that were the primary place of work for a person significant within the industrial development theme.

While some aspects of the built environment reflect the influence of rail, oil, and the legacy of environmental injustice, there are no identified resources that retain integrity or are property types that have the potential to reflect a significant association with these significant trends in industrial development in the study area. Rail lines and oil wells are typically standardized and utilitarian; while their influence on land use patterns is noteworthy, the physical tracks, ties, wells, and drills are not properties with a specific association that reflects significance.

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157 "Southeast Los Angeles," *California Air Resources Board*, accessed April 2022, https://ww2.arb.ca.gov/our-work/programs/community-air-protection-program/communities/southeast-los-angeles.

158 Ibid., 123.

159 Elizabeth Marcellino, "With 'Green Zones,' San Gabriel Valley, Southeast, East LA, find hope in tackling industrial pollution," *Daily Bulletin*, December 21, 2021.

Property types reflecting the trend of manufacturing include industrial buildings constructed for important national and local businesses. Automobile manufacturing and related manufacturing, including tires, was particularly concentrated and important in the development of Florence-Firestone. Many of the operations at these manufacturing plants shut down in the 1970s and 1980s.

Eligibility Standards

- Has a direct and significant relationship to industrial development; and/or was the primary location of an important industrial business; and/or was the primary place of work of an individual important within the theme of industry
- Reflects industrial development during one of the significant periods in the industrial development of the Florence-Firestone community and embodies the distinctive characteristics of industrial development from that period. The trends and their periods of significance are:
  - Rail (1869-present)
  - Oil (1892-present)
  - Manufacturing (1911-1982)
  - Subtheme: Environmental Injustice (1920s-present)
- Simply being an industrial resource or located within a defined industrial corridor such as the Alameda Street Industrial Corridor or the Pacific Electric Railway Industrial Corridor is not enough to justify eligibility. An eligible resource must have been important in the overall industrial development of the Florence-Firestone community or within its larger respective industry. Examples might include resources related to very early industries, leaders within their respective fields, and industrial companies particularly important to the local economy, such as major employers.

Character-Defining Features

- Utilitarian plan and materials
- Exhibits elements of the popular architectural styles for industrial buildings of the period, particularly Art Deco and Streamline Moderne
- Features typical of industrial design, such as:
  - Loading docks
  - Large roll-up doors
  - Large bays of steel sash windows
  - Monitor windows along roofline for daylighting
  - Exposed structure and materials

Considerations

- Eligible resources should retain integrity of Location, Design, Materials, Workmanship, Feeling, and Association from their period of significance as defined in the Regulatory Setting
- Setting may be compromised by nearby construction that post-dates the period of significance
- The majority of the resource's original materials and design features must remain intact and visible, including wall cladding, windows, fenestration pattern and size of openings, roof features, and details related to its industrial function and architectural style

- Limited door and window replacements are acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- Signage may have been removed or replaced without impacting designation potential if the new signage does not detract from other character-defining features
- If a resource is a rare surviving example of its type and/or period, a greater degree of alterations that have already occurred may be acceptable.
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder.

5.4 Infrastructure and Public Transit

Overview

The first railroad in Los Angeles County was completed in 1869 and catalyzed the rapid development of national, regional, and interurban freight and passenger conveyance networks. Between the late nineteenth century and the mid-twentieth century, railroads contributed to rapid population growth and influenced settlement patterns, fundamentally shaping the form and character of communities adjacent to the routes, like Florence-Firestone.[160] Railroad development slowed in the early twentieth century as the growing availability of the automobile led to the development of new forms of infrastructure: roads and highways. By 1920, the mass production and availability of automobiles, combined with another regional population boom as people moved west for employment and new opportunities, resulted in a prevalent "car culture" that molded Los Angeles County roads and highway infrastructure. During the mid and late twentieth century, Los Angeles County replaced passenger and freight rail networks with large interstates and regional networks. Although the popularity of interurban rail travel via the Los Angeles Metro System has grown since its late-twentieth-century development, automobile-related infrastructure continues to dominate the region.[161] Other visible infrastructure within the Florence-Firestone community includes the large LADWP steel lattice transmission towers and corridor from the 1930s, which is associated with the Boulder Dam Transmission Line.

Rails (1869-1990)

In 1869, Phineas Banning and John Downey opened the Los Angeles and San Pedro Railroad, the first railroad in the County, to carry freight from the burgeoning port at San Pedro Harbor to downtown Los Angeles. Soon after, the Union Pacific Railroad established the Los Angeles Terminal Railroad (San Pedro Division), which connected major dairying centers to ports and markets.[162]

In 1910, Los Angeles County's Chamber of Commerce began to market Los Angeles County as the ideal location for national industrial firms to open branch factories because of the proximity to the rapidly developing west coast markets, easy access to freight rail, and inexpensive real estate.[163] In 1911, the Ford Motor Company established a Los Angeles factory to produce its trademark Model-T. Two years later, in 1913, Ford introduced the assembly line, a revolutionary innovation in auto-manufacturing, and began to mass-produce the Model-T at an accelerated pace.[164] During the mid-twentieth century, Los Angeles became the largest automobile and auto-part producer on the west coast, second only to Detroit nationally.[165]

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160 SurveyLA Citywide Historic Context Statement. *Public and Private Institutional Development, 1850-1980*. City of Los Angeles Department of City Planning. August 2017.

161 Mark S. Foster, "The Model-T, the Hard Sell, and Los Angeles's Urban Growth: The Decentralization of Los Angeles during the 1920s," *Pacific Historical Review* 44, no. 4 (1975): 459–84, https://doi.org/10.2307/3638066.

162 SurveyLA Citywide Historic Context Statement, *Industrial Development, 1850-1980,* City of Los Angeles Department of City Planning. September 2011, Revised February 2018, 4-5.

163 Foster, "The Model-T, the Hard Sell, and Los Angeles's Urban Growth: The Decentralization of Los Angeles during the 1920s,"483; Jennifer L. Goss, "Many Motor Cars: Automobile Industry Ranks High in United States with Many Millions Back of Business," *Los Angeles Times*, March 6, 1910.

164 Kat Eschner, "In 1913, Henry Ford Introduced the Assembly Line: His Workers Hated It," *Smithsonian Magazine*, December 1, 2016. https://www.smithsonianmag.com/smart-news/one-hundred-and-three-years-ago-today-henry-ford-introduced-assembly-line-his-workers-hated-it-180961267/#:~:text=He%20first%20fully%20implemented%20his%20innovation%20on%20December, makers%20put%20together%20entire%20cars%20at%20one%20station.

165 David Brodsly, *L.A. Freeways: An Appreciative Essay* (Berkeley: University of California, 1981), 9.

In 1886, Henry Huntington's Pacific Electric Railway streetcar line began to lay track for an interurban railway network for passenger service, the first interurban electric railroad network in Los Angeles County.[166] The first Pacific Electric line ran from the downtown core of Los Angeles to Long Beach along Graham Avenue through Florence-Firestone. The lines operated at a loss and primarily served to increase the value of the real estate in the areas they served, most of which were owned or subdivided by Huntington.[167] In the Florence-Firestone community, the Pacific Electric Railway ran along the present-day Metro A Line (previously known as the Blue Line) with stops at Graham Avenue, Nadeau Street, Florence Avenue, the Goodyear Tire Factory's Wingfoot community, and Slauson Avenue.[168]

Between 1920 and the mid-twentieth century, the interurban systems lost commuters as the regional car culture grew. Between 1919 and 1929, the population of Los Angeles County doubled, marking the largest population boom in Los Angeles County since the railroad-driven rate war in the 1880s. Correspondingly, the number of registered vehicles on the road climbed from 141,000 to 777,000, and, by 1929, Los Angeles County was home to more cars per capita than any other city in the world. Local railways were replaced with roads developed for automobile traffic. The Pacific Electric Railway reached its peak ridership between 1923 and 1924 with 109 million passengers annually. However, in just 10 years, ridership dropped to 54 million with the onset of the Great Depression. Ridership rose again during World War II to support gasoline and tire rationing but fell sharply in the early postwar years.

After World War II, the interurbans experienced a sharp decline in ridership that, due to private automobile ownership, never recovered. In the mid-twentieth century, Southern Pacific reduced its interest in the Los Angeles Railway system by selling or terminating interurban lines. In 1951, the Los Angeles Metropolitan Transit Authority (LAMTA) was formed as a public transit planning agency for Los Angeles County and undertook the operation of the privately-owned bus lines servicing former streetcar and railway routes. The Pacific Electric Railway was sold in 1953 and the last train between Los Angeles and Long Beach ran in 1961.[169]

Roads and Highways

In 1943, South Central Los Angeles civic and business officials and church dignitaries united to demand improvements to the state of public transportation in the area (rail and bus), rather than the proposed further cuts. "Vast increase in population in the entire Southside, particularly in areas adjacent to industrial sections, the Inglewood-Southwest Los Angeles, and Florence-Firestone districts, were cited as providing ample reason for the expansion of services now in existence." [170] The community leaders were unsuccessful. As the postwar population continued to grow, and the Pacific Electric Railway vanished, the automobile became the primary means of transportation in Los Angeles and its use was encouraged by new infrastructure. The need for freeways and other large-scale, automobile-oriented transportation infrastructure became critical.

In 1947, the Collier-Burns Highway Act introduced a 1.5 cent statewide fuel tax for new highway construction, "ushering in the era of massive freeway construction and permanently altering the Southern California landscape."[171] That same year, the Office of the Los Angeles County Engineer, a predecessor to the contemporary Department of Public Works, published the County Master Highway Plan.[172]

166 General Land Office, "Original Survey of 003.0S-012.0W, Downey," 1:24,000, Klokan Technologies, 1868 and 1874.
167 California Department of Transportation (Caltrans), "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," *Caltrans*, 2011.
168 "Pacific Electric," Southern California Railway Museum, accessed February 25, 2022, https://socalrailway.org/collections/pacific-electric/.
169 Fisher, "Transportation Topics and Tales."
170 No Author, "Transportation Probe Opened by Chamber," *Southwest Wave,* Sep. 21, 1943, 1.
171 Nathan Masters, "L.A.'s First Freeways," *KCET,* August 15, 2012, https://www.kcet.org/shows/lost-la/l-a-s-first-freeways.
172 County of Los Angeles, *Master Plan of Metropolitan Los Angeles Freeways*, Master Plan of Metropolitan Los Angeles Freeways adopted by the Regional Planning Commission, August 6, 1947.

In 1948, the Florence-Firestone community found itself in the path of the proposed Harbor Freeway (I-110) construction project, which proposed to utilize the Pacific Electric Railway ROW through the Florence-Firestone community. Desperate to avoid the freeway coming through the center of their community, Florence-Firestone civic leaders announced their conditional support of the freeway route over the Alameda Street industrial corridor, instead of the Pacific Electric Railway ROW. Despite strong community opposition, the State Highway Department moved forward with the present-day route between Broadway and Figueroa Street through parts of South-Central Los Angeles adjacent to Florence-Firestone, but outside its boundaries.[173] "When L.A. communities of color rose up in protest at the destruction of these neighborhoods, they were ignored. White areas like Beverly Hills and South Pasadena, meanwhile, successfully fought off freeways planned through their neighborhoods."[174] Examples of such destruction occurred in neighborhoods like Sugar Hill (outside of Florence-Firestone), which was demolished in the construction of the Santa Monica Freeway; and forever-changed communities like Boyle Heights, where over 2,000 homes were destroyed for the construction of the East Los Angeles Interchange in the 1950s and 1960s.[175]

As manufacturers, most noticeably car and auto-parts manufacturers, became less reliant on the railroad in the mid and late twentieth century, they began to close their Los Angeles County plants, terminating thousands of jobs, many of them in the South Central Los Angeles communities already experiencing exacerbated social and economic strife.[176] This along with factories relocating to cheaper land contributed to the deindustrialization of Florence-Firestone.

In 1965, violent protests erupted in the neighboring community of Watts, surrounding neighborhoods, and African-American cultural enclaves across Los Angeles after an altercation between a Caucasian California Highway Patrolman and an African-American motorist. Watts and Florence-Firestone share a community border along East 92nd Street and the zip code 90002, which resulted in shared histories at certain points in time. President Lyndon Johnson deployed over 3,000 National Guards members as the violence escalated but, as the County's roadway infrastructure was not developed to facilitate the movement of thousands of Guard members, the National Guard struggled to access the communities. As the violence stretched into a fifth day, an additional 10,000 Guard members were deployed to Los Angeles County and were able to quell the uprising.[177] In the aftermath of the Watts Uprising, the McCone Commission recommended that, in order to suppress future civil rights protests, the Los Angeles freeway system be expanded so law enforcement could be rapidly deployed to South Central Los Angeles communities.[178]

In the aftermath of the Watts Uprising, the California State Legislature sought to widen, expand, or develop new transportation networks so that law enforcement could easily access dense urban communities. The planned routes of the 710 Interstate expansion and new construction projects, including the I-110 and the I-105 freeways, did not follow the natural or historic community boundaries and splintered existing corridors. During the late 1960s and early 1970s, the County seized residential neighborhoods in communities surrounding Florence-Firestone through eminent domain and divided previously cohesive urban communities.[179]

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173 No Author, "Representative Group Opposes P.E. Freeway" *Southwest Wave,* July 22, 1948, 40.

174 Matthew Fleischer, "Opinion: Want to tear down insidious monuments to racism and segregation? Bulldoze L.A. freeways," *Los Angeles Times*, June 24, 2020.

175 Hadley Meares, "Why L.A.'s Freeways Are Symbolic Sites of Protest," *Curbed Los Angeles,* June 11, 2020, https://la.curbed.com/2020/6/11/21281263/los-angeles-freeway-history-protests.

176 Mark S. Foster, "The Model-T, the Hard Sell, and Los Angeles's Urban Growth: The Decentralization of Los Angeles during the 1920s," *Pacific Historical Review* 44, no. 4 (1975): 459–84, https://doi.org/10.2307/3638066.

177 "Watts Riots of 1965," *Timetoast Timeline,* accessed March 2, 2022, https://www.timetoast.com/timelines/wattsriots-of-1965.

178 History.com Editors, "Watts Rebellion," History.com. A&E Television Networks, September 28, 2017, https://www.history.com/topics/1960s/watts-riots.

179 Ibid.

The construction of these major roadways exacerbated many of the underlying causes of the Watts Uprising. Not only did the I-105 freeway make community educational facilities difficult to access, but funding also earmarked for community development was reallocated towards the cost of infrastructure construction. Five hundred units of planned replacement housing on lots acquired for the I-105 freeway were never constructed and the Martin Luther King Jr. Community Hospital, a major healthcare center located in Willowbrook, was downsized due to a lack of available funds. Another unintended consequence of the freeway development to provide law enforcement easy access to South Central Los Angeles was that it also provided easier access for criminal activity, leading to soaring rates of gang violence and drug trafficking.[180]

The Revival of Interurban Rail (1990-present)

Following World War II, the automobile became the preferred transportation mode, and rail networks crisscrossing South Central Los Angeles County communities were decommissioned and replaced by Los Angeles Metro bus lines. In 1961, the Los Angeles Railway network closed entirely. The revival of interurban railways occurred in the 1990s. The California State Legislature created the Southern California Rapid Transit District (SCRTD) to improve transit infrastructure in the greater Los Angeles region. SCRTD redeveloped out-of-service rail lines to serve Los Angeles, Orange, Riverside, and San Bernardino counties.[181]

In 1990, the Los Angeles County Metropolitan Transit Authority (Metro) invested $877 million in the construction of the 22-mile Metro A Line (previously the Blue Line), which runs down the center of the Florence-Firestone community along the former Pacific Electric Railway ROW. Stops in the community include Slauson, Florence, and Firestone. Original ridership figures were predicted by SCRTD and the County to be at about 5,000 riders per day during the initial stages of operation. “During the first two weeks after the grand opening, more than 600,000 people rode the Blue Line, including 32,000 on the first day of service, and nearly 70,000 on the second day (a Sunday).”[182] Completion of the A Line (formerly known as the Blue Line) was an important milestone in Florence-Firestone’s transportation history, marking the return of passenger rail service for the first time since the 1960s.

In 1992, the Southern California Regional Rail Authority (SCRRA) founded Metrolink, a commuter rail system serving all of Southern California. The revival of mass rail transit was a joint effort by five Southern California counties to reduce highway congestion and improve mobility in the greater Los Angeles Metropolitan area. As a result, Metro, the County’s current transportation planning agency, was founded in 1993. Metro undertook the operation of the maze of metropolitan transit networks that developed in the mid-twentieth century.[183]

Electric Power Conveyance

Directly adjacent to the Florence-Firestone community’s southwest boundary at 9615 S. Central Avenue is the massive City of Los Angeles Department of Water and Power (LADWP) Receiving Station B, constructed in 1927 for $1.5 million. In 1935, Ezra Scattergood, Chief Electrical Engineer and General Manager of the Bureau of Power and Light, proposed a method by which power from the Hoover Dam could be delivered to Los Angeles with Receiving Station B utilized as the single point of entry. In 1936, it was decided that Receiving Station B would become the

180 Hector Tobar, “Hope Endures in Hard Times,” *Los Angeles Times*, September 15, 2009.
181 Metro, “Metro A Line (Blue),” accessed February 25, 2022, https://www.metro.net/about; Metro, “Los Angeles Transit History,” accessed February 25, 2022, https://www.metro.net/about.
182 Metro Digital Resources Librarian, “Blue Line At 20: Welcoming the First Metro Rail Project and Its Continued Success,” *Metro Dorothy Peyton Gray,* July 12, 2010, https://metroprimaryresources.info/blue-line-at-20-welcoming-the-first-metro-rail-project-and-its-continued-success/284/.
183 Ibid.; Metro, “Los Angeles Transit History,” accessed February 25, 2022, https://www.metro.net/about.

terminus of the new Boulder Transmission Line, where power could be stepped down before reaching local customers. As part of modifications to support the new line, Receiving Station B was outfitted with new circuit breakers, which were said to be the largest in the world at the time, and 186-ton transformers.[184] The Boulder Dam – Los Angeles 287.5kV Transmission Line (P-19-188983) passes directly through the southern portion of the Florence-Firestone community, entering the community at Alameda and 90th Street, heading west to Success Avenue where it turns south to East 98th Street, heading further west until terminating at Receiving Station B. "These towers are associated with the first delivery of Hoover Dam power to Los Angeles." The 266-mile line was found eligible for listing in the NRHP in 1999 under Criteria A and C for its associations with the construction of the Boulder Dam as well as the development of Los Angeles during the 1930s and 1940s, and for its pioneering technology in high-voltage transmission.[185] At the time of the line's construction, it supplied over 70% of the City's power.[186] Today, the LADWP transmission line corridor through Florence-Firestone supports rectangular-shaped green spaces, nurseries, gardens, including Florence-Firestone Community Garden at East 98th Street and Central Avenue, and the last remnant of the region's agriculture.

Also, within the Florence-Firestone community are several Southern California Edison (SCE) 66kV sub-transmission lines. By the early 1930s, "the interconnecting of the Big Creek Hydroelectric System and the Long Beach Plants completed the backbone of the SCE 220-kV."[187] To transmit the 220kV power at lower voltages to homes, farms, and industrial fields, SCE constructed numerous substations to step down the 220kV voltage to the lower 66kV sub-transmission lines.[188] This stepped-down power can be found throughout the northern and eastern portion of the Florence-Firestone community, with several 66kV overhead transmission lines along Slauson Avenue, Compton Avenue, and Alameda Street.

5.4.1 Registration Requirements

Associated Property Types

There are four categories of property types related to infrastructure and public transit in the Florence-Firestone community: railroads; road and highway infrastructure; interurban railroads; and infrastructure related to electric power conveyance. Between the late nineteenth century and the mid-twentieth century, railroads contributed to rapid population growth and influenced residential and industrial development patterns, fundamentally shaping the form and character of the Florence-Firestone community. The legacy of the railroad is evidenced today in land use and development patterns established throughout the Florence-Firestone community, particularly for industrial areas and corridors where manufacturing and warehouse facilities were constructed adjacent to freight rail lines and residential tracts were constructed adjacent to interurban lines. In the present day, these routes have been revived as the Metro light rail. Road and highway infrastructure throughout Los Angeles County was later shaped by the proliferation of the automobile. Transmission towers and lines are associated with innovations in the provision of power throughout the Florence-Firestone community. While this infrastructure associated with electricity is visible throughout the Florence-Firestone community – mostly in the form of transmission lines – few

184 "Receiving Station B," Water and Power Associates, accessed February 23, 2022, https://waterandpower.org/museum/Early_Power_Substations.html

185 AECOM, *Slauson Station TOC Specific Plan, aka Florence-Firestone TOD Specific Plan PEIR,* County of Los Angeles Department of Regional Planning, September 2021.

186 "Construction of Hoover Dam," Water and Power Associates, accessed March 2022, https://waterandpower.org/Construction_of_Hoover_Dam.html.

187 Tinsley Becker et al., *Historic-Era Electrical Infrastructure Management Program,* 2015, 50.

188 Ibid.

innovations related to this infrastructure are historically tied to the Florence-Firestone community. Therefore, it is unlikely that transmission lines would be eligible as historical resources.

Eligibility Standards

- Has a direct and significant relationship to infrastructure development
- Reflects the property types related to infrastructure development during one of the significant periods in the development of the Florence-Firestone community and embodies the distinctive characteristics of development from that period. The periods are:
  - Rails, Roads, and Highways (1869-1990)
  - The Revival of Interurban Rail (1990-present)
- Simply being an example of infrastructure or one of the property types related to infrastructure is not enough to justify eligibility. An eligible resource must have been important in the overall development of the Florence-Firestone community or be an early or innovative technological development in the evolution of a type of infrastructure. Examples might include resources related to very early industrial or residential development.

Character-Defining Features

- Of an engineering and/or architectural form/style typical of the period (not modern equipment)
- Illustrates technological innovations
- Reflects significant trends in community planning
- Associated with the physical and industrial growth of the Florence-Firestone community

Considerations

- Should retain integrity of Design, Materials, Location, Feeling, and Association as defined in the Regulatory Setting
- Minor engineering changes to details and materials are allowed
- Should retain the original route or configuration
- Setting and adjacent land uses may be compromised by nearby construction that post-dates the period of significance

5.5 Residential Development

5.5.1 Subtheme: Unfair Planning and Discriminatory Housing Practices

Overview

Residential development encompasses not just the physical form and pattern of development in Florence-Firestone, but the changing ethnic and cultural identities of the residents who made this community their homes. Embedded in the history of residential development in Florence-Firestone is a complex legacy of unfair planning and discriminatory housing practices, zoning irregularities, and shifting populations addressed in many of the themes of this historic context statement. From the hubs of industrial and employment opportunities, railroads, streetcars, and automobile transportation routes formed the corridors along which residential development occurred in Florence-Firestone, beginning as early as the 1850s. The community was almost completely built out by the 1920s. From all directions radiating from the intersection of Florence and Graham avenues, the development represents no specific decades. Residential development in the community is characterized by small parcels of varying sizes, with shifting grid patterns to the streets, and irregular development. Though a few tract developments dating from the 1930s and 1940s are located in Florence-Firestone, most residential development after World War II can be characterized as infill development.

Perhaps one of the most noteworthy characteristics of the community is the lack of public housing or large-scale multi-family residential development. While concentrations of multi-family and public housing property types are found adjacent to the community such as the Jordan Downs Housing Projects in the City of Los Angeles' Watts community, the boundaries of unincorporated Florence-Firestone exclude public housing and large-scale multi-family housing property types.

Early Residential Development (1873-1919)

The area that would become Florence-Firestone initially developed as ranch land, with the southernmost portion intersecting Rancho Tajauta, though most of the community fell within an area that became public land as part of the Rancho Sausal Redondo Decision. The Rancho Sausal Redondo Decision placed a disputed 25,000 acres of land in the hands of settlers who had claimed the land under U.S. homestead laws from 1858 to 1868. A final decision in 1873 officially gave them title to the land and cleared the way for the area to be subdivided and sold into smaller farms. Farms ranged in size from 40 to several hundred acres depending on the amount of land needed for the type of crop. By the 1880s, most ranch sales in the Florence area were between 30 and 40 acres in size.[189] Residential buildings from this period included dispersed farmhouses on agricultural land as well as some grander, Queen Anne-style two-story houses.

Most early residential development began with the extension of streetcar lines. At the time, streetcars were privately owned by the same companies that owned and subdivided land along the lines. The lines were constructed and operated at a loss. Profit lay in selling plots for housing and commercial properties along the routes. Between 1890 and 1910, Henry Huntington's Pacific Electric Railway streetcar line was constructed to serve communities including Florence-Firestone.[190] The first Pacific Electric serving the community ran from the downtown core of Los

189 County of Los Angeles Department of Regional Planning. *Florence-Firestone Community Plan*.
190 Caltrans, "Tract Housing in California, 1945-1973," 2.

Angeles to Long Beach along Graham Avenue. Additional regional rail connections were added in the early 1900s.[191] Plots of land along the lines were divided into tracts that were then divided into parcels.

Suburban Development (1920s-1930s)

In the early 1900s, residential tracts were subdivided and planted with trees, but in many of these subdivisions, lots were not offered for sale until the early 1920s. The Conrad Tract, located between west of Compton Avenue and north of Nadeau Street, was laid out in 1907.[192] In 1921, the CCC Tatum agency began selling the lots, which by then were convenient to a Pacific Electric Railway streetcar. While most were developed with single-family residences, lots fronting Compton Avenue were set aside for commercial uses.

The individual buyers were responsible for constructing buildings, but the tract owners installed streets, curbs, sidewalks, gas, water, and electricity.[193] These streets were often plotted at different angles and sometimes used different street names between major thoroughfares. Tract 2080, divided by Nadeau Extension Company, was recorded in 1913 with street names and grids completely different from adjacent areas north of Florence.[194] Streets laid out by tract owners often did not align between tracts, creating a slightly irregular grid between major thoroughfares. In northwest sections of the community, lot sizes are consistent, but the orientation shifts. The front of the parcels faces east or west on the east side of Compton Avenue. On the west side of Compton Avenue, parcels are oriented to face north and south. These inconsistencies remain in place today as a remnant of pre-World War II tract boundaries.

A large percentage of the residences throughout Florence-Firestone, especially concentrated in the northeast portions of the community east of Santa Fe Avenue and south of Florence Avenue, appear to date to the 1920s. Large areas of single-family houses were constructed on subdivided land between major corridors of industrial and commercial development. The demand for housing was fueled by an exponentially growing population during this decade. Employment opportunities were also increasing, with the community ideally located on the outskirts of downtown Los Angeles, manufacturing and oil refining areas to the southwest, and the harbors to the south. The Florence-Firestone Chamber of Commerce advertised the area as being "exactly in the center" of Los Angeles development and stated it was "one of the best places on earth for investment."[195] The opening of the Panama Canal in 1914 led to increased shipping at California ports, while the extraction and refining of oil became a major industry in Southern California.[196] The influence of the streetcar on residential development patterns declined as automobile ownership grew. Most of the urban streetcar systems had stopped expanding by World War I, and ridership nationwide peaked between 1923 and 1924.[197]

Individual buyers chose to construct single-family houses on these parcels in a variety of modest, wood-frame residential styles, beginning with simple Victorian vernacular hipped and gable roof designs. Miramonte Boulevard between Gage Avenue and Florence Avenue developed as a streetcar suburb with a consistent setback, narrow lots, street landscaping with rows of palm trees, and streets laid out as a grid.[198] In the late 1910s, modest Craftsman-style houses, sometimes called bungalows, became popular. Single-family houses from this period are

191 County of Los Angeles Department of Regional Planning. *Florence-Firestone Community Plan*.
192 No Author, "Display Ad 102," *Los Angeles Times*, May 21, 1907, 118.
193 No Author, "Takes Agency for Conrad Subdivision," Los Angeles Times, Jun 12, 1921, V3.
194 County of Los Angeles, "Tract No. 2080," 100 feet to one inch, Los Angeles: County of Los Angeles, 1912.
195 A.S. Merriett, *The Future of Greater Los Angeles With Florence Exactly in the Center, As Predicted,* (Los Angeles, CA: Florence Chamber of Commerce, 1927).
196 Caltrans, "Tract Housing in California, 1945-1973," 5.
197 Ibid., 3.
198 AECOM, *Slauson Station TOC Specific Plan, 2-17.*

located throughout Florence-Firestone with small concentrations along East 59th Street, Makee Avenue, Miramonte Boulevard, East 88th Place, Holmes Avenue, and East 70th Street.

Redlining, the Great Depression, and the Long Beach Earthquake (1929-1939)

The National Housing Act of 1934, a New Deal legislative response to the Great Depression that followed the stock market crash of 1929, created the Federal Housing Administration (FHA). One goal of the FHA was to stabilize the housing market and expand opportunities for home ownership. The Federal Home Loan Bank Board and the HOLC were established to protect individual homeowners from foreclosure. HOLC analyzed the communities' collective ability to repay mortgages on moderately priced, well-constructed, single-family dwellings and, if deemed satisfactory, the agency refinanced mortgages in default or foreclosure. The FHA also attempted to stabilize lending for the banking industry by guaranteeing mortgages with lending institutions. Before the 1934 housing law, banks rarely financed more than 50 percent of the cost of a new house, and mortgages typically had a duration of five years or less.[199] With federal mortgage guarantees, the banks were protected and could engage in lending practices with larger mortgages over longer terms. However, the HOLC set definitions of risk, limiting the guaranteed mortgages for neighborhoods it deemed precarious.

One of the methods by which the HOLC sought to assess creditworthiness or risk was through the discriminatory practice of redlining. Redlining was the result of the HOLC creating color-coded maps with boundaries around neighborhoods based on the composition of the community's race and/or ethnicity, income level, and housing and land use types. Neighborhoods were evaluated using these factors and assigned an investment risk grade. The grades ranged from Green (or A) with the least amount of risk to Red (or D), with the highest amount of risk. Areas that were graded as Red were largely non-Caucasian, working-class neighborhoods with older housing stock and no deed restrictions limiting construction types and residents' race. These areas were labeled as hazardous to invest in and often those that lived in these areas were denied credit, insurance, and healthcare assistance.[200] Citing the perceived threat of racial integration to neighborhood stability and therefore stable property values, the FHA refused to provide mortgage guarantees in racially mixed neighborhoods or areas not conforming to deed restrictions.[201]

In September 1939, the Division of Research and Statistics along with the HOLC had a map of Los Angeles created which included Florence-Firestone (Figure 4).[202] The majority of the community was assigned the investment risk grade of Red (D), which was the worst. The Florence Industrial District (D-60) was described as a slowly increasing community of factory workers, laborers, and WPA workers (later renamed the Work Project Administration) with incomes ranging from $700 to $1,500. Areas south of East 92nd Street were included in the Watts District (D-61), which was described as containing the largest concentration of African-Americans in Los Angeles County. The residents worked as service workers, factory hands, laborers, and WPA workers. Both districts were deemed "blighted" and received Red (D) grades, limiting the residents' ability to secure federally-insured mortgages and loans.[203] The legacy of the redlining practice was long-term disinvestment in Florence-Firestone, traced mostly to the ethnic and zoning profile of these communities in the late 1930s.

In the evening hours of March 10, 1933, the 6.4-magnitude Long Beach Earthquake hit the greater Los Angeles area. The earthquake, worsened by over-drilling the Los Angeles oil deposits, was the deadliest seismic event in Southern California history, killing 120 people. Unreinforced concrete masonry buildings throughout the County

199 Caltrans, "Tract Housing in California, 1945-1973," 5.
200 Nelson, Winling, Marciano, Nathan Connolly, et al. "Mapping Inequality."
201 Caltrans, "Tract Housing in California, 1945-1973," 31.
202 Nelson, Winling, Marciano, Nathan Connolly, et al. "Mapping Inequality."
203 Ibid.

were destroyed. The HOLC financed the redevelopment of many single-family residences, which were then reconstructed in the Spanish Colonial Revival and Minimal Traditional architectural styles.[204] According to the 1960 Census, 72% of all housing in Florence-Firestone was constructed before 1940 and despite the 1933 Long Beach Earthquake many of the structures built between 1920 and 1940 remained.[205]

World War II and Post-War Tract Housing (1939-1964)

During the 1940s, the African-American and Latino populations of Los Angeles increased as people moved to the region for the employment opportunities created by World War II. While jobs were plentiful in California cities during World War II, housing was not.[206] While employment opportunities for minorities increased during the war, housing remained rigidly segregated. In the south-central district of Los Angeles, for example, the population increased by more than 40,000 during the war, while property owners in adjacent Caucasian areas blocked the physical expansion of the district by refusing to sell or rent to minorities.[207]

Rapid population growth continued in the decades following the war. In communities collectively known as the East Central Area of Los Angeles County, which included Florence-Firestone, the population increased from 458,214 in 1930 to 542,368 in 1940 to 760,312 in 1950.[208] In the post-war years when building resumed, the predominant structure of new construction remained the single-family dwelling. Where land was available, these single-family houses were constructed in tract developments. Postwar tract housing differed from previous residential development. Builders adopted mass-production techniques perfected across all industries during World War II. Houses were designed and constructed with uniformity and efficiency on a massive scale.

To house incoming workers before and after the war, large subdivisions of single and multi-family tract housing were developed across Southern California, but opportunities for this type of widespread residential development in the Metro Planning Area were extremely limited. Most of the land in Florence-Firestone was developed by this time. Pockets of tract developments were completed where land was available. A development subdivided by the Liberty Building Company in 1946 was located along Hooper Avenue, south of Nadeau Street and north of E 85th Street. This development has irregularly shaped parcels developed with stucco-clad homes and minimal streetlights. The street grid deviates with markedly curvilinear interior blocks that were the preferred street pattern for residential subdivisions in the post-World War II decades.[209] Buildings in this subdivision are stucco and very plain, barely reflecting the Minimal Traditional style, and most are heavily altered.

Major changes to discriminatory housing practices began in the late 1940s. Before 1948, minorities were routinely excluded from new housing tracts through the use of restrictive covenants. Restrictive covenants, attached to the property deed, prohibited homeowners from selling or renting to minorities. These restrictions were placed on the property by the original subdivider or developer and remained in force as the property was resold. The United States Supreme Court ruled that these restrictive covenants could no longer be enforced in its 1948 decision, *Shelley v. Kraemer*. However, overturning deed restrictions did not change attitudes. In practice, housing discrimination continued long after the Supreme Court's ruling. Until the late 1950s, the code of ethics of the National Association of Real Estate Boards explicitly required real estate agents to steer racial minorities away from Caucasian neighborhoods.[210]

204 "HUD Historical Timeline: the 1930s," *United States Department of Housing and Urban Development (HUD)*, accessed Feb.2022, https://www.huduser.gov/hud_timeline/.
205 County of Los Angeles, *Florence-Firestone Community Plan*, 16.
206 Caltrans, "Tract Housing in California, 1945-1973," 12.
207 Ibid., 29.
208 No Author, "Rapid Population Growth Seen in East Central Area," *Los Angeles Times*, Nov. 29, 1963, 37.
209 County of Los Angeles, "Tract No. 14412," 100 feet to one inch, Los Angeles: County of Los Angeles, 1949.
210 Caltrans, "Tract Housing in California, 1945-1973," 30.

By 1960, 808,521 people resided in the East Central Area of Los Angeles, which included unincorporated areas such as Florence-Firestone. The area was rapidly industrializing. Despite the increasing density, multi-family developments were not common aside from duplexes, triplexes, and rear backyard dwelling units. The predominant structure remained the single-family dwelling (66% of all units) in 1960).[211] In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees. With the government programs and new housing opportunities, racial residential patterns began to change in Los Angeles.

In addition to the actions of the federal government, the State of California has its own legislative and judicial history with respect to open-housing laws. Assembly member Jesse Unruh authored the California Civil Rights Act in 1959, which prohibited discrimination in all types of business on the basis of race, color, religion, ancestry, or national origin. Three years later, the state Supreme Court ruled that this law, frequently called the Unruh Act, applied to the sale of residential property. The Unruh Act was followed in 1963 by the Rumford Act, which specifically prohibited racial discrimination by banks, real estate brokers, and mortgage companies. Opponents of open-housing laws, led by the real estate industry, placed an initiative on the ballot the following year (Proposition 14), calling for the repeal of the Rumford Act and other open housing laws and prohibiting the state government from enacting such laws in the future. Proposition 14 passed by a two-to-one margin but was later ruled unconstitutional by the state Supreme Court. The U.S. Supreme Court upheld that decision in 1967.[212]

President Lyndon Johnson signed the Civil Rights Act in 1968. Title VIII of the Civil Rights Act prohibited racial discrimination in the rental, sale, or financing of residential property. By this time, however, every major American city had been transformed by the postwar housing boom, and the new suburbs that surrounded the cities were overwhelmingly Caucasian.[213] As demographics shifted, realtors engineered a period of prejudice-fueled market instability by approaching Caucasian homeowners in the community with narratives of increased crime rates and impending property depreciation. The realtors convinced Caucasian homeowners to sell their properties below market value, then profited by selling the properties to African-American homebuyers at an inflated price. These so-called blockbusting tactics resulted in a depressed housing market and sent Florence-Firestone into a state of economic decline. As upper-middle-class Caucasian residents moved, Caucasian business owners relocated their stores, causing the tax base to rapidly decline. Without adequate funding derived from a prosperous tax base, municipal resources, parks, and schools deteriorated.[214]

The Aftermath of Uprisings (1965-1992)

The demographics of the communities changed after the Watts Uprising of 1965, and the impact on the residential built environment was more or less total stagnation.[215] In the aftermath of the uprising, little to no new residential development took place. By 1974, much of the housing in Florence-Firestone was not owner-occupied.[216] Homeowners were offered low-interest loans in an attempt to maintain housing quality for renters. Few new houses were constructed in the decades following the Watts Uprising. Among the notable changes in residential development was the metal chain link security fencing in front yards including driveway gates and security windows

211 No Author, "Rapid Population Growth Seen in East Central Area," Los Angeles Times, Nov. 29, 1963, 37.
212 Caltrans, "Tract Housing in California, 1945-1973," 31.
213 Ibid.
214 History.com Editors. "Watts Rebellion." History.com. A&E Television Networks, September 28, 2017. https://www.history.com/topics/1960s/watts-riots.
215 Thomas Lawson, *East Rancho Dominguez: I'll Make Me a World* (Los Angeles: Los Angeles County Arts Commission and California Institute of the Arts, 2018) 108.
216 No Author, "Low Interest Loan Offered to Homeowners," *Los Angeles Times*, Apr. 5, 1974, 136.

and doors.[217] Between the 1965 Watts Uprising and the 1992 Los Angeles Uprising, there were significant population shifts in Florence-Firestone. Florence-Firestone's African-American population after the 1960s began to decline, between the 1960s and 2016 the population went from 60% to 9%. At the same time, the Latino population was increasing steadily from 61% of the population in 1980, 77% in 1990, 86% in 2000, and 91% in 2016.[218]

[217] Lawson, *East Rancho Dominguez*, 39.
[218] County of Los Angeles, *Florence-Firestone Community Plan*, 18.



SOURCE: Open Street Map 2019;
Robert K. Nelson, LaDale Winling, Richard Marciano,
Nathan Connolly, et al., "Mapping Inequality," American Panorama, ed.

FIGURE 4

Home Owners' Loan Corporation Grades within Florence-Firestone

Florence-Firestone Historic Context Statement and Survey Report

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5.5.1.1 Registration Requirements

Associated Property Types

Residential development in the Florence-Firestone community primarily dates from the 1880s to the eve of World War II and reflects a pattern of settlement radiating outwards from the central core of downtown Los Angeles to the south along railroad corridors that influences all types of development between downtown Los Angeles and the harbor.

The Florence-Firestone community is largely comprised of single-family houses that have been substantially modified. There are large tracts of single-family houses constructed in the 1910s through 1940s. There are very few post-World War II tracts. The tracts usually feature Spanish Colonial Revival or Minimal Traditional style buildings, one to two stories in height. Street features, such as setbacks, sidewalks, driveways, and trees, vary significantly from tract to tract. Pre-World War II tracts are smaller and have more consistent street grids, often with curvilinear portions without the tracts.

Single-family housing tracts are neighborhoods of detached residences developed over a brief period of time by a single developer. Tracts would be evaluated as historic districts, rather than evaluating each house individually. It is very unlikely that an individual tract house would be able to represent the larger trends on its own, as a standalone resource, and they should not be evaluated as such. Only tracts with demonstrated significance and integrity are eligible for designation. Eligible tracts may include those reflecting the early development of the neighborhood in conjunction with adjacent commercial or manufacturing development; those that represent specific milestones in the fight against unfair planning and discriminatory housing practices; and those as representative examples of the work of important developers.

The Florence-Firestone community was almost completely built out by the 1940s. Though a few tract developments dating from the 1950s and 1960s are located in the community, most residential development after 1964 can be characterized as infill development. Postwar tracts usually exhibit a few different house plans and styles which repeat throughout. Setbacks, streets, sidewalks, driveways, streetlights, and street plantings are typically uniform throughout. Street patterns are often curvilinear with narrower streets bisected by wider main boulevards. Many streets dead-end into cul-de-sacs, which may date to the construction of freeways and not be a deliberate and original planning feature of the tract.

A limited number of duplexes, bungalow courts, and smaller multi-family property types from the pre-World War II decades can be found throughout the Florence-Firestone community. There are a few purpose-built, multi-story multi-family buildings constructed close to major thoroughfares, but these are not a common or eligible property type in the Florence-Firestone community. Many multi-family properties are altered buildings originally constructed as single-family homes in the decades before World War II.

Eligibility Standards

- Has a direct and significant relationship to residential development and/or represents the work of a significant developer or popular architectural styles of the period
- Property was originally constructed as a single-family house, duplex, bungalow court, or multi-family building

- Reflects residential development during one of the significant periods in the residential development of the Florence-Firestone community and embodies the distinctive characteristics of residential development from that period. The periods are:
  - Early Residential Development (1887-1919)
  - Suburban Development (1920s-1940s)
  - Redlining, the Great Depression, and the Long Beach Earthquake (1929-1939)
  - World War II and Post-War Tract Housing (1939-1964)
  - The Aftermath of Uprisings (1965-1992)
- Simply being a residential resource is not enough to justify eligibility. An eligible resource must have been important in the overall residential development of the Florence-Firestone community. Examples might include resources related to very early development, residences of significant individuals, or residences that were meeting places for community organizations significant in the history of the Florence-Firestone community
- Eligible tracts must have been important in the overall residential development of their community. Examples might include very early tracts or ones that set precedents. An eligible tract will reflect the early development of the neighborhood in conjunction with adjacent commercial or manufacturing development; represent specific milestones in the fight against unfair planning and discriminatory housing practices; or be representative examples of the work of important developers or popular architectural styles of the period.

Character-Defining Features

- Individual residences
  - Constructed in one of the popular architectural styles for residential buildings of the period
- Tracts/Historic Districts
  - Clearly defined tract boundaries
  - Be made up of single-family residences constructed within a distinct period of time, usually by a single developer, but not always
  - Designed in popular styles of the period
  - Uniform setbacks and lot plans (driveways, attached or detached garages)
  - Uniform street pattern
  - Often will have uniform street plantings (trees, medians, planting strips between sidewalks and streets), streetlights, curbs, and sidewalks (or deliberate lack of sidewalks)

Considerations

- Individual property or tract as a whole should retain integrity of Location, Setting, Design, Feeling, and Association from its period of significance as defined in the Regulatory Setting
- Tracts or blocks be composed of a majority of contributing resources (more contributors than noncontributors). Contributors would include all buildings and street features that both date from the period of significance and retain sufficient integrity
- In some cases, if a resource is eligible under this theme, it may also be eligible under Civil Rights and Social Justice themes.
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder.

5.6 Religion and Spirituality

Overview

Religious institutions within Florence-Firestone have continuously evolved to reflect the different racial, ethnic, and religious groups that lived and continue to live in the community. Roman Catholicism dominated much of the religious space in early Los Angeles. However, a significant shift occurred with the arrival of the railroads in the late 1800s, which led to an increase in non-Catholic American farmers arriving in Los Angeles from the Midwest. This was followed by a surge of Mexican immigrants that continued to increase into the 1910s and 1920s. Parishes eventually became segregated, and distinct cultural traditions emerged between Anglo-American and Mexican Catholicism in the greater Los Angeles region. Protestant denominations eventually became the dominant religious institutions when the automobile boom of the 1920s led to an increase of residents from the southern United States. During World War II, African-Americans arrived in large numbers from the South to work in the defense production jobs available in southeast Los Angeles and continued to work in the factories throughout the area. Numerous African-American churches began to appear along the commercial corridors of Compton and Central Avenues, especially after the "white flight" from South Central Los Angeles left behind unoccupied commercial storefronts in the wake of civil unrest. The collapse of the automobile industry in the 1970s and 1980s resulted in many African-Americans moving out of the area. With an increase in Mexican and Central American immigration, Latino parishes eventually became the dominant churches in Florence-Firestone.

Churches and other religious institutions within the Florence-Firestone community are not typically represented by monumental, architect-designed buildings, nor are they necessarily located in prominent public spaces. However, buildings may be eligible as examples of their architectural style. Religious institutions are profoundly important to the parishes they serve; however, to be considered eligible as a historical resource aspect of the built environment must be significant in the history of religion and spirituality or significant under another historical theme, such as settlement, social philanthropy, or education.

Religious Institutions

Catholicism in Early Los Angeles

The history of post-contact religion in Los Angeles began with the establishment of the 21 missions in Alta California by the Spanish and the Franciscan Order between 1769 and 1823. The Portolá expedition first reached the present-day boundaries of Los Angeles in August 1769, thereby becoming the first Europeans to visit the area. Father Juan Crespí named the pueblo by the river "Nuestra Señora la Reina de los Angeles de la Porciúncula," which was also home to the city's oldest Catholic church, La Iglesia de Nuestra Señora la Reina de los Ángeles (The Church of Our Lady Queen of the Angels) or La Placita church, built in 1814. Father Junípero Serra returned to the area to establish a Catholic mission, the Mission San Gabriel Arcángel, on September 8, 1771.[219] The missions were not only for religious purposes but also served as a mechanism to control the indigenous population, with many Native Americans forced to become neophytes under the mission system. Mexico became independent from Spain in 1821, and by 1834 the missions were secularized, and the era of the ranchos began. Following the close of the mission era, *Californios*, a term used to describe descendants of Spanish and Mexican settlers as well as Mestizos (people descended from settlers and indigenous peoples), began to break free of the religious control of mission

[219] Mildred Brooke Hoover and Douglas E. Kyle, *Historic Spots in California* (Stanford, CA: Stanford University Press, 2002).

priests. "Roman Catholics also remained a numerical plurality in the Los Angeles area through the early years of U.S. statehood, and their clergymen spoke the Spanish of the Californio residents."[220]

The span of 1880 to 1910 "witnessed major transitions in U.S. Mexican-descent Catholicism itself."[221] The arrival of the railroads in the 1870s and 1880s led to a significant population boom among Anglo Americans (primarily farmers from the Midwest) who "poured into traditionally Hispanic districts."[222] A decade later, the completion of the Mexican railroads resulted in a surge of Mexican immigrants. As both populations expanded, parishes became segregated, and by 1896 Anglo-Americans began to be appointed as bishops.[223]

As Mexican immigration increased during the 1910s and 1920s, differences continued to emerge between traditional Mexican Catholics and the dominant Anglo-Catholic church, including mass attendance, the role of women in the church, and interpretation of religious traditions.[224] An important element of spirituality unique to Mexican Catholicism and culture is the worship of Our Lady of Guadalupe, long recognized as the patron saint of Mexico. "To the present day, Our Lady of Guadalupe remains a powerful symbol of Mexican identity and faith, and her image is associated with everything from motherhood to feminism to social justice."[225] The story of Our Lady of Guadalupe dates to December 12, 1531, when the Virgin Mary appeared to an indigenous peasant named Juan Diego near present-day Mexico City. She was a dark-skinned woman who spoke Juan Diego's native language, Nahuatl. She left behind a life-size image of the Virgin Mary on the inside of a cloak, which became known as Our Lady of Guadalupe.[226] Murals of Our Lady of Guadalupe are found throughout Florence-Firestone and other Latino communities throughout the County.[227]

Protestantism

Protestant denominations began to compete with the Catholic Church for Mexican converts, encouraging Mexicans to develop their own churches with Latino pastors and ministers who spoke Spanish.[228] At the same time, the automobile manufacturing boom of the 1920s attracted working-class Caucasian families from the southern U.S. who purchased homes near factories in and around the Florence-Firestone community and greatly influenced the development of surrounding religious institutions. African-Americans were largely excluded from the manufacturing boom during the 1920s, with Depression-era discriminatory labor policies only making job opportunities even narrower in the decade that followed.

Over the next several decades, numerous Protestant churches were established throughout southeast Los Angeles. By the 1920s, religious institutions within the Florence-Firestone community reflected this shift to Protestantism, with churches such as the Miramonte Presbyterian Church at the southeast corner of Makee Avenue and the Pacific Electric Railway ROW; the Florence Avenue Baptist Church at the southeast corner of Florence Avenue and Miramonte Boulevard; Seventh Day Adventist Church on the westside of Miramonte Boulevard south of Florence

220 Clifton L. Holland, "An Overview of Religion in Los Angeles from 1850-1930," accessed February 28, 2022, http://www.prolades.com/glama/la5co07/overview_1850-1930.htm.
221 Robert E. Wright, "Mexican-Descent Catholics and the U.S. Church, 1880-1910: Moving Beyond Chicano Assumptions," *U.S. Catholic Historian* 28, no. 4 (Fall 2010): 79, accessed February 22, 2022, https://www.jstor.org/stable/40891031.
222 Ibid., 79.
223 Ibid.
224 George Sánchez, *Becoming Mexican American: Ethnicity, Culture, and Identity in Chicano Los Angeles, 1900-1945* (New York: Oxford Press, 1993).
225 Raul A. Reyes, "Our Lady of Guadalupe Is a Powerful Symbol of Mexican Identity," *Latino, NBC News,* 2016, https://www.nbcnews.com/news/latino/our-lady-guadalupe-powerful-symbol-mexican-identity-n694216.
226 Ibid.
227 See Section 5.10 Public Art, Music, and Cultural Celebrations for more information about this subject.
228 Sanchez, *Becoming Mexican American.*

Avenue; the Florence Avenue Methodist Episcopal Church at the northeast corner of Florence and Wilson Avenues; and the Brethren Church at the southeast corner of Hogan (now Gage) and Compton Avenue.[229] St. Malachy Catholic Church at 1221 East 82nd Street has been serving the Florence-Firestone community since 1927 and serves as an example of the evolving demographics of the Florence-Firestone neighborhood.[230] "From 1926 until 1945, the parish consisted of about four hundred families whose ethnic background was mainly Italian-Irish, Mexicans, and African-Americans. Population change came gradually, and after World War II the African-American community became the majority. In 1968 the parish was entrusted to the Divine Word Missionaries, under the leadership of Father William Adams, S.V.D."[231] Now the church primarily serves the surrounding Latino population and also functions as a school. In 2018, St. Malachy Catholic Church was listed as one of the top responses when the community was asked the question: "where do you feel safe and sound?" in Florence-Firestone.[232]

During World War II, the demographic make-up of south Los Angeles transformed when large numbers of African-Americans from the southern U.S. arrived to work in defense production jobs. [233] African-American Baptist churches significantly increased in South Central Los Angeles during this period, and within the Florence Firestone community, there was a growing number and diversity of Protestant churches. By 1950, some of the main churches within the community included the Goodyear Four-Square Gospel Church (known today as the Travelers Rest Missionary Baptist Church) located at 1417 Florence Avenue near the former Goodyear factory; the Second Brethren Church at the southeast corner of East 60th Street and Compton Avenue; Presentation Church at 6406 Parmelee Avenue (still extant); Church of the Nazarene at the southeast corner of East 87th Street and Compton Avenue; Bethel Assembly of God Church (known today as El Sendero De La Cruz) at 6508 Holmes Avenue; Church of Christ Christian Church at Beach Street north of East 81st Street; and 7th Day Adventist Church on East 88th Street between Beach and Cedar Streets. [234] On the west side of Miramonte Avenue south of Florence Avenue, the Florence Avenue Baptist Church received a new neighbor, the Florence Church 7th Day Adventist. Both of these churches have since been demolished and redeveloped with residential properties.

Originally known as the Immanuel Church of Graham and later the Immanuel United Church of Christ, the present-day Ministerio Latino Immanuel stood for nearly 90 years at 1785 East 85th Street and remains a cherished community institution. Edgar R. Edwards was an African-American minister at the formerly named Immanuel United Church of Christ (Congregational) from 1965 until his retirement in 1981. Martin Luther King, Jr. and his associates, including Ralph Abernathy, would utilize the church as a meeting place during visits to Los Angeles. Following the 1965 Watts Uprising, Edwards and other members of the community formed Operation Breadbasket, a program designed to provide the surrounding underserved community with food and job opportunities. Edwards died in January 1985.[235]

Mortuaries

Also tied to religion and spirituality are mortuaries. The Harrison-Ross Mortuary at 1839 Firestone Boulevard opened in 1953 by manager Leon Harrison and his partner Mary Williams Ross (Exhibit 11).[236] The mortuary was African-American owned and operated and frequently held services for African-American members of the

229 Sanborn Map Company, "Sanborn Fire Insurance Maps: Florence-Firestone," Florence-Firestone, CA, 1867-1970.
230 "Our Parish," St. Malachy School, accessed March 2022, https://stmalachyla.org/historia.
231 Ibid.
232 Przyblyski and Allan, *A Paseo Through Time in Florence* (Valencia, CA: California Institute of the Arts, 2018), 109.
233 Simpson, "The Great Migration."
234 Lee Romney and Stuart Silverstein, "Economic Boom Boosts Even Blighted Areas," *Los Angeles Times,* Aug. 20, 2000.
235 No Author, "Rev. Edgar R. Edwards; Black Leader," *Los Angeles Times,* Feb. 11, 1985.
236 No Author, "New Mortuary in Southeast," *Tidings,* Dec. 18, 1953, 17.

community, which were announced in newspapers such as the California Eagle and Los Angeles Times. The company also operates two other locations in Crenshaw and Compton. "For three generations, the professional and caring staff at Harrison-Ross Mortuary has been carrying out the personal wishes of families in our community - the people who are our neighbors and friends."[237]

Exhibit 11. Group photo outside the Harrison-Ross Mortuary located at 1839 Firestone Boulevard, Leon Harrison is in the center, 1968



Source: Rolland J. Curtis, Los Angeles Photographers Collection / Los Angeles Public Library.

Postwar Changes

From the 1940s through the 1960s, the Bracero Program, which allowed Mexican nationals to work as farmers in the U.S., stimulated another wave of immigration, with Latinos gaining in population throughout the Florence-Firestone community. Two significant events dramatically changed the demographic and religious make-up of the Florence-Firestone community and other southeast Los Angeles cities and communities. The first was in 1965 when the Watts Uprising triggered "white flight" from the region and a new Latino immigrant population moved in "spreading west across the Alameda Corridor and linking up with the older barrios in Willowbrook, Watts, and Florence."[238] The second was the deindustrialization of the region starting in the 1970s, which shuttered factories and significantly impacted what was

237 "About Us," Harrison-Ross Mortuary, accessed March 2022, https://www.harrisonross.com/about-us.php.

238 GPA Consulting, Inc., National Register of Historic Places Registration Form, *National Chicano Moratorium March August 29, 1970,* Department of Parks and Recreation, Office of Historic Preservation, October 7, 2020, 22.

once stable employment for thousands of minority workers, leading to an outward migration of the African-American population from the Florence-Firestone community in the 1970s and 1980s.[239]

With the majority of the Caucasian and African-American populations gone from the Florence-Firestone community by the 1980s, the dominant population became and continues to be Latino. Today, the biggest concentrations of religious institutions within the Florence-Firestone community are located along Central and Compton Avenues. These buildings range from large churches on prominent corners, like the altered Gothic Revival-style Iglesia Universal at 6000 Compton Avenue; to medium-size churches like Gethsemane Tabernacle United (formerly the Masonic Lodge Hall) at 7608 Compton Avenue and the Chateauesque style Full Gospel Baptist Church at 6900 Compton Avenue; to small storefront churches that are hardly noticeable as religious institutions amidst their commercial/industrial neighbors, like the Art Deco-style Iglesia Cristiana Fundados Sobre La Roca at 6200 Compton Avenue; to churches tucked away in residential pockets like the New Covenant Missionary Baptist Church, which operates out of what appears to be an altered Queen Anne-style former-residence. Many of these buildings are heavily altered and some lack any signage identifying them as a church. As discussed further below, churches and other religious institutions within the Florence-Firestone community are not typically represented by monumental, architect-designed buildings, nor are they necessarily located in prominent public spaces.

Storefront Churches

Storefront churches are particularly prevalent along Central Avenue south of Florence Avenue, with this type of church found on almost every block. For example, between East 74th and East 89th Streets on Central Avenue, there are at least 16 churches. The history of storefront churches within the Florence-Firestone community is an important part of the establishment of the African-American community and continues to be significant to today's Latino community. "They have been around since African-American migrants came from rural Southern towns to the promise of prosperity in Los Angeles."[240]

Storefront churches are typically located in commercial corridors that were left vacant following the "white flight" from older Los Angeles neighborhoods to the suburbs during the mid-twentieth century and include former dry-cleaning businesses, retail stores, bars, banks, and industrial warehouses.[241] Fieldstone or Permastone siding is often added to the building's exterior "to give the building permanence and respectability."[242] Stone cladding also references the concept of the "rock," as quoted in the Bible from Matthew 16:18 "And I say also unto thee, that thou art Peter, and upon this rock I will build my church; and the gates of hell shall not prevail against it."[243] The word "rock" or "la rocha" is frequently incorporated in church names throughout South Central Los Angeles. The simple, eclectic facades are often "the result of a collaboration between pastors with no design training and contractors working on tight budgets."[244] Often viewed as a sign of a neighborhood's economic decline, storefront churches are generally shuttered most of the week. For the communities they serve, these churches are "a place for people to meet and help each other, to remember their place of origin and to share meals."[245]

239 Pulido, Barraclough, and Cheng, *A Peoples Guide to Los Angeles*, 142.
240 Camilo Vergara, "Storefront Salvation," *Los Angeles Times,* Jan. 12, 2003.
241 "White Flight," *KCET,* October 24, 2011, https://www.kcet.org/shows/departures/white-flight.
242 Vergara, "Storefront Salvation."
243 Ibid.
244 Ibid.
245 Ibid.

Storefront church congregations in and around Florence-Firestone have been classified into four general categories: 1) African-Americans who continue to attend services in their old neighborhoods even though they left the neighborhood in the 1970s and 1980s following the collapse of the automotive manufacturing industry; 2) Small numbers of older African-American residents; 3) Mixed-age African-Americans who share worship space with the dominant Latino population, and 4) exclusively Spanish-speaking congregations.[246]

Storefront churches also have their own unique set of character-defining features that falls far from the traditional list of neatly defined architectural features typically developed for religious properties. These churches typically operate from a former commercial space, have a simple façade, lack a steeple, and may had alterations such as the replacement of cladding with Fieldstone or Permastone veneer and barred windows and doors. "They are among our best examples of folk architecture, yet they show an almost unconscious reverence for the traditional: On their calling cards, collection boxes and handouts are pictures of the tall-steepled churches they aspire to be."[247]

5.6.1 Registration Requirements

Associated Property Types

The property types with the potential to represent the significant trends in religion and spirituality in the Florence-Firestone community are churches, mosques, synagogues, and mortuaries. Properties associated with this theme may reflect past patterns of discriminatory housing practices where restrictive covenants pushed racial and religious minorities into areas shared by multiple racial, ethnic, and religious groups. Properties associated with religion and spirituality vary in size from storefront churches to large campuses that incorporate educational buildings. They are located both in residential neighborhoods and on major boulevards. The purpose-built churches are predominantly Spanish Colonial Revival, Mediterranean Revival, or Mid-Century Modern in style. Storefront churches also have their own unique set of character-defining features, described below.

Only properties with demonstrated significance and integrity are eligible for designation. Properties exhibiting the character-defining features of the property type may not have demonstrated significance such that they would be eligible for designation. Ordinarily, properties owned by religious institutions or used for religious purposes are not considered eligible for designation. A religious property may be eligible if it derives its primary significance from architectural or artistic distinction or historical importance. A building or campus evaluated under this theme may be considered eligible if it has historical importance, such as being directly related to important events or associated with important community leaders. The property could be the location of an important event, such as a political rally, speech, or march. It may also be eligible under this theme if it is the place most directly associated with the work of an individual who was significant within the theme of religion and spirituality.

Eligibility Standards

- Has a direct and significant relationship to an event of historic importance; and/or was the primary location of an important organization; and/or was the primary place of work of an individual important within the theme of religion and spirituality

246 Ibid.
247 Ibid.

- An eligible resource must have been important within its community. Examples might include resources related to veterans' organizations, ethnic groups, important church congregations and leaders, and institutions particularly important to the local community beyond the significance of religious identity.
- Simply being a building associated with a religious group is not enough to justify eligibility. An eligible resource must have been important in the overall architectural, spiritual, or community development of Florence-Firestone, and this association must be proven to be important.

Character-Defining Features

- Constructed in one of the popular architectural styles for institutional buildings of the period
- May also have a utilitarian design without many architectural details
- Features unique or typical of the church property type, such as steeples and stained-glass windows for churches
- Most will have at least one large gathering space, such as an auditorium at a school or the nave in a church
- In or adjacent to major corridors, mortuaries and churches often constructed right up to the sidewalk with no setback
- Storefront churches
  - operate from a former commercial space
  - a simple façade
  - lack of a steeple
  - often feature barred windows and doors

Considerations

- Eligible resources should retain integrity of Location, Design, Materials, Workmanship, Feeling, and Association from their period of significance as defined in the Regulatory Setting
- Setting may be compromised by nearby construction that post-dates the period of significance
- Exterior and interior spaces that functioned as important gathering/meeting places must remain readable from the period of significance
- The majority of the resource's original materials and design features dating to its period of significance must remain intact and visible, including wall cladding, windows, fenestration pattern and size of openings, roof features, and details related to its architectural style
- Limited door and window replacements may be acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- If a resource is a rare surviving example of its type and/or period, a greater degree of alterations that have already occurred may be acceptable
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder
- In some cases, if a resource is eligible under this theme, it may also be eligible under Civil Rights and Social Justice and/or Public Art, Music, and Cultural Celebrations themes

5.7 Parks and Recreation

Overview

The construction of parks and recreational facilities within Florence-Firestone occurred concurrently with the community's residential, industrial, and commercial development. Starting in 1939 with the development of Franklin D. Roosevelt Park, the community depended on parks to provide open green spaces to an overwhelmingly built-up urban and manufacturing landscape. Parks within Florence-Firestone acted as vital community spaces not just for recreational activities, but for rallies, demonstrations, and community events as well. Community pools were frequently located within parks and provided members of the community refuge from urban life and functioned as centers of community discourse. After World War II, the importance of public pools became paramount as the urban landscape became increasingly congested with pools offering an escape from the hot Los Angeles summers and an opportunity to socialize.

Though the community's five parks range in size, the parks typically included the following facilities: pool, pool house, recreation buildings, picnic areas, playgrounds, comfort stations, multipurpose buildings, and fields and courts for sports including basketball, tennis, volleyball, and baseball. Since the post-World War II era, Florence-Firestone's parks and recreation facilities have been mostly named after African-Americans who influenced the area community or the African-American community. These individuals include Mary Mcleod Bethune, Ted Watkins, Colonel Leon H. Washington, and Almeda Krejci. Starting in 1969, Florence-Firestone was selected to receive funding from the County's Model Neighborhood program intended to provide urban aid to predominantly African-American neighborhoods.[248] The County program was modeled after the federal Model Cities Program, which was a part of President Lyndon Johnson's War on Poverty. As a result of the Model Neighborhood program, multiple of Florence-Firestone's parks received funding for upgrades.

The 1980s brought demographic shifts to Florence-Firestone, and the area transitioned from being predominately an African-American community to a majority Latino community. These shifts led to contentious relations within the community, who often used parks, specifically Roosevelt Park and Washington Park, as places for violence and gang activities. After years of park closures and restrictions, the newest County parks increasingly recognize the importance of green space in the health and welfare of residents. While the newest park, El Parque Nuestro is a pocket park lacking typical facilities, it provides a small community gathering space.

Community Parks

On May 8, 1911, the County Board of Supervisors created the County Board of Forestry. The primary goal of the Board of Forestry was to have all County roads and boulevards improved with shade trees and make the County highways more attractive to motorists.[249] The Board of Forestry operated for nine years until it was abolished on January 7, 1920, and replaced by the Office of County Forester.[250] The County Forester's duties expanded beyond street beautification and often included monitoring wildfires within the County and fighting fires when needed.[251] In July 1929, the Department of Recreation, Camps, and Playgrounds was established, which had control over several parks and beaches, while the County Forestry Department maintained control over a different set of parks

248 No Author, "County Okehs Improvement of Four Parks," *Southeast Wave-Star*, Aug. 5, 1971, 10.
249 No Author, "A County Forester," *Monrovia Daily News*, Jan. 24, 1912, 1.
250 Sapphos Environmental, Inc. *Historical Resource Evaluation for Athens Park*, County of Los Angeles Department of Parks and Recreation (July 2019), 6-9.
251 No Author, "$5,000,000 State Forest Fire Damage," *Monrovia Daily News*, Nov. 22, 1924, 5.

and park areas. By 1938, the County moved to consolidate the three offices of the Department of Recreation, Camps, and Playgrounds, the Department of Forestry, and the Fire Warden. All three were merged under the Department of Recreation, Camps, and Playgrounds led by Superintendent James K. Reid. Reid had the power to appoint employees and direct all park activities.[252] By 1932, the Department of Recreation, Camps, and Playgrounds operated 5,739 acres of national forest land and four beaches with 2.34 miles of ocean frontage. The Forester and Fire Warden supervised nineteen parks and 453.94 acres of parkways.[253] The department has been called the Los Angeles County Department of Parks and Recreation since 1944 with the Forester and Fire Warden as a sperate entity. It operates and maintains over 71,249 acres of parks, gardens, lakes, natural gardens, golf courses, and 200 miles of trails.[254]

Franklin D. Roosevelt County Park (1939)

Franklin D. Roosevelt Park locally known as Roosevelt Park is one of the older parks in the County system.[255] Community events included tennis tournaments, baseball games, Red Cross-sponsored classes, picnics, flower shows, basketball games, swimming lessons, soccer games, and community rallies. The park remains one of the largest community spaces in Florence-Firestone due to its size and central location.

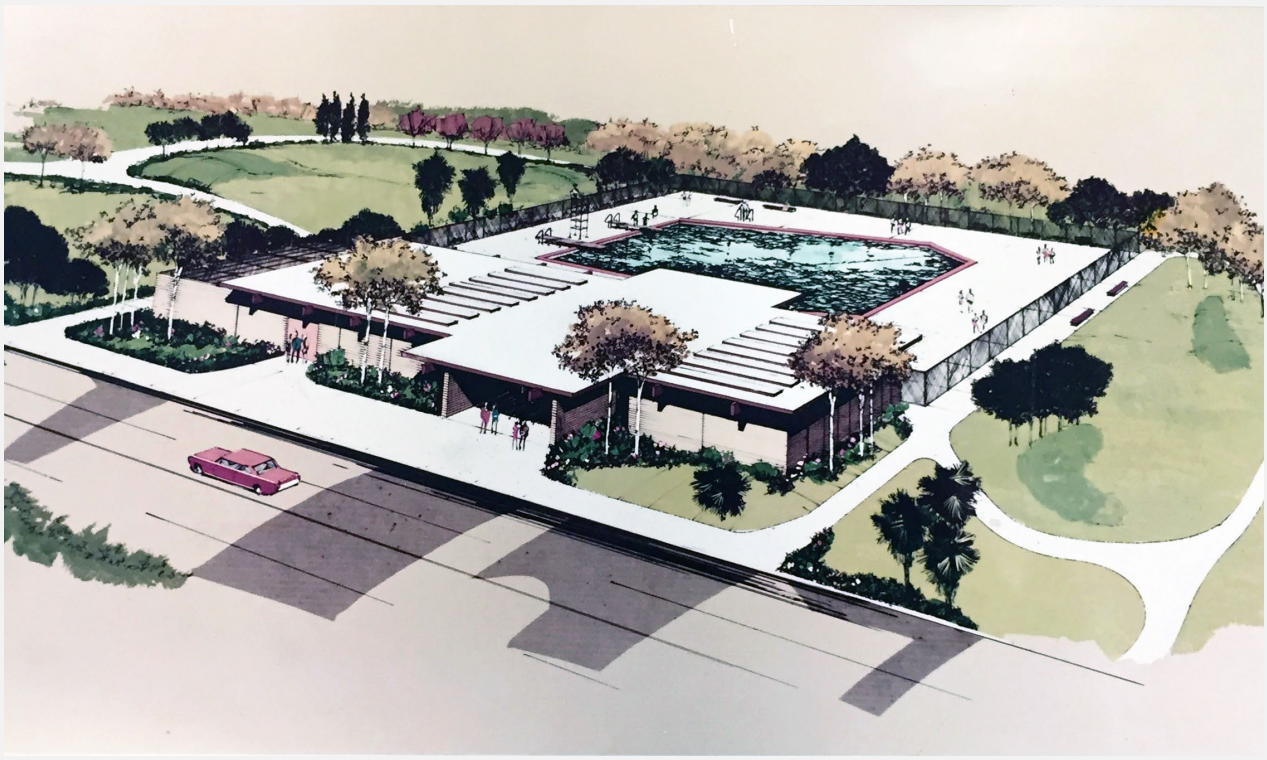
On May 6, 1935, President Franklin D. Roosevelt created the WPA to provide jobs and income to the unemployed during the Great Depression. This resulted in communities across the United States receiving funding to build public buildings, regional airports, roads, and parks.[256] In 1938, the Federal government began the WPA project at the corner of Graham Avenue and Nadeau Street in Florence-Firestone which became the Franklin Delano Roosevelt Recreational Center. Prior to the development of the park, the land was vacant. The County provided $15,000 as a sponsor contribution. The funds were used for grading, landscaping, construction of a children's clubhouse, toilets, wading pool, picnic area, volleyball courts, terrazzo covered flagpole base commemorating FDR, and bleachers.[257]

The park was dedicated on June 10, 1939, by Supervisor Gordon L. McDonough. Soon after its opening, McDonough requested $18,000 of additional funds from the County's Federal project fund for additional developments to the park. The funds would be used for the construction of tennis courts; lights in the park; basketball and handball courts; picnic areas with tables; benches; outdoor grills; and additional landscaping. McDonough also wanted to build a formal entrance to the park and fencing around its borders.[258] Funding for this effort was approved in conjunction with the construction of new buildings across multiple parks. In July 1948, the Board of Supervisors approved the construction of 10 community recreation buildings, including one at Roosevelt Park. The Roosevelt Park building was the largest of the 10 and cost $97,500 to build.[259] The building was Mid-Century Modern in design with bands of fenestration, a lack of ornament, and a covered pedestrian walkway designed by architects Adrian Wilson and Paul R. Williams.

252 No Author, "County Moves to Consolidate Three Offices," *Long Beach Sun*, Apr. 28, 1938, 7.
253 Sapphos Environmental, Inc., *Athens Park*, 6-11.
254 "About Us," County of Los Angeles Department of Parks and Recreation, accessed April 7, 2022, https://parks.lacounty.gov/about-us/?row=1#directorsMessageColumn.
255 County of Los Angeles, *Florence-Firestone Community Parks and Recreation Plan*, 23.
256 History.com Editors, "Works Progress Administration (WPA)," History.com, A&E Television Networks, July 13, 2017, https://www.history.com/topics/great-depression/works-progress-administration.
257 No Author, "Play Center Approved by Board," *Southwest Wave*, Apr. 15, 1938, 17.
258 No Author, "Federal Funds Will Assure Development of Roosevelt Park," *Southwest Wave*, Sep. 8, 1939, 15.
259 No Author, "Vote Construction of Park Buildings," *Daily News*, July 27, 1948, 11.

Between 1957 and 1958, a 22,378 square foot pool was constructed at the far southern end of Roosevelt Park, along Nadeau Street. The outdoor pool was designed by architects Richard K. Weimer and James T. Fickes, based in Arcadia, and constructed by Nick Pokrajac, based in Pasadena. Upon its initial construction, the pool house was in a separate building south of the pool.[260] By 1971, a proposal was issued to the Board of Supervisors to enclose the Roosevelt Park pool. Chief Administrative Officer Arthur G. Will recommended an architectural agreement for the design of a $331,500 pool enclosure by Jose Almanza, which was completed by 1973 (Exhibit 12).[261] In June 1971, funds were made available for further improvements to the park under the Model Neighborhood Program from the federal government. Improvements at Roosevelt Park included baseball field lighting, an 1,850 square foot picnic shelter, a, 1,110 square foot pergola with benches, pedestal, stage, and a steel-frame baseball backstop.[262]

Exhibit 12. Conceptual illustration for the Almeda Krejci Pool and Pool house at Washington Park, circa 1972



Source: Ansley Davies, A Photographic History of County Park Swimming Pools, County of Los Angeles Department of Parks and Recreation, June 2, 2021, https://storymaps.arcgis.com/stories/4a3ab40cdc0442eebfecc51e06d01e61.

The 1990s brought multiple changes to the park, including the construction of the Roosevelt Park Senior Center in 1998 at the southern end of Roosevelt Park, accessed by Graham Avenue. In 1999, the park received $4.7 million for a new jogging path, picnic areas, fencing, and security lighting.[263] In 2019, the Florence Library, located at 1610 East Florence Avenue, which opened in 1970, was demolished and relocated to Roosevelt Park. This relocation was intended to be

260 Ansley Davies, "A Photographic History of County Park Swimming Pools," *County of Los Angeles Department of Parks and Recreation*, June 2, 2021, https://storymaps.arcgis.com/stories/4a3ab40cdc0442eebfecc51e06d01e61.
261 No Author, "$1 Million in Park Work to be Urged," *Los Angeles Times*, May 17, 1971, 29.
262 No Author, "Facelifting to Start at Parks," *Southwestern Sun*, June 24, 1971, 1.
263 Hugo Martin, "Contest Aims to Sharpen Image of Two Communities," *Los Angeles Times*, Oct. 7, 1999, 31.

temporary, but as of 2022, the library continues to be housed in the recreation center originally constructed in 1948. A formalized soccer field, skate park, and other amenities were also added to the park since 2019.

Ted Watkins Memorial County Park (1941)

The majority of Ted Watkins Memorial Park is located within Florence-Firestone with approximately 150 feet of the park's western edge along Central Avenue located within Watts. Despite most of the park being located in Florence-Firestone, it is frequently attributed and associated with the community of Watts.

Pomona College, part of the Claremont College Consortium in eastern Los Angeles County, owned two areas of land in Watts and offered to sell the land at $1,500 an acre to the County Board of Supervisors. The two sites were 27-acres north of East 103rd Street, between Central and Success Avenues, or 77-acres south of East 103rd Street, just east of Central Avenue, which could be more easily annexed to the City of Los Angeles.[264] Originally the park was known as Catherine McDonough Recreation Area. In May 1938, Supervisors chose the name Will Rogers Memorial Park for the proposed park after a suggestion made by Supervisor McDonough's wife, Catherine A. McDonough.[265] Will Rogers was an American entertainer, radio personality, film actor, writer, and local political figure. Rodgers had died in 1935 in a plane crash in Alaska. The site north of East 103rd Street was chosen, and the ground was broken on July 8, 1940. The park cost $88,000 and funds were provided by the County and Federal governments. Work was done by the WPA, which hired members of the Watts community. The ground-breaking celebration was attended by Will Rogers' wife and two sons, members of the Board of Supervisors, officials of the County Recreation and Parks' Board, and WPA officials. The celebration included a banquet in the nearby Masonic Hall, a parade to the park grounds, and the commemorative first shovelful of dirt turned.[266]

Artists for the WPA were hired to design an elaborate 9-foot flagpole base, which was installed at Will Rogers Memorial Park. The base included two of Roger's famous "sayings," and symbols from Roger's iconic radio and film roles including a rope, cowboy hat, boots, saddles, blanket, and a cactus.[267] Will Rogers Memorial Park and Playground was dedicated on Flag Day, June 14, 1941. The park included a children's playground, baseball fields, and pedestrian pathways. By 1943, the Los Angeles County Board of Supervisors had acquired an addition to the park for the sum of $16,822 from the Claremont College Consortium.[268] In February 1950, a dedication ceremony was held at Will Rogers Memorial Park for a Community Center, located at the southeastern corner of the park at the intersection of East 103rd Street and Success Avenue. This building is Mid-Century Modern in style with cantilevered overhangs, minimal architectural detailing, bands of fenestration, and a covered walkway with simple metal posts. On May 27, 1952, the City Council approved the plan to construct a swimming pool and pool house facility at the park. The $201,278 contract was won by C&H Cement Contractors and opened on June 4, 1955.[269] The park continued to expand with the construction of a comfort station and picnic shelter in 1956.

The largest change to the park came in 1956 when County Supervisors voted to demolish the 12-acre temporary housing unit for veterans to the direct west of the park and use it for park facilities. The former site of the housing project was developed with a playground and formally landscaped (Exhibit 13). Other improvements cost $125,000 and included new picnic areas, a picnic shelter, parking, park lighting, comfort stations, sidewalks, and hundreds of new plants. The comfort station was built with projecting eaves, exposed rafters, bands of windows, and a butterfly

264 No Author, "Watts Chamber Seeks Playground," *Los Angeles Times*, May 20, 1937, 24.
265 No Author, "Playground Named in Honor of Rogers," *Los Angeles Times*, May 25, 1938, 23.
266 No Author, "To Break Ground for Will Rogers Memorial Park," *California Eagle*, July 4, 1940, 9.
267 No Author, "WPA Artists Design Pole," *Whittier News*, July 19, 1940, 2.
268 No Author, "Addition to Rogers Memorial Park Bought," *Los Angeles Evening Citizen News,* Jan. 13, 1943, 13.
269 Davies, "County Park Swimming Pools."

roof. The Olympic-sized swimming pool was heated and available for use year-round. The park was rededicated on June 8, 1957, by Supervisor Kenneth Hahn.[270] Throughout the park's history, it was used as the site for community gatherings, including the Watts Summer Festival, school plays, and performances, rallies, community picnics, baseball tournaments, folk dance festivals, dance classes and performances, tennis tournaments, among many others. In 1988, community activist and Watts resident Edna Aliewine founded the Promenade of Prominence Walk of Fame in Will Rogers Memorial Park. The promenade was created to celebrate the accomplishments of community leaders, local politicians, and activists with marble plaques set into the sidewalk.[271]

Exhibit 13. View of entryway to Will Rogers Memorial Park (later renamed Ted Watkins Memorial Park), 1957



Source: County of Los Angeles Department of Public Works, County of Los Angeles Department of Parks and Recreation Archive.

In 1995, the Will Rogers Memorial Park was renamed Ted Watkins Memorial Park to honor Ted Watkins, founder of the Watts Labor Community Action Committee (WLCAC). After moving to the area from Mississippi, Watkins became a civil rights and union activist in Los Angeles. In 1965, he founded the WLCAC, an anti-poverty agency. During his thirty years with the WLCAC, he fostered a connection between civil rights, labor organizing, and community activism. His projects included converting vacant lots into playgrounds and helping to establish the Martin Luther King, Jr. Medical Center in 1971. Watkins died in November 1993.[272]

270 No Author, "Will Rogers Park Dedication Slated," *California Eagle*, May 30, 1957, 2.
271 Robin Rauzi, "Points of Pride," *Los Angeles Times*, Feb. 4, 1999, 14.
272 Robert Bauman, "Ted Watkins (1912-1993)," *Black Past*, September 9, 2019, https://www.blackpast.org/african-american-history/watkins-ted-1912-1993/.

Changes to the park since its renaming include the replacement of the original 1955 pool facility in 2008 designed by Frank R. Webb Architects and MTM Construction, Inc. as the contractor.[273] In 2009, the artist Robin Strayhorn designed a mosaic tile mural at the entry of the Ted Watkins pool house serving as a memorial to Watkins and his commitment to the Watts community titled "Gifts from Mother." [274]

Mary McLeod Bethune County Park (1947)

In 1926, the City of Los Angeles acquired 4.8-acres of County land for the use of a park and playground called Slauson Playground, which would eventually become the site for Mary McLeod Bethune County Park at the intersection of East 61st Street and Hooper Avenue. This land was acquired before the County had started its Playground Department. By 1947, the County proposed and eventually acquired Slauson Playground for the County Playground Department. Due to the growth of residences around the area, most of the people that visited the park were living in the County, not the city. The park included a community clubhouse, landscaped areas, a children's playfield, an athletic field, a wading pool, and other community facilities.[275]

In September 1963, O. K. Coyle was awarded a $166,000 contract by the Board of Supervisors to build a swimming pool and bathhouse at Bethune Park designed by architect Frank R. Webb.[276] A month later, the park was officially dedicated in honor of Mary Mcleod Bethune, a prominent educator, political leader, and social visionary. She founded the National Council of Negro Women (NCNW) in 1935 and Bethune-Cookman College in Daytona, Florida. Bethune was a friend of First Lady Eleanor Roosevelt, leading her to her appointment as Director of the National Youth Administration's (NYA) Division of Negro Affairs between 1936 and 1943. She also served as an adviser to President Franklin D. Roosevelt and was the most prominent African-American in his administration. Bethune helped integrate the Red Cross and served on President Truman's Committee of Twelve for National Defense. Bethune died on May 18, 1955, at the age of 79.[277] The park's dedication ceremony was attended by Supervisor Kenneth Hahn, Alpha Arnolds (president of the Los Angeles Chapter, National Council of Negro Women), and Municipal Judge Thomas L. Griffin Jr. The ceremony included the signing of a letter to the postmaster general asking that a commemorative stamp be issued in honor of Mary McLeod Bethune.[278]

In August 1967, as part of a volunteer program to teach drama and dance skills at six County parks, actor Dick Sinatra of television's "Gomer Pyle" frequently visited Bethune Park. Sinatra was one of the first Caucasians to swim in the predominately African-American Bethune Park swimming pool. Along with actor Lonnie Chapman and dancer Faith Dane, they led a series of summer programs for teenagers in southeastern Los Angeles communities, including Florence-Firestone.[279] Bethune Park was one of four County parks given funds for improvements as part of the County's Model Neighborhood program in 1971. At Bethune Park, a tennis court and security lighting were installed.[280] In June 1974, Cantu Constructors, Inc. was awarded an $867,900 contract to build a gymnasium and multipurpose building at Bethune Park.[281] The gymnasium and multipurpose building replaced the original, 1963 community clubhouse.

273 Davies, "County Park Swimming Pools."
274 County of Los Angeles Department of Parks and Recreation, *Florence-Firestone Community Parks and Recreation Plan*, 23.
275 No Author, "Valuation Requested on City Owned Park Area," *Los Angeles Times*, Feb. 3, 1947, 6.
276 No Author, "Pool Contract Award," *Los Angeles Times*, Sep. 22, 1963, 93.
277 Herbert G. Ruffin II, "Mary Jane McLeod Bethune (1875-1955)," *Black Past*, January 19, 2007, https://www.blackpast.org/african-american-history/bethune-mary-jane-mcleod-1875-1955/.
278 No Author, "Bethune Park Honors Negro," *Los Angeles Times*, Oct. 13, 1963, 41.
279 Ellen Shulte, "Black and White in Focus in Summer Classes," *Los Angeles Times*, Aug. 8, 1967, 25.
280 No Author, "County Okays Improvement of Four Parks," *Southeast Wave-Star*, Aug. 5, 1971, 10.
281 No Author, "Supervisors to Weight Ousting Probation Chief," *Los Angeles Times*, June 6, 1974, 46.

In 2008, the original pool and pool house, which opened in 1963, were replaced. A tile mural was installed on the new pool's back wall by artist Paul Tzanetopoulos in 2009. The mural depicted swimmers and was made of porcelain and molded glass tiles. Throughout its history, Bethune Park has been used for carnivals, swim classes, baseball games, dance classes, Halloween parties, and PTA meetings.

Colonel Leon H. Washington County Park (1974)

In August 1973, County supervisors approved the final plan to develop 13-acres of railroad ROW for a lumberyard owned by the County into a park. The park was named Florence-Firestone Community Neighborhood Park and was projected to cost approximately $1.7 million to build and seven and a half months to complete. The property's development included landscaping, installation of a sprinkler system, construction of roads and pedestrian walkways, security lighting, playground equipment, a restroom, and building hard court areas for basketball, volleyball, and badminton. A 100-foot-long fishpond and stream were also planned to be part of the park. About a quarter of the general development cost was in earthwork and removing a railroad embankment, which would create two additional acres of the park area. A swimming pool with dressing rooms and a recreation-activity building were planned as well.[282] In October of that year, the Board of Supervisors approved preliminary plans for a recreation activity building costing approximately $174,674. The project included a multipurpose room, meeting room, a walled and partially covered patio, and landscaping. Thomas W. Haywood Jr. designed the recreation and community building.[283]

In March 1974, the park's name changed from Florence-Firestone Community Neighborhood Park to Colonel Leon H. Washington County Park. Washington was the founding publisher of the influential, Los Angeles newspaper, the *Sentinel*. The *Sentinel* was a free-circulation newspaper focused on the African-American community in southeastern Los Angeles, particularly around the Central Avenue district (the paper continues to be in publication in print and online). The newspaper championed economic equality, entrepreneurship, non-violent civil rights demonstrations, and boycotts. Washington ran the newspaper as a publisher into the 1960s. He died on June 17, 1974, at the age of 67.[284]

A key feature of the park was its 3,360 square foot swimming pool and dressing rooms facility located at the terminus of 89th Street. The pool house was designed in the Mid-Century Modern architectural style with exaggerated projecting eaves, exposed rafters, and bands of windows below the roofline. The pool was named the Almeda Krejci Pool after a pioneer resident and community leader in Florence-Firestone, Almeda Krejci. Krejci was involved in local politics, the president of the Woman's Club of Florence, and a writer for the newspaper the *Southwest Wave*. Architect Edward H. Fickett designed the Almeda Krejci Pool and pool house.[285] Fickett was a prolific architect who worked primarily in Southern California after World War II. He designed large tract home developments with over 50,000 homes attributed to him, custom homes, residential housing for military bases, restaurants, and the Port of Los Angeles.[286] The pool and pool house were constructed by contractors Nadar, Inc.

282 No Author, "Neighborhood Park Plan Ok'd by County," *Los Angeles Times*, Aug. 24, 1973, 120.
283 No Author, "Plans Approved for Recreation Building." *Los Angeles Times*, Oct. 5, 1973, 111.
284 Kevin Hodder, "Leon H. Washington, Jr. (1907-1974)," *Black Past,* December 18, 2011, https://www.blackpast.org/african-american-history/washington-jr-leon-h-1907-1974/.
285 No Author, "Park Plans for South Central Area Approved," *Los Angeles Times*, April 8, 1973, 21.
286 Edward Fickett, AIA (1916-1999)," *Los Angeles Conservancy,* accessed March 11, 2022, https://www.laconservancy.org/architects/edward-fickett.

In 1995, the Col. Leon H. Washington Park and Krejci Pool, along with five other east and south Los Angeles parks were slated for closure due to budget cuts and gang activity. The 1995-96 fiscal year had a $1.2-billion budget gap, resulting in a 20 percent cut to most departments, including the County of Los Angeles Department of Parks and Recreation. The parks received $9.1 million less than they had the year before, resulting in the closure of 30 parks and six swimming pools Countywide. Despite the threat of closure both the park and pool remained open.

Demographic shifts in the 1980s in Florence-Firestone from a predominately African-American community to a Latino community resulted in increased violence. Growing gangs in Florence-Firestone were engaging in turf wars over many parks in the area. Despite gang violence in County parks, they continued to be essential parts of the community offering free lunches, karate and dance classes, sports activities, and self-esteem programs.[287] Washington Park was noted as being "mostly used by blacks" in 2008 while the community's other large park, Roosevelt Park, was used by Latinos.[288] The park remained relatively unchanged until 2005 when the original recreation and community building had a large addition made to the north and west. This addition was a gymnasium and community center and covered semi-circular picnic area.

5.7.1 Registration Requirements

Property types associated with the theme of Parks and Recreation include large and small neighborhood parks adjacent to schools and community centers. Recreational areas and parks range in size. Community centers are typically located within parks and exhibit Mid-Century Modern design details. Common materials and characteristics include stone, block, and brick masonry, stucco, synthetic or wood wall panel systems, wood post and beam structures, gabled roofs, large plate glass windows, and clerestories. Other features of parks include playgrounds, swimming pools, playing fields, designed landscaping, walking/running trails, ponds, and furnishings, such as benches, trash receptacles, picnic shelters, and light standards.

Only properties with demonstrated significance and integrity are eligible for designation. Eligible buildings and landscapes may include those developed early in the County's history, buildings and parks that represent important planning principles and building programs, and those that were the locations of important events or associated with persons significant under this theme or other themes, such as Civil Rights and Social Justice and/or Public Art, Music, and Cultural Celebrations. Specific buildings within a park may have architectural significance.

Eligibility Standards

- Has a direct and significant relationship to a significant period of Parks and Recreation development in the Florence-Firestone community; and/or was the primary location of important events; and/or was the primary place of work of an individual important within the theme of Parks and Recreation
- Was constructed during the period of significance (1911-1970) for Parks and Recreation development within the Florence-Firestone community.
- Simply being a park, or place of recreation and community gathering is not enough to justify eligibility. An eligible resource must have been important within its community. Examples might include the earliest public park or a park with an innovative landscape design that exhibits important planning principles and recreational programs. An important place of community gathering may be associated with significant groups within the community or associated with community events such as annual parades.

287 Denise Hamilton, "Turf Up for Grabs," *Los Angeles Times*, July 23, 1995, 3.
288 Ari B. Bloomekatz and Sam Quinones, "Latino Gang Tried to Force Blacks Out, Indictment Says," *Los Angeles Times*, Oct. 17, 2007, 1.

Character-Defining Features

- Large areas of landscaping
- Includes buildings constructed in one of the popular architectural styles of the period, such as Mid- Century Modern.
- Includes recreational facilities, such as fields, courts, and playgrounds
- Includes either formal and heavily designed or informal and more natural

Considerations

- Eligible resources must retain integrity of Location, Design, Materials, Workmanship, Feeling, and Association from their period of significance as defined in the Regulatory Setting
- Setting may be compromised by nearby construction that post-dates the period of significance
- The majority of the resource's original materials and design features must remain intact and visible, including details related to the architectural style for buildings, plant materials, site plan, and related buildings, structures, and fixtures
- Minor changes to the overall site plan or replacement of limited plant materials with similar materials are acceptable, but substantial demolition or reconfiguration of spaces and amenities are not acceptable
- A resource is eligible under this theme, it may also be associated with adjacent residential development
- A resource is eligible under this theme, may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder.
- A resource is eligible under this theme, may also be eligible under Civil Rights and Social Justice and/or Public Art, Music, and Cultural Celebrations themes.

5.8 Education

Educational development encompasses both the physical construction of schools within Florence-Firestone, as well as the segregation practices and cultural environment in which California's education system was founded. Florence-Firestone's school system is part of the Los Angeles Unified School District (LAUSD), which includes both the City and County of Los Angeles. Independent cities such as Compton have their own school districts and are not discussed within this theme unless specifically relevant to Florence-Firestone. Also not discussed within this theme are religious private schools including St. Malachy Catholic Elementary (1200 East 81st Street) and St. Aloysius School (2023 East Nadeau Street). These schools do not fall under the authority of the LAUSD and therefore do not follow the same timeline and themes of development.

Florence-Firestone's historic age primary and secondary schools were constructed in three periods: the early 1900s, the mid-1920s, and the early 1960s. Schools constructed during these three periods reflect changing governmental policies, population growth, and education reform movements that occurred during those decades. Florence-Firestone's schools were transformed by the devastation of the 1933 Long Beach Earthquake and building safety policies enacted in response to the damage. Despite ranging in construction date from 1907 to 1963, common themes of overcrowding and, after initial construction, an overall lack of financial support, impacted the development of the district's facilities and services within the community. LAUSD allocated resources towards new construction, not maintenance, which is evidenced by the lack of large-scale alterations to buildings past a certain time.

Florence-Firestone during the 1960s acted as a catalyst for change and was pivotal in bringing attention to the segregation in Los Angeles schools. Local students, known as the South Gate Five, who lived in Florence-Firestone bravely faced violence to attend the primarily Caucasian student body of South Gate High School in 1963. The racism embedded in the school system was transparent when the community petitioned to be in the proposed, majority-Caucasian San Antonio Unified School District and was denied.

Primary and Secondary Education

Though Florence-Firestone is an unincorporated community within the County, the schools serving the community are historically tied to the LAUSD. LAUSD began in 1872 as the Los Angeles City School District, which was later joined by the Los Angeles City High School District in 1890. Schools constructed in the early 1870s were built quickly as wood-framed multi-room buildings, primarily in downtown Los Angeles. A lack of financial support resulted in overcrowding in schools, and it became common for students to be denied enrollment.[289] Schools in outlying areas far from the downtown core remained simple wood-frame buildings into the early twentieth century. Schools along established residential corridors, such as Florence-Firestone, were often masonry construction by the early twentieth century. By 1898, the Los Angeles school system included 57 facilities and 400 classrooms, estimated in value at $1.25 million.[290] Early schools in Florence-Firestone included Graham Elementary School constructed in 1907 and Miramonte Elementary School constructed in 1908.

289 Sapphos Environmental, Inc., *Los Angeles Unified School District Historic Context Statement, 1870 to 1969,* Los Angeles Unified School District, March 2014, 19-21.

290 No Author, "Los Angeles Public Schools: Schools and Teachers," *Los Angeles Times*, Jan. 1, 1898, 1.

As the area served by the district grew and gained more wealth, so did the school facilities. In 1913, the City of Los Angeles completed the first Los Angeles Aqueduct. In the city's charter, it stipulated that the city could not sell or provide surplus water to any area outside city limits, and this resulted in many adjacent communities annexing themselves into the city for rights to the water. Between 1910 and 1930, the area incorporated into the City of Los Angeles increased from 115 square miles to 442 square miles with a population increase from 533,535 to 1,300,000.[291] The opening of the first Los Angeles Aqueduct came at the same time as the Progressive Education Movement, where reform advocated for more child-centered methods of education. Education reform was reflected in school designs that were more flexible and programmatic, with an emphasis on natural light, fresh air, and outdoor spaces. This was achieved through the addition of windows and more expansive campuses.[292]

Due to funding limitations, school campuses were frequently built in stages first with the administration building then the classroom wings and any additional classrooms, a cafeteria, and later a gymnasium. In the early twentieth century, wood was replaced with masonry as the standard for new school construction. Attempts to make masonry more seismically stable occurred after the 1925 Santa Barbara earthquake. Throughout the 1920s, Los Angeles's public school enrollment grew nineteen-fold following the boom in industries such as film and aeronautics. The services available expanded beyond primary and secondary schools into special facilities for the deaf, blind, physically disabled, or cognitively impaired students; evening high schools for adults; and language programs for non-English speaking students.[293] Three schools were built in Florence-Firestone during the 1920s, Florence Avenue Elementary School (1923), Russell Elementary School (1926), and Thomas A. Edison Middle School (1926).

The 1930s brought an increase in the size, site plan, and design of new school buildings. By the mid-1930s, the New Deal and later the WPA sponsored the construction of new schools throughout Southern California, particularly after the 1933 Long Beach earthquake. In 1934, the State of California adopted the Field Act as a direct result of the 1933 Long Beach earthquake. The Act was one of the first pieces of legislation that mandated earthquake-resistant construction, specifically for schools. News schools were required to one-story for elementary schools and no more than two-stories for junior and high schools with exteriors that lacked ornament and used the latest construction techniques. The 1933 Long Beach earthquake caused substantial damage to schools in Florence-Firestone constructed before 1933. This included Graham Elementary School, Miramonte Elementary School, Florence Avenue Elementary School, Russell Elementary School, and Thomas A. Edison Middle School. After the earthquake, there was a push to remove the architectural ornament from buildings, specifically public buildings, out of fear that another earthquake might occur and falling ornament would damage buildings and hurt people. In March 1933, a County-wide uniform building code with architectural control and elimination of earthquake constructional hazards was recommended by Charles H. Diggs, then-director of the County Regional Planning Commission. Diggs stated, "our recent earth-socks have taught us the danger of ornamenting our schools and public buildings with towers and domes, and the scores of persons injured by falling bricks, mortar, and tile should teach a lesson as to the non-essential roof parapets, cornices, and exterior stone-trimming."[294]

Schools constructed post-1933 were Streamline Moderne in style as a result of Modernism coming into fashion, cost-effective building techniques and materials, as well as the Countywide uniform building code restricting the use of architectural ornament. Education practices continued to become less rigid, resulting in buildings constructed for the scale of a child, meaning one-story and as close to the ground as possible. Modern architects

291 "Water in Early Los Angeles," Water and Power Associates, accessed Feb. 23, 2022, https://waterandpower.org/museum/Water_in_Early_Los_Angeles.html.
292 Sapphos Environmental, Inc., *Los Angeles Unified School District*, 28-30.
293 Ibid., 45-47.
294 No Author, "Elimination of Ornaments Held Vital to Safety," *Daily News*, Mar. 15, 1933, 4.

with European roots or training such as William Edmond Lescaze, George Howe, Richard Neutra, and Franklin & Kump and Associates began experimenting with school design, pioneering new plans including the L-shaped plan and the finger-plan school.[295] These plans emphasized access to the outdoors and the ability to add buildings, as necessary. Between 1936 and 1945, the Los Angeles City School District became more decentralized with the Beverly Hills, Torrance, Culver City, and William S. Hart Union High School districts splitting off to form their own districts.[296]

After World War II, Los Angeles experienced another construction boom as well as a population increase and a "baby boom." Schools became increasingly cost-efficient and modular in design and construction, utilizing prefabricated materials such as plywood, glass, and steel. The cluster-plan school became popular in more urban areas because of its more compact floor plan than wings along an axis as used in the finger-plan. The cluster-plan school plan called for grouping classrooms as modular standalone units around a centralized courtyard. Cluster-plan schools became the standardized school plan by the 1960s. Cluster-plan schools in Florence-Firestone include Parmelee Elementary School constructed in 1962 and Charles R. Drew Middle School constructed in 1963. The architectural style utilized for these schools was primarily Mid-Century Modern.

In 1961, the three separate entities of the Los Angeles City School District, Elementary School District, High School District, and Junior College, were unified to become LAUSD. For the first time in the LAUSD's history, student enrollment dropped rather than increased in 1969.

Many elementary, middle, and high schools in Florence-Firestone were constructed after the 1960s. These schools include Lillian Street Elementary School, Wisdom Elementary School, Walnut Park Middle School, Alliance Kory Hunter Middle School, Dr. Lawrence H. Moore Math, Science, Technology Academy, Judith F. Baca Arts Academy, KIPP Philosophers Academy School, Diego Rivera Learning Complex, Alliance Margaret M. Bloomfield Technology Academy High School, and Animo Pat Brown Charter High School. Charter schools became popular in the 1990s and 2000s. Charter schools operate independently of the LAUSD school system while still receiving government funding.

Elementary Schools

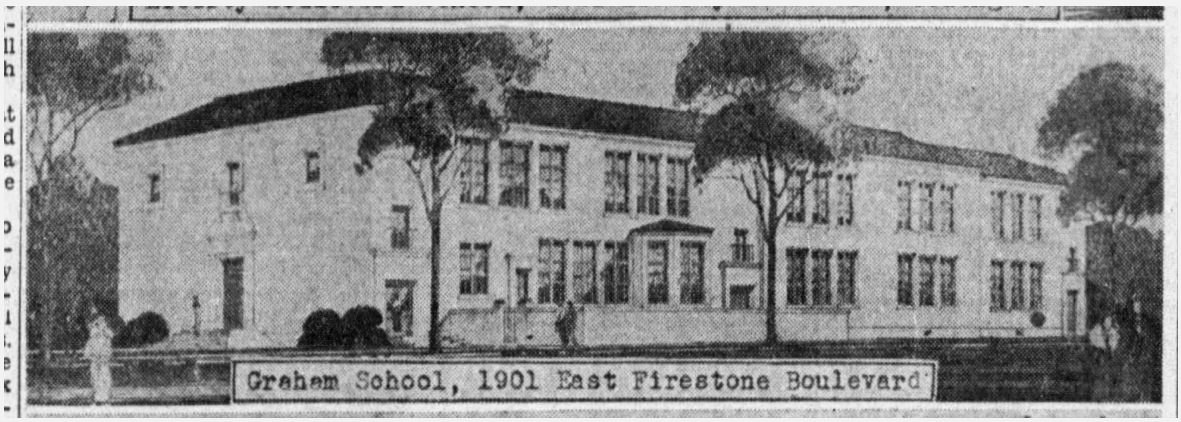
Graham Elementary School (1907)

In 1907, P.W. Ehlers was enlisted to design the original Graham Elementary School building located at 1901 East Firestone Boulevard. The school was a two-story frame building with eight classrooms, a principal's office, a library, and coat rooms. Each of the classrooms was 25 by 30 feet in size with heating in the basement.[297] The original school was damaged by the 1933 Long Beach earthquake and, along with six other Los Angeles schools, was ordered to be partially demolished. Inspectors found the main frame building of the Graham Elementary School to be damaged beyond repair and therefore required demolition.[298] However, the school was not demolished as recommended. In 1934, School District architect A. S. Nibecker was placed in charge of the rehabilitation program proposed for earthquake-damaged buildings in the Los Angeles School District. The Graham School became a prototype for the rehabilitation program, which focused on salvaging what could be saved rather than wholesale

295 Eric D. Reeder, Suh-Jun Park and Youngsuk Kim, "A Study of Los Angeles Public School Design in Identifying Community Improvement," Architectural Research 18, no. 4 (December 2016): 171-178, accessed February 25, 2022, https://www.koreascience.or.kr/article/JAKO201610364971348.pdf.
296 Sapphos Environmental, Inc., *Los Angeles Unified School*, 103.
297 No Author, "Other New Work," *Los Angeles Herald*, Jan. 20, 1907, 31.
298 No Author, "Seven Schools to be Wrecked," *Los Angeles Evening Post-Record*, March 31, 1933, 5.

demolition. Existing brick walls were reused and covered with sprayed-on concrete. The walls were reinforced with steel rods. Walls that could not be reused were replaced and built of reinforced concrete. The project cost $43,449 to complete with $11,000 contributed from a Federal WPA grant (Exhibit 14).[299]

Exhibit 14. Architectural drawing of reconstructed Graham Elementary School by R. H. Wiese, 1934



Source: "Architectural Studies of Rebuilt Schools," *Los Angeles Times*, January 11, 1934, pg. 24.

Graham Elementary School expanded in 1936 with the construction of a school auditorium to the south of the main building. The auditorium cost $30,000 to construct and was designed by architect Robert H. Orr.[300] The new building matched the original main school building in style and detailing. The Mediterranean Revival-style displayed clay tile roofs, stucco exterior cladding, articulated front entry doors, and multi-light windows. By the 1960s, the school's address had been changed from 1901 East Firestone Boulevard to 8407 South Fir Avenue to reflect the school's orientation towards the east (Fir Avenue) rather than the south (towards Firestone Boulevard).

In the 1960s, tensions between schools within an LAUSD system that served independent cities and the unincorporated County were transparent at Graham Elementary School. The City of South Gate had resisted school boundary changes that would integrate Jordan High School, whose student body was primarily African-American, and South Gate High School, whose student body was primarily Caucasian.[301] The Graham Elementary School student body was primarily made up of minority students. In December 1963, Dorothy Peak, principal of Graham Elementary, refused to let her students attend South Gate High School's annual Christmas party after South Gate's high school paper referred to the event as one being given to the "underprivileged student body of Graham." The incident reflected ongoing conflicts over boundaries for the school system.

In 1963, T.D. Timmons Inc. was awarded a $599,920 contract for a 20-classroom addition to Graham Elementary School by then-Superintendent of Schools Jack P. Crowther. All the new classrooms were in a reinforced concrete building, which was attached to the existing classroom building's northern elevation by a covered arcade. Nine of the classrooms were located on the first floor, including four designed specifically for kindergarteners. Eleven classrooms were on the second floor. The addition also included a library, administration offices, a teacher work room, an audio equipment storage area, a kiln room (for ceramic arts), a physical education room, and faculty

299 No Author, "Architectural Studies of Rebuilt Schools," *Los Angeles Times*, Jan. 11, 1934, 24.
300 No Author, "Shop Building," *Los Angeles Times*, Jan. 19, 1936, 70.
301 No Author, "No Thanks Says Graham to South Gate," *California Eagle*, Dec. 19, 1963, 3.

rooms.[302] The addition mimicked several aspects of the 1934 building, including having the same setback and arrangement of windows in groups. The school remains in this configuration into the present day.

Miramonte Elementary School (1908)

Architect A. C. Smith was commissioned to draw plans for the original Miramonte Elementary School, located at 1400 East 68th Street in May 1908. The building was "classic in design," two stories in height with a basement, and constructed of brick. The school had eight classrooms in total with a heating system in the basement. Its exterior displayed brick and stone trim detailing. Contractor George M. Easton was awarded the $13,000 contract to construct the school in June 1908.[303] Newspapers described Miramonte Elementary School as being located at the eastern boundary of Goodyear Park, a residential tract built for the employees of the Goodyear Rubber Company, located at the corner of Florence and Central Avenues. In 1923, the school was expanded with a new twelve-unit two-story brick building. The building included an auditorium, restrooms, and offices at the cost of $84,000.[304] The original school was damaged by the 1933 Long Beach earthquake and remained closed after being deemed too dangerous for student use. Like Graham Elementary School, in March 1933 the central brick building of Miramonte was ordered to be demolished because it was beyond repair.

In August 1934, architect Carleton Monroe Winslow was given the commission to construct the new Miramonte Elementary School for the cost of $195,000. The school was to be two stories in height and contain thirty-classroom units. By 1936, the school was expanded with a one-story auditorium building at the estimated cost of $30,000 to the west of the main building.[305] The two buildings were Italian Renaissance Revival in style, with centralized main entrances, tile roofs, and arches above the main entrances. The main building also displayed rusticated detailing on its first floor, groups of multi-light windows, and a flat (gauged) arch above the main entry. In 1968, 24 new classrooms were built to the south of the main building in an addition designed by George Kirkpatrick. The project cost $490,000. Construction of 11 of the classrooms came from funding under Senate Bill 28, and 13 classrooms were financed through school board money.[306] Senate Bill 28 provided funds to school's districts to reduce the teacher-pupil ratio and give specialized instructional services to elementary schools in low-income areas. Through this bill, Miramonte received additional teachers for music, English as a second language, oral language development, science, and physical education.[307] The school has remained in this configuration since 1968 and retains its Italian Renaissance Revival style, but has been modified with painted murals along the second story depicting civil rights leaders, school children, the cultures of Florence-Firestone, and a jungle scene on the primary elevation along East 68th Street

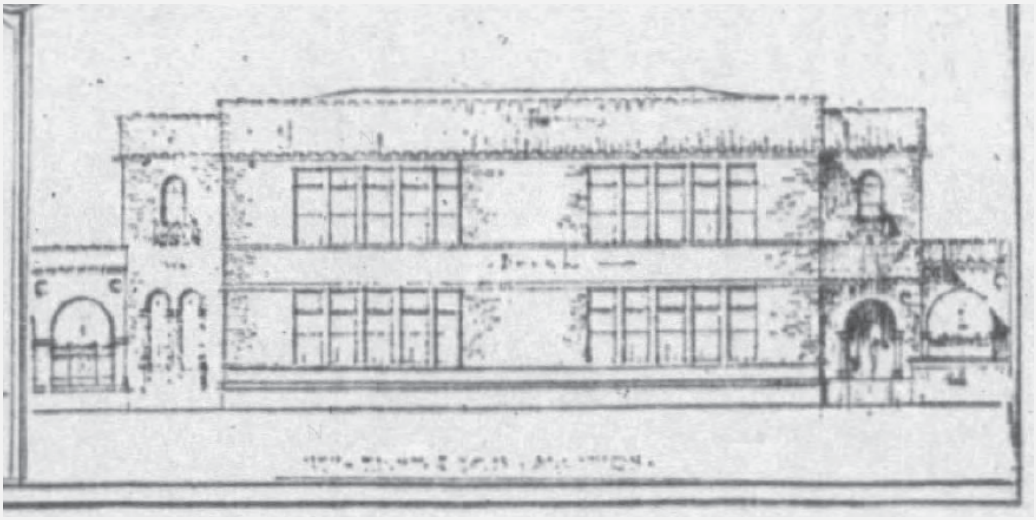
Florence Avenue Elementary School (1923)

The construction of Florence Avenue Elementary School began in 1923. The school was constructed by MacDonald & Driver as a brick building costing $63,000. It is located at the intersections of Florence and Bell Avenues (7211 Bell Avenue).[308] The building was designed in the Art Deco style with a smooth stucco exterior, steel-frame windows, and vertical pilasters flanking the building's main entry along Bell Avenue. An addition was made to the school in

302 No Author, "Graham School 20-Classroom Contract," *California Eagle*, Dec. 26, 1963, 4.
303 No Author, "Details of New Work," *Los Angeles Times*, May 17, 1908, 61.
304 No Author, "School Will Cost $84,000," *Los Angeles Evening Express*, Feb. 10, 1923, 23.
305 No Author, "Bids Invited," *Los Angeles Times*, June 21, 1936, 72.
306 No Author, "Classroom Project Set for School," *Southwestern Sun*, Mar. 14, 1968, 1.
307 No Author, "Miramonte Expansion Greets School Pupils," *Southeast Wave-Star*, Sep. 19, 1968, 2.
308 No Author, "Branch Library," *Los Angeles Times*, July 15, 1923, 92.

1931 as part of a $398,000 school bond issue. The addition contained eight classrooms in a two-story brick building designed by architect O. W. Ott and cost $56,000 to build (Exhibit 15).[309]

Exhibit 15. Architectural drawing of 1931 addition to Florence Avenue Elementary School by O. W. Ott, 1931



Source: "Plans Approved for Three School Unit Projects," *Los Angeles Times*, September 6, 1931, pg. 45.

Damage from the 1933 Long Beach earthquake resulted in the newly completed two-story main brick building being deemed unfit and dangerous for school use. The Board of Education issued contracts for its demolition in April 1933. By 1934, the Board of Education approved working drawings for a new thirteen-unit building to be erected at the Florence Avenue school site for an estimated cost of $79,219. Architect Theodore R. Jacobs designed the building.[310] Aside from repainting and refinishing in 1957, the school remained relatively unchanged from Jacobs' designs until 1969. As part of a $9.1 million school bond issue, $150,000 of land was purchased for Florence Avenue school's new cafeteria. In June 1976, the Los Angeles City Board of Education approved an $888,000 contract for the construction of a multipurpose and classroom building. Nine classrooms and a large multipurpose room with a kitchen would be housed in a 20,000 square foot facility designed by architect Claude A. Coyne. The structure replaced a building from the school's first period of development between 1923 and 1931 that failed to meet earthquake safety standards and was built by Argo Constriction Company.[311]

Russell Elementary School (1926)

Russell Elementary School, located at 1263 Firestone Boulevard, was originally designed as a 20-unit brick elementary school by architect Orville Clark for the cost of $140,000 in 1925. Contracts for the school's construction under the direction of the Board of Education were approved in February 1926 and the school was constructed by James P. Steel under budget for $102,900.[312] The building was designed using elements of the Art

309 No Author, "Plans Approved for Three School Unit Projects," *Los Angeles Times*, Sep. 6, 1931, 45.
310 No Author, "School Building Leads," *Los Angeles Times*, July 22, 1934, 20.
311 No Author, "Florence School Contract Let," *Los Angeles Times*, June 13, 1976, 118.
312 No Author, "Education Board Makes Shifts of Committee Heads," *Los Angeles Times*, Feb. 16, 1926, 34.

Deco architectural style, including a smooth stucco exterior, bands of steel-frame windows, and a zigzag motif above the school's main entrance.

After the 1933 Long Beach earthquake, Russell Elementary did not suffer large-scale damage like other masonry schools in Florence-Firestone and most of the building was intact. In 1934, the PWA issued a grant of $25,000 for work on the school, including the construction of a new building and strengthening the structural damage caused by earthquake aftershocks.[313] In September 1967 vandals had set fire to a site at the rear of the auditorium and adjoining classrooms. This damage was repaired in 1968 as part of a larger construction project. The school continued to grow in size in 1968 with the construction of 10 regular classrooms and four small classrooms, a kitchen, and subsidiary areas at the cost of $374,000. Plans for the addition were prepared by the architectural firm of Armet & Davis and were funded by a 1966 $189.5 million bond issue. Other changes to the school as part of this bond issue included fire damage repair, alterations to the heating and ventilation systems, and the addition of a public address system in the assembly building.[314]

Parmelee Avenue Elementary School (1962)

In 1962, the Los Angeles School District (as it was then called) purchased a 6.5-acre site for $387,150 at 1338 East 76th Place. The site was to be used for the construction of a new elementary school called Parmelee Avenue Elementary School. The school cost more the $1.2 million to construct and was considered "one of the most modern elementary plants in the district." The main building was two stories in height and constructed out of reinforced concrete with 23 permanent classrooms. Next to the main building was a one-story building with four classrooms especially adapted for use by kindergarteners. A 450-seat auditorium with an attached covered lunch area was constructed to the west of the main classroom building. Six portable classrooms were built to handle an expected increase in student enrollment from 800 to 1,200 by the fall of 1963. Other permanent facilities on the elementary school campus were a library and textbook room, a physical education unit, and administration facilities. While the school was under construction, students in its district temporarily attended the nearby elementary schools of Miramonte and East 76th Street.[315] The campus utilized the cluster-plan design with all the buildings clustered in the northeastern corner of the site and was Mid-Century Modern in style. Elements of this style included projecting eaves, exposed rafters, cantilevered overhangs, cubic forms, bands of windows, and simple metal corner posts.

In 1966, Parmelee Avenue Elementary School was expanded with the construction of eight new classrooms and a kitchen in the existing assembly building. This was after many elementary schools in South Central Los Angeles were operating on double or short sessions due to an increase in student enrollment. A $189.5 million school bond issue was proposed in June 1966 to address the anticipated increase in enrollment and to help eliminate double sessions in schools.[316]

Middle Schools

Thomas A. Edison Middle School (1926)

In 1925, it was announced that a new junior high school called the Thomas A. Edison Junior High School was to be built in Florence-Firestone at 6500 Hooper Avenue near the Goodyear Rubber and Tire plant. The school was

313 No Author, "PWA Boots Cash Grant for School," *Los Angeles Evening Post-Record*, June 28, 1934, 1.
314 No Author, "New School Building Given Okeh," *Southside Journal*, Dec. 12, 1968, 1.
315 No Author, "Pupils to Get Preview of New Parmelee School," *Los Angeles Times*, Mar. 16, 1962, 29.
316 No Author, "School Board Reveals Bond Issue Projects," *Southwest Topics-Wave*, June 5, 1966, 6.

designed by the architectural firm Walker & Eisen and the contractor was Mathis Construction Company. The school cost $500,000 to construct and was arranged along an axis and included a shop building, cafeteria, and auditorium. The building's placement was reported as "a distinct feature in public school arrangement."[317] The school was designed in the Collegiate Gothic architectural style with a brick exterior, an emphasis on the vertical axis, cast stone ornament, and full-height towers. In 1927, a second wing was added to the school which included a 20-classroom addition for $87,600. It was also designed by Walker & Eisen. Walker & Eisen also designed a physical education building for the school in 1932, at the cost of $62,200.[318]

The 1933 Long Beach earthquake caused $250,000 of damage to the school. In March 1933, a county-wide uniform building code with architectural control and elimination of earthquake constructional hazards was recommended by Charles H. Diggs, then-director of the County Regional Planning Commission. Diggs stated, "our recent earth-socks have taught us the danger of ornamenting our schools and public buildings with towers and domes, and the scores of persons injured by falling bricks, mortar, and tile should teach a lesson as to the non-essential roof parapets, cornices, and exterior stone-trimming." Thomas Edison Junior High School was targeted for redesign to comply with these new design standards after the tall smokestack of the school toppled over and crashed through the school's roof.[319] Reconstruction work continued into 1935 at the cost of $40,000. The Collegiate Gothic style did not comply with the building code and possessed too many earthquakes constructional hazards. An additional $200,000 of work on the main building was undertaken to change the building's architecture from Collegiate Gothic to PWA Modern, a less ornamental style, and decrease the height from three stories in height to two (Exhibit 16).[320] The school's redesign included smooth stucco exterior surfaces, fluted piers flanking the main entry, a flat roof, and shallow relief panels.

Exhibit 16. Thomas A. Edison Junior High School during reconstruction and redesign work after the 1933 Long Beach earthquake, 1935



Source: "Huge School Construction Program Here Spurred," *Los Angeles Times*, January 13, 1935, pg. 59.

317 No Author, "$500, 000 High School to be Finished Feb.1," *Los Angeles Evening Express*, Aug. 14, 1924, 4.
318 No Author, "Elimination of Ornaments Held Vital to Safety," *Daily News*, Mar. 15, 1933, 4.
319 Ibid.
320 No Author, "Huge School Construction Program Here Spurred," *Los Angeles Times*, Jan. 13, 1935, 59.

Charles R. Drew Middle School (1963)

In August 1960, the Los Angeles Board of Education approved the preliminary designs for the new Charles Drew Middle School designed by architects Roy Donley, AIA & Associates built in Florence-Firestone located at 8511 Compton Avenue. Funds for the school were dependent on a $153 million school bond issue scheduled for November 1960. By June 1961, the $2,986,000 contract was approved and awarded to Carter-Mack Builder, Inc. The school was intended to serve the area's expanding population within the already built-up area at Firestone Boulevard and Compton Avenue. The school opened in 1963 on a 19-acre site and included 51 classrooms, a library, gymnasium, industrial arts shops, assembly areas, and a cafeteria for 2,200 students. Modern building techniques included using pre-stressed concrete lift slabs over the main classroom buildings, which eliminated the need for a conventional roof, so the roof form could be shaped into decorative forms. Other innovations included a thin shell, folded plate roof system over the gymnasium, thin concrete barrel vaults, and lightweight steel deck roofs for the connecting arcades. Roy Donley, AIA & Associates designed the school to be as quiet as possible and eliminate safety hazards caused by traffic on Firestone Boulevard. Sports fields were designed to be away from the road with a service road located inside the school grounds for bus safety. The main classroom buildings were planned to be towards the interior of the campus to avoid traffic noise.[321]

The school was designed in the Mid-Century Modern architectural style with Expressionistic movement roof forms. Mid-Century Modern elements included horizontal massing, stucco exterior cladding, modular design and planning, concrete screen blocks, and simple geometric bands of ornament. The Expressionist roof forms included the folded plate roof system of the gymnasium and the concrete barrel vaults connecting the arcades. The school was designed in the cluster plan where all the buildings surrounded a centralized open lawn.

The school was named for the late Dr. Charles Drew, who was an international authority on the use of blood plasma and the first director of the American Red Cross Blood Bank. Drew was the most prominent African-American in his field and protested the practice of racial segregation in the donation of blood. He helped to develop large-scale blood banks, which saved thousands of lives during World War II. During the Charles Drew Middle School's dedication in April 1963, an oil painting of Drew was given to the faculty and hung on display in the school's foyer (the painting remains in the school's library). The ceremony was attended by parents, PTA members, community leaders, students, and faculty. Dr. Henry Paul, president of the Charles R. Drew Medical Society, gave the principal speech titled "Dream High, the Inspiration of Dr. Charles Drew."[322] In 1970, Dr. Charles Drew's widow Minnie Lenore Robbins visited the school and attended three presentations attended by more than 1,700 students. The presentations included a bound volume of the "Doctorate," a plaque, and a key to the school.[323]

Segregation in Schools (1860-1979)

At the genesis of California's education system, practices were put into place that segregated minority students from Caucasian students. In 1860, California's Education Code explicitly stated that African-American, Asian-American, and Native American students could not attend public schools with Caucasian students.[324] Minority students attended schools specifically constructed for their ethnic group. The 1920s brought many Mexican laborers to Southern California seeking work in the citrus groves. Mexican-Americans faced racist practices,

321 No Author, "School Design Cited for Utility and Beauty," *Los Angeles Times*, May 26, 1963, 20.
322 No Author, "Drew Junio High Dedicated Sunday," *California Eagle*, Apr. 25, 1963, 2.
323 No Author, "Students Honor Wife of School's Namesake," *Los Angeles Sentinel*, Jan. 29, 1970, A1.
324 Reed Levitt and Henry O'Connell, "Facing Our Past, Changing Our Future, Part I: A Century of Segregation in San Francisco Unified School District (1851–1971)," SFUSD (September 16, 2020), https://www.sfusd.edu/facing-our-past-changing-our-future-part-i-century-segregation-san-francisco-unified-school-district.

including being forced to attend "Mexican" schools. By 1940, more than 80% of Mexican-American students attended these schools, despite a lack of legal precedent for this segregation. School boards argued that teaching students of Mexican heritage separately would help them "Americanize" faster and that they needed special instruction based on culturally biased I.Q. tests.[325] In Florence-Firestone, the ethnic makeup of the school population was predominately Caucasian and African-American into the 1950s when the African-American population increased from 18% to 57% between 1950 and 1965. It wasn't until the 1980s that the community's population was majority Latino.

Discriminatory housing practices from the 1930s segregated housing in the County, and as a result, contributed to the segregation of schools. Students often attended the school that was closest to their home and due to segregated housing, minority students were clustered in one area and attended the same school. As a result, there were also financial imbalances in many schools that reflected the income disparities tied to race and education. Caucasian students in racially mixed neighborhoods were able to obtain a waiver and attend a predominantly Caucasian school, even if it was the not school specified for their neighborhood. Regardless of the passing of *Brown v. Board of Education* in 1954, which established racial segregation in public schools as unconstitutional nationwide, the LAUSD was resistant to desegregating.[326]

With the momentum of the Civil Rights movement in the early 1960s, the LAUSD was targeted as a system requiring reform. Local organizations, the NAACP, and the ACLU identified multiple issues with the Los Angeles Board of Education, including a need for new school boundaries, allowing African-American students in overcrowded schools to attend predominantly Caucasian schools; more African-American teachers; and a more culturally diverse curriculum. During the 1950s and 1960s, the LAUSD had been focused on opening new schools in the Caucasian neighborhoods of the San Fernando Valley rather than maintaining and upgrading campuses in South Central Los Angeles established neighborhoods with residents of lower socioeconomic status.[327]

Attempts were made to separate from LAUSD and maintain segregationist practices. In the late 1950s and early 1960s, residents from a group of small neighborhoods including Bell, Cudahy, Huntington Park, Maywood, South Gate, Vernon, and Walnut Park proposed the creation of a new school district called the San Antonio Unified School District (SAUSD). Proponents of the SAUSD claimed that their areas had undergone "30 years of neglect."[328] The proposal was a barely veiled attempt to maintain school segregation. Originally the group was called the "Four Cities" committee and included representatives from 11 elementary schools, two junior high schools, and two high schools. This proposal was partly a reaction to the creation of the unified LAUSD, which up until that time had separated elementary and high school districts. Florence-Firestone at the time did not have any high schools within its limits, so much of the desegregation conversation was about which high schools Florence-Firestone's students would attend outside their community. The areas around Florence-Firestone were closing themselves off to Florence-Firestone students by trying to form their own school districts rather than admit African-American students from Florence-Firestone. If allowed, the new school district would have comprised almost entirely Caucasian students, reinforcing racially segregated schools in the area. In the early 1960s, residents of Florence-Firestone argued that due to their proximity to the proposed SAUSD, they should be included in the new district. The Four Cities committee responded stating, "as the Florence-Firestone Park area has nothing cultural or social in common

325 Dave Roos, "The Mendez Family Fought School Segregation 8 Years Before Brown v. Board of Ed," History.com (A&E Television Networks, September 18, 2019), https://www.history.com/news/mendez-school-segregation-mexican- american#:~:text= Segregation%20Was%20Widespread%20in%20California&text=By%201940%2C%20more%20than%2080,Asian%20Americans%20and%20Native%20Americans.

326 Sapphos Environmental, Inc., *Los Angeles Unified School District*, 109-110.

327 Mike Davis and Jon Wiener, *Set the Night on Fire: L.A. in the Sixties*, (London, UK: Verso, 2020), 376.

328 No Author, "Delay South Gate Fate in School Plan," *South Gate Press*, Oct. 8, 1961, 1.

with the Four Cities, there is no reason to include that community in the proposed district."[329] On the contrary, at the time, the community profile of Florence-Firestone was very similar to the Four Cities committee neighborhoods in terms of general income and male heads-of-households with blue-collar jobs. Florence-Firestone was left out of the final plan submitted to the state Board of Education. [330] In September 1962, the state Board of Education unanimously rejected the formation of the SAUSD citing racial and segregation overtones, as 99.7% of the proposed district's population were Caucasian.[331]

In 1963, the ACLU filed a class-action lawsuit called *Crawford v. Los Angeles City Board of Education* on behalf of two African-American high school students, Mary Ellen Crawford and Inita Watkins. The school desegregation lawsuit highlighted the discrepancy between two schools two miles apart, Jordan Senior High School in Watts and South Gate Senior High School. Despite the lawsuit, LAUSD did not act quickly, and activists petitioned publicly for change. The California Supreme Court ordered LAUSD to formulate a plan to correct the racial imbalance in the schools. These solutions included bussing students to different schools to correct overcrowding and racial imbalances.[332]

In 1963, five African-American students, Jacqueline Jenkins, Betty Conley, Ruby Jackson, Kenneth Dixson, and Linda Duette, known as the South Gate Five, enrolled in the second semester of South Gate High, a predominately all Caucasian school (Exhibit 17).[333] Their goal was to begin desegregation in South Gate as part of a larger effort to desegregate schools throughout the LAUSD. The five students were met with violence and intimidation, including the Confederate flag being flown outside the school, having eggs and bricks thrown at them and their cars, and insults from both students and parents both verbally and through notes.[334] The teachers at South Gate refused to intervene and punish students that acted aggressively toward the five students. The five students all lived in Florence-Firestone and initially attended Fremont High, a predominately African-American high school just west of Florence-Firestone's boundaries. Despite undergoing large-scale public displays of racism throughout the semester, the South Gate Five continued attending classes. Conley, Jenkins, and Jackson noted that the academic classes at South Gate had higher standards, the vocational classes were better, and the class sizes were smaller.[335] The South Gate Five represented the struggle throughout the Greater Los Angeles area to either preserve or eliminate segregation in schools. The disparities between schools located just miles apart continued to be highlighted as examples of systemic racism.[336]

329 Lewis O. Williams, "Civic Loop Opposes New School District," *Los Angeles Sentinel*, May 12, 1960, B7.
330 Brian Robert Kovalesky, *Contested Campuses: Politics, race, and the battles over public education in the Greater Los Angeles Area, 1949-1972*, 2017, UCLA, retrieved from https://escholarship.org/uc/item/8313s43x, 131-134.
331 Dick Turpin, "Plan for School District Rejected," *Los Angeles Times*, Sep. 16, 1962, 24.
332 Sapphos Environmental, Inc., *Los Angeles Unified School District Historic Context Statement,* 110.
333 The fifth person included in the South Gate Five was reported in historic newspapers as being both Linda Duette and Amy Philips.
334 No Author, "Five Negros at South Gate High School Pelted with Eggs," *Los Angeles Sentinel*, June 20, 1963, B1.
335 No Author, "Negro Students Dodge Eggs During Last Week at South Gate High," *Los Angeles Sentinel,* July 4, 1963, A19.
336 Kovalesky, *Contested Campuses*, 2.

Exhibit 17. Three of the South Gate Five, Jacqueline Jenkins, Betty Conley, and Ruby Jackson in a local newspaper after attending South Gate High, 1963



Source: "South Gate Five," *Los Angeles Sentinel,* July 4, 1963, pg. A19.

The 1965 Watts Uprising contributed to an intensification of feelings on both sides of the issue of school desegregation. Community members, activists, and students argued for equal education rights.[337] By the late 1960s, frustrations mounted with Latino students, who predominately attended run-down, overcrowded schools with underqualified teachers who rarely encouraged them to go to college. Latino students were encouraged to enroll in vocational and domestic training, with about half failing to graduate from Los Angeles high schools.[338] In March 1968, approximately 15,000 Latino high-school students walked out of classes in East Los Angeles, protesting the inequality in the public education system. These became known as the "East L.A. Blowouts," which were led by a Mexican-American social studies teacher at Lincoln High School, Sal Castro.[339] These events put more pressure on the LAUSD to address the systemic inequality that was also affecting minority students in Florence-Firestone.

After a 1977 California Supreme Court ruling calling for a "reasonable and feasible" integration plan, the Los Angeles Board of Education continued to utilize the controversial program of busing students to different schools. In 1979, California's Proposition 1, Desegregation Busing Court Orders Amendment, was put on the ballot. It passed with 70% of voters supporting ending the practice of busing students. Throughout the 1980s, busing programs became voluntary until the 1990s, when a series of court rulings released school districts from mandatory

337 Sapphos Environmental, Inc., *Los Angeles Unified School District Historic Context Statement,* 110.
338 Davis and Wiener, *Set the Night on Fire: L.A. in the Sixties*, 376.
339 Kelly Simpson, "East L.A. Blowouts: Walking Out for Justice in the Classrooms," *KCET* March 7, 2012, https://www.kcet.org/shows/departures/east-l-a-blowouts-walking-out-for-justice-in-the-classrooms.

desegregation plans. As opposed to legally mandated segregated schools, many school districts in and outside of LAUSD remain largely segregated based on the demographics of neighborhoods. In 2019, a study found that more than half of the children in the United States attend schools in districts where the student population is either more than 75% Caucasian or more than 75% non-Caucasian.[340]

5.8.1 Registration Requirements

Associated Property Types

Property types associated with the theme of Education include individual school buildings and larger school campuses composed of numerous buildings and related features, like playgrounds and playing fields. The Florence-Firestone community have both public and private school buildings. While most, if not all of the public-school buildings were built expressively as schools, some of the private and charter schools currently occupy buildings that were originally used for other purposes. Schools in the Florence-Firestone community reflect three distinct periods of construction: the earliest schools from the 1910s and 1920s were constructed in Classical Revival and Beaux-Arts architectural styles; schools constructed after the 1933 Long Beach earthquake in Streamline Moderne or PWA Moderne styles; and schools constructed after World War II in Mid-Century Modern styles. Private religious schools were constructed in Period Revival styles. Common materials and features include stone, block, and brick masonry, stucco, synthetic wall panel systems, wood post and beam structures, gabled and flat roofs, large plate glass windows, clerestories, and covered outdoor walkways.

A building or campus evaluated under this theme may be considered eligible if it was the location of an important event, such as a political rally, speech, march or the location of important milestone in the events leading to the desegregation of schools. It may also be eligible under this theme if it is the place most directly associated with the work of an individual who was significant within the theme of Education development. In many cases, if a resource is eligible under this theme, it may also be eligible for its architectural style or under Civil Rights and Social Justice and/or Public Art, Music, and Cultural Celebrations themes.

Eligibility Standards

- Reflects one of the significant trends in the development of Education in the Florence-Firestone community or embodies the distinctive characteristics of school development from that period. The major trends are:
  - Primary and Secondary Education (1860-1982)
  - Segregation in Schools (1860-1979)
- Has a direct and significant relationship to education development; and/or was the primary location of an important organization; and/or was the primary place of work of an individual important within the theme of Education
- Simply being a school is not enough to justify eligibility. An eligible resource must have been important within its community. An eligible resource may reflect the early development of a neighborhood; reflect an early iteration of an important design prototype for educational buildings; or represent specific milestones in the fight against segregation in schools.

340 Lesley Kennedy, "What Led to Desegregation Busing—And Did It Work?" History.com (A&E Television Networks, July 9, 2019), https://www.history.com/news/desegregation-busing-schools.

Character-Defining Features

- Constructed in one of the popular architectural styles for educational buildings of the period
- Reflects distinctive design and planning features for educational properties of its time
- May be of a style or mixture of styles typical of the period of construction

Considerations

- Eligible resources should retain integrity of Location, Design, Materials, Workmanship, Feeling, and Association from their period of significance as defined in the Regulatory Setting
- Setting may be compromised by nearby construction that post-dates the period of significance
- The majority of the resource's original materials and design features must remain intact and visible, including wall cladding, windows, fenestration pattern and size of openings, roof features, and details related to its architectural style
- Limited door and window replacements may be acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder.
- In some cases, if a resource is eligible under this theme, it may also be eligible under Civil Rights and Social Justice and Public Art, Music, and Cultural Celebrations.

5.9 Civil Rights and Social Justice

Overview

The history of Florence-Firestone and the theme of civil rights and social justice are profoundly intertwined. African-Americans and Latinos make up a large percentage of the community's population and are still working to overcome systemic racism that has had an impact on their settlement in the area since the 1920s. Events that have deeply impacted the residents of Florence-Firestone and reflect the frustrations African-Americans and Latinos had with the poor living conditions, racism, police brutality, and neglect from services they felt daily including the 1965 Watts Uprising, the Chicano Moratorium, the East Los Angeles Blowouts, and the 1992 Los Angeles Uprising. Vacant lots remain throughout the commercial corridors of Florence-Firestone as scars from the destruction of the 1992 Los Angeles Uprising. These events had profound social, economic, and political impacts on Florence-Firestone.

Florence-Firestone has been the home of community members who were influential in the fight for Civil Rights and Social Justice. This includes Henry and Texanna Laws, who in 1944 were jailed in their fight against restrictive, racist housing covenants that prohibited them from residing in their own home. Florence-Firestone was also the home of Alprentice "Bunchy" Carter, who in 1968 founded the Southern California chapter of the Black Panther Party for Self-Defense and contributed to the grassroots efforts in Florence-Firestone to fight systemic oppression and inequality. The Latino youth of the community participated in La Marcha Por La Justicia (March for Justice) on January 31, 1971, in opposition to police brutality and solidarity with the Chicano Moratorium Committee.

The theme of civil rights and social justice is addressed throughout this document and can be identified in other significant themes, including commercial development, industrial development, residential development, and education. Events, people, and places not identified in this section are discussed in the theme most closely related to that subject. While some of the events and movements described in this section occurred in locations outside the boundaries of the community of Florence-Firestone, the reforms brought about by these movements reverberated and influenced the development of the community.

The Great Migration and Housing Restrictions (1920s-1970s)

South Central Los Angeles was an area primarily developed in the 1920s and 1930s. Tracts of small, affordable, single-family homes were built near economic and employment centers such as factories and assembly plants. The first period of a massive relocation of African-Americans from the rural American South, referred to as the Great Migration, occurred during the same decades. Many African-Americans settled in South Central Los Angeles during this time. Approximately 25,000 people moved to the area, fleeing unsatisfactory economic opportunities and harsh segregationist laws. Despite moving to experience less segregation, the new population was met with major legal and social barriers in finding work and housing.[341]

The National Housing Act of 1934, a New Deal legislative response to the Great Depression that followed the stock market crash of 1929, created the FHA. One goal of the FHA was to stabilize the housing market and expand homeownership opportunities. The Federal Home Loan Bank Board and the HOLC were established to protect individual homeowners from foreclosure. One of the methods by which the HOLC sought to assess creditworthiness or risk was through the discriminatory practice of redlining. Redlining was the result of the HOLC creating color-coded maps with boundaries around neighborhoods based on the composition of the community's race and/or ethnicity, income level,

[341] Pulido, Barraclough, and Cheng, *A Peoples Guide to Los Angeles*, 120.

and housing and land use types. Florence-Firestone was redlined, receiving a Red (or D) grade, which left a long-lasting legacy of disinvestment in the community and continued discriminatory housing practices.

The second period of the Great Migration occurred in the 1940s and lasted until the 1970s, as more African-Americans migrated to work in factories desperate for labor during World War II and the postwar economic boom. During this period, grassroots efforts throughout South Central Los Angeles against restrictive covenants were taking place. Restrictive covenants were contractual agreements that would stop the purchase, lease, or occupation of a specific piece of property based on their race, typically used against African-American and Latino families.[342] In Florence-Firestone, Henry and Texanna Laws were part of these local efforts to fight against discriminatory housing practices. The Lawses moved to Los Angeles in 1910 from Texas, during the first wave of the Great Migration, seeking better-paying jobs and refuge from segregationist laws, but were met with similar racist restrictions in housing and employment in Los Angeles. During World War II, the Lawses worked in a defense manufacturing plant and earned enough money to build their "two-bedroom, one bathroom, dream house" at 1235 East 92nd Street in Florence-Firestone. During the early 1940s, East 92nd Street acted as the racial dividing line, with African-American families living on the southern side and Caucasian families living on the northern side. The Laws built their home on the north side of the street and moved in October 1944. Another African-American family and a Mexican family moved to the north side of the street shortly thereafter. Within weeks, the surrounding Caucasian families filed suit in Superior Court to enforce the housing covenants that prohibited the three families from residing in their homes. Despite having representation from the National Association for the Advancement of Colored People (NAACP) and testimony from Henry Laws stating "Why should I move? I am a free-born American citizen," the Superior Court upheld the restrictive covenants and ordered the families to move or face fines and jail time. The Lawses refused to leave and were arrested by Sheriff's deputies in December. Demonstrations were held for their release, which gained support from prominent African-American entertainers and activists Lena Horne and Paul Robeson (Exhibit 18). Civil rights attorneys John T. McTernan and Ben Margolis connected the Lawses case with several others and filed a class-action suit. On May 3, 1948, the Supreme Court ruled in *Shelley v. Kraemer* that racially restrictive covenants were unconstitutional. The ruling applied to the Laws case and the couple was allowed to stay in their home.[343]

342 See Residential Theme (Section 4.5) for more detailed information about restrictive covenants.
343 Cecilia Rasmussen, "Family Stood Up to Restrictive Covenants," *Los Angeles Times*, Dec. 3, 2006, B2.

Exhibit 18. Demonstrators protesting discriminatory housing outside the Laws house (1235 East 92nd Street) in Florence-Firestone, 1946



Source: Los Angeles Times Photographic Archive, Library Special Collections, Charles E. Young Research Library, UCLA.

Florence-Firestone was heavily influenced by the Supreme Court's landmark 1948 decision in *Shelley v. Kraemer*, which outlawed the practice of racial housing covenants. *Shelley v. Kraemer* made deed restrictions based on race illegal, allowing minority populations to purchase residences or reside in Florence-Firestone. Despite the positive intention of the landmark decision, African-Americans looking to move into areas such as Florence-Firestone were met with violence, vandalism, and intimidation. Discriminatory practices such as "blockbusting" were also used, where real estate firms would sell properties at inflated prices to African-American families.[344] Despite targeted hate crimes and unfair housing practices, African-American communities throughout South Central Los Angeles grew quickly.

Civil Unrest and Uprisings (the 1960s-1992)

African-Americans in Florence-Firestone continued to experience segregation, racism, and violence into the 1960s. Civil rights activists such as Rev. Martin Luther King Jr. encouraged African-Americans to fight for equality through nonviolence and civil disobedience. In 1963, the United Civil Rights Committee (UCRC) was formed with members of the NAACP in Los Angeles to target racial discrimination in employment, housing, schools, and police brutality.[345] In June of that year, the longest civil rights demonstration in Los Angeles, the Freedom March, took place. The

344 Rothstein, *The Color of Law*), 96.

345 R. Bauman, "Los Angeles United Civil Rights Committee (1963-CA. 1966)," *Black Past*, February 9, 2008, https://www.blackpast.org/african-american-history/united-civil-rights-committee-los-angeles-1963-1966/.

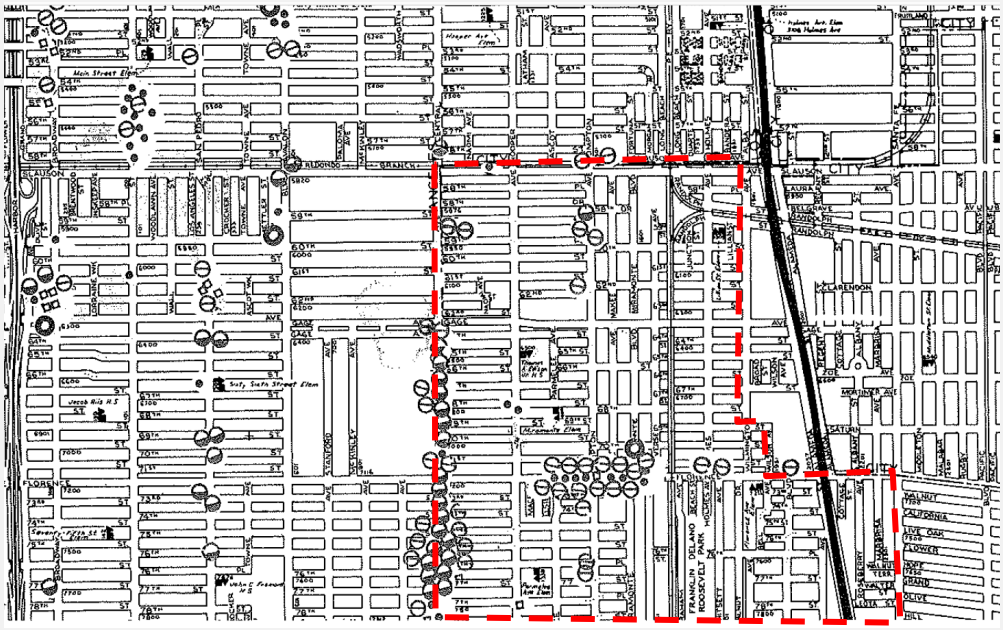
march started at First African Methodist Episcopal Church of Los Angeles (FAME Church), 801 Towne Avenue in the City of Los Angeles, and ended at the Los Angeles Board of Education in downtown Los Angeles. The focus of the demonstration was school desegregation. The California Fair Housing Act of 1963, better known as the Rumford Act (AB 1240), passed allowing people of color to purchase housing without being subject to discrimination. This was soon followed by Proposition 14, which overturned the Rumford Fair Housing Act of 1963. This proposition was launched by the California Real Estate Association, which used the growing hostility towards all liberal social programs and people's desire for property owner rights to pass the Proposition 14 referendum on November 3, 1964. The Rumford Act was restored two years later after a ruling by the Supreme Court that Proposition 14 was illegal.[346]

The legacy of inequality, much of it rooted in racist housing restrictions that impacted the community's tax base and access to public services such as education and health care, boiled over in the summer of 1965 during an event called the Watts Uprising. The Watts Uprising, which erupted on August 11, 1965, was catalyzed by a California Highway Patrolman's (CHP) detainment of a young African-American man, Marquette Frye, for operating a motor vehicle under the influence of alcohol. A fight involving the young man, his mother, community members, and Los Angeles law enforcement ensued. The conflict erupted into civil unrest, which rapidly spread through the community of Watts in the City of Los Angeles to surrounding neighborhoods including Florence-Firestone, and other African-American cultural enclaves across Los Angeles. The National Guard was deployed into Los Angeles and attempted to quell the uprising. The uprising ended on August 15, leaving 34 people dead, over 1,000 injured, almost 4,000 protestors arrested, and between $20-40 million of property damage. In Florence-Firestone, buildings were burned to the ground or damaged beyond repair and required demolition. According to the McCone Commission Report, a commission under then-Governor Pat Brown that studied the aftermath of the uprising, the damage to buildings in Florence-Firestone was concentrated around the community's major commercial thoroughfares (Exhibit 19). Firestone Boulevard and Florence Avenue had a high concentration of businesses and private buildings that were either looted, damaged, burned or a combination of the three. Central Avenue and Compton Avenue's businesses were also looted or looted, damaged, and/or burned.[347]

[346] Herbert G. Ruffin II, "The California Fair Housing Act [The Rumford Act] (1963-1968), *Black Past*, June 5, 2011, https://www.blackpast.org/african-american-history/california-fair-housing-act-rumford-act-1963-1968/.

[347] Governor's Commission on the Los Angeles Riots, "Violence in the City; An End or a Beginning?" (Los Angeles, 1965), 58-61.

Exhibit 19. A section of the McCone Commission 1965 Watts Uprising Map with the northern section of Florence-Firestone outlined in red showing the location of damaged businesses/private buildings



Source: Governor's Commission on the Los Angeles Riots, "Violence in the City; An End or a Beginning?" (Los Angeles, 1965), 58-61.

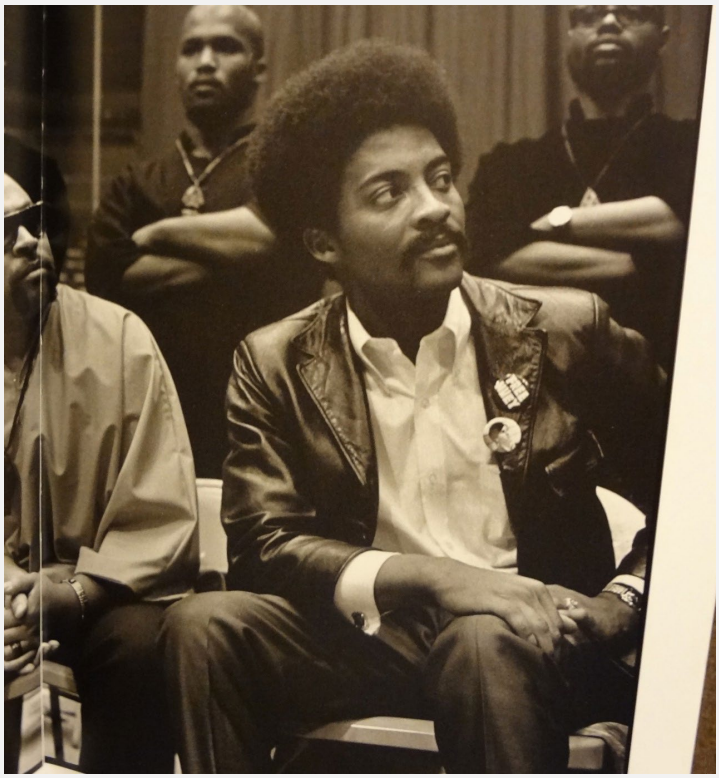
The Watts Uprising triggered a prejudice-driven mass exodus of Caucasian residents from Florence-Firestone and the surrounding communities (typically called "white flight"). Property values were unable to recover and as a result, Florence-Firestone continued to have underfunded community resources. The 1965 Watts Uprising exacerbated many festering problems within Florence-Firestone. Schools and infrastructure continued to deteriorate. African-American homeowners were unable to obtain loans to improve their residences, many of which were constructed in the 1930s and 1940s.[348] Gang membership escalated in response to entrenched institutional barriers, rising unemployment, and deteriorated community resources.

In 1968, the Southern California chapter of the Black Panther Party for Self-Defense (BPP) was established under the leadership of Florence-Firestone's Alprentice "Bunchy" Carter at 4115 South Central Avenue in the City of Los Angeles (Exhibit 20). Bunchy Carter was raised at 1402 East 82nd Street in Florence-Firestone by his mother Nola Carter, who was a longtime resident and community leader in Florence-Firestone. Nola served as a member of her community's Antwerp Environmental Block Organization, formed a committee to assist the treatment of mentally ill persons, worked with the Neighborhood Adult Participation Program, participated in the Black Grass Roots Caucus, and was president of Local Union No. II8.[349] Bunchy founded the BPP chapter to defend the African-American community from police brutality, create "survival programs" for African-Americans that focused on meeting basic needs and work with other organizations to fight poverty and oppression.[350] The BPP's "Free Breakfast for Children" program provided meals to children that might not be able to afford them and was one of the most successful initiatives of the BPP in South Central Los Angeles. Carter was accepted into UCLA in 1968 under the High Potential

348 Carman Tse, "How Compton Became the Violent City of 'Straight Outta Compton'," *LAist*, July 25, 2018, https://laist.com/news/entertainment/city-of-compton.
349 No Author, "Nola Carter Passes at 100," The Sentinel, Jan. 17, 2019, https://lasentinel.net/nola-carter-passes-at-100.html.
350 Pulido, Barraclough, and Cheng, *A Peoples Guide to Los Angeles*, 130.

Program, a program designed to widen access to higher education for students from underrepresented backgrounds. Carter continued to work with the BPP while enrolled at UCLA. Tensions between African-American students at UCLA turned violent when the BPP and another African-American student group, Organization Us (US) founded by Ron Karenga, supported different candidates to lead the Afro-American Studies Center. On January 17, 1969, Carter and BPP leader John Jerome Huggins Jr. were murdered in UCLA's Campbell Hall after they were heard making derogatory comments about Karenga. It was later suspected that the tensions between students were due to manipulations by the FBI, who under director H. Edgar Hoover targeted the BPP as a threat to the United States.[351]

Exhibit 20. Alprentice "Bunchy" Carter at a Black Panther Party for Self-Defense meeting, 1968



Source: Howard L. Bingham, *Black Panthers: 1968*, taken from San Francisco Bay View.

The inequality facing African-Americans in the 1960s continued for decades, boiling over again in South Central Los Angeles in the early 1990s. The tension between the African-American and Korean American communities over racism and economic inequality became deadly. Many of the businesses in the predominantly African-American community were owned and operated by Korean-Americans, causing tension from different cultural norms and resentment between the communities. On March 16, 1991, ninth-grader Latasha Harlins was shot and killed by Soon Ja Du over a bottle of orange juice that Du accused Harlins of stealing from her store. Du was sentenced to five years of probation instead of the recommended 16-year prison sentence. On March 3, 1991, Rodney King led CHP officers on a high-speed chase after they attempted to pull him over. When King stopped and exited his vehicle, he was tasered, struck dozens of times with side-handled batons, kicked, tackled to the ground, and had his legs

351 "Black Bruin History at UCLA," UCLA, accessed March 29, 2022, https://newsletter.alumni.ucla.edu/connect/2021/feb/black-bruin-history/default.htm.

hogtied by five LAPD and CHP officers. The event was captured on film by George Holliday and given to the media, where it was shown around the world. The four officers involved were charged by the Los Angeles County District Attorney with assault and use of excessive force. Due to the extensive coverage by the media the trial was moved from Los Angeles County to the predominantly Caucasian Simi Valley in neighboring Ventura County. On April 29, 1992, the seventh day of jury deliberations, the jury acquitted all four officers of assault and acquitted three of the four of using excessive force. A verdict could not be made on the for the fourth officer. The verdict was said to be the result of blurry footage and information missing from Holliday's videotape.[352]

The acquittal sparked the 1992 Los Angeles Uprising, six days of thousands of people looting, setting buildings on fire, and assaulting others out of frustrations similar to the 1965 Watts Uprising. The California National Guard, amongst others, was called in to stop the unrest, which ended on May 4, 1992. The result was the death of 63 people, 2,383 people injured, approximately 12,000 arrests, and over $1 billion of property damage.[353] In Florence-Firestone, similar to the 1965 Watts Uprising, buildings were burned to the ground or damaged beyond repair and required demolition. Many vacant lots along main commercial corridors, including Florence Avenue, remain as markers of the destruction from the 1992 Los Angeles Uprising. Newberry's shoe store was burned down during the 1992 Uprising and never rebuilt. In its place remains the vacant lot located at 1552 Florence Avenue.

Chicano Civil Rights Movement (1960s-1970s)

Throughout the early twentieth century, immigrants from Mexico and Central America attempted to assimilate into the United States and be recognized as Americans. Through racist housing, school, and business practices, they were often treated as second-class citizens, forced to attend "Mexican Schools," and discriminated against using racially biased practices that excluded everyone who did not speak English. By the 1960s, the emphasis on assimilation faded and there was a push for Mexican-Americans to embrace their culture, leading to the concept of Chicanismo and the rise of the term Chicano/a as a form of identity, political autonomy, and pride. Encouraged and influenced by the Black Power movement, the Chicano Movement began organizing political demonstrations to combat the issues facing their community. These issues included racism, poor community conditions, and the Vietnam War draft. Disproportionally, Latinos were drafted and killed in the Vietnam War, highlighting systemic racism and inequality which led to two large-scale demonstrations: the East Los Angeles Blowouts and the Chicano Moratorium.

By the late 1960s, frustrations mounted with Latino students, who predominately attended run-down, overcrowded schools with underqualified teachers who rarely encouraged them to go to college. Latino students were encouraged to enroll in vocational and domestic training, and about half failed to graduate from Los Angeles high schools.[354] In March 1968, approximately 15,000 Latino high-school students walked out of classes in East Los Angeles, protesting the inequality in the public education system. These protests became known as the "East L.A. Blowouts," which were led by a Mexican American social studies teacher at Lincoln High School, Sal Castro. Students from Woodrow Wilson, Garfield, Abraham Lincoln, Theodore Roosevelt, Belmont, Venice, and Jefferson high schools participated in the first unscheduled walkout at Wilson High School on March 6, 1968.[355] Administrators responded by calling the police, locking students in buildings, and arresting 13 of the organizers, who were known as the East L.A. 13. A group representing the students, the Educational Issues Coordinating Committee (EICC), met with the Los Angeles Board of Education on March 28 to present 39 demands to improve

352 The Staff of the Los Angeles Times, *Understanding the Riots*, (Los Angeles, CA: The Los Angeles Times, 1992).
353 Ibid.
354 Davis and Wiener, *Set the Night on Fire: L.A. in the Sixties*, 376.
355 Simpson, "East L.A. Blowouts: Walking Out for Justice in the Classrooms."

the schools. The board dismissed the EICC, claiming a lack of funding. Though the Board of Education did not meet the EICC demands, the East L.A. Blowouts helped Latino students gain a sense of empowerment and unification.[356] In areas adjacent to Florence-Firestone, the African-American leaders of Compton Unified School District, considered the 39 demands of the EICC and were interested in devoting resources to bilingual education, one of the demands, but had trouble attracting bilingual teachers.[357] A week after the original East L.A. Blowouts, African-American students from Florence-Firestone's Edison Junior High School staged their own walkout. This included about 300 students who set several fires, broke windows, and left school early in protest of their own issues with the LAUSD. These included the quality of cafeteria food, class sizes, student dress codes, and demands for African-American history classes.[358]

On August 29, 1970, more than 20,000 Latino citizens marched throughout East Los Angeles in protest of the Vietnam War in a march for the Chicano Moratorium movement. The Chicano Moratorium movement grew out of frustrations over the Vietnam War and the disproportionate number of Latinos drafted and killed in the war compared to Caucasians. Before the march, the organizers, who were part of the Chicano Moratorium Committee, communicated with the LASD so the Sheriff would be informed of the program for the march, rally, and related events. Despite having a plan in place to mitigate any problems that might arise as a result of the march, the LASD, along with the LAPD, was uncomfortable with the number of demonstrators and placed Deputies at street corners with riot guns. At the end of the march's route, Laguna Park, the peaceful rally turned into violence with law enforcement entering the park and dispersing the crowd using tear gas. Demonstrators who had boarded buses to flee were beaten by officers. Thirty-one civilians and 43 law enforcement officers were injured, and three people were killed, including prominent journalist Ruben Salazar.[359] Salazar was killed when Sheriff's Deputies fired high-velocity projectiles into the Silver Dollar Café at 4945 Whittier Boulevard, hitting Salazar in the head.[360]

Protests continued into August 1971, led by African-American and Chicano junior and senior high school students. Students from surrounding schools, including Florence-Firestone, attended these multi-racial protests and demonstrations to express frustration with the conditions of their schools and police brutality (Exhibit 21). Among these demonstrations was La Marcha Por La Justicia (March for Justice) on January 31, 1971. The rally occurred in Belvedere Park in East Los Angeles and protested the police response to the August 29, 1970, march and the deaths of Gilberto Díaz, Lynn Ward, and Ruben Salazar. The Chicano Moratorium Committee wrote a statement for La Marcha Por La Justicia, "We must not allow the police to break our unity. We must carry on the spirit of Ruben Salazar and expose this brutality to the nation and the world. The Chicano Moratorium Committee calls upon you to support our non-violent march for justice through the barrios of the greater Los Angeles area."[361] The march called for people throughout South-Central Los Angeles' Latino neighborhoods (barrios) to continue protesting and working together in opposition to police brutality. Members of the Brown Berets, an influential Chicano civil rights organization, also took part in the march. The events of the Chicano Moratorium led to long-term tension and suspicions between the Latino community and the Los Angeles County Sheriff's Department, the legacy of which continues in areas such as Florence-Firestone that have become majority Latino in recent decades.

356 Mario R. García and Ellen McCracken, *Rewriting the Chicano Movement: New Histories of Mexican American Activism in the Civil Rights Era,* (Tucson: The University of Arizona Press, 2021), 213.
357 Straus, *Death of a Suburban Dream*, 164.
358 Jack McCurry, "Venice High Youths, Police Clash," *Los Angeles Times,* March 13, 1986, 1.
359 National Register of Historic Places Registration Form, "National Chicano Moratorium March August 29, 1970."
360 No Author, "TV Channels Will Provide Coverage of Salazar Inquest," *Los Angeles Times*, Sep. 9, 1970,3.
361 Chicano Moratorium Committee, "Marcha Por La Justicia," *Latino Cultural Heritage Digital Archives*: Frank del Olmo Collection, California State University, Northridge, January 31, 197.

Exhibit 21. Students from the Florencia Barrio (Florence-Firestone) arriving at Belvedere Park for La Marcha Por La Justicia, January 31, 1971



Source: Luis C. Garza, UCLA Chicano Studies Research Center.

Legacy and Ongoing Issues (1990s-present)

The theme of civil rights and social justice in Florence-Firestone does not have a strict ending date, rather it is a legacy that continues to affect the community's population. Frustrations of the past have maintained their presence in Florence-Firestone and remain an ongoing issue. The community's lack of green spaces and street trees continued environmental injustices, and lack of recognition for their historical resources can be tied back to the systemic racism felt by the people of Florence-Firestone since the 1920s. Events throughout the community's history have galvanized groups to fight against injustices and inspired grassroots movements that spurred change and brought attention to their dissatisfaction. As recently as 2019, community groups such as "Juntos Florence-Firestone Together" have been formed to advocate for equal services from the government and fight against perceived injustices in their community, while in 2020, the Florence-Firestone Community Organization formed to connect community members with crucial information, programs and services in the era of COVID-19.

5.9.1 Registration Requirements

Associated Property Types

Property types eligible under this theme include residential, commercial, industrial, and institutional buildings used by organizations and groups that played an important role in the Civil Rights movement. In addition, property types

include the sites of important events such as demonstrations and homes associated with important leaders in the Civil Rights movement. The history of the Florence-Firestone community and the theme of Civil Rights and Social Justice is profoundly tied to the history of segregation and housing restrictions. In recent decades, African-Americans and Latinos make up the majority of the Florence-Firestone community's residents and are still working to combat systemic racism enacted since their settlement in the area starting in the 1910s. A property eligible under this theme could be the location of an important event, such as a political rally, speech, or march. It may also be eligible under this theme if it is the place most directly associated with the work of an individual or organization who was significant within the theme of Civil Rights and Social Justice.

Eligibility Standards

- Reflects one of the significant trends in the Civil Rights history of the Florence-Firestone community. The major events within this history are:
  - The Great Migration and Housing Restrictions (1920s-1970s)
  - Civil Unrest and Uprisings (1965-1992)
  - Chicano Civil Rights Movement (1960s and 1970s)
- Has a direct and significant relationship to civil rights; and/or was the primary location of an important organization; and/or was the primary place of work of an individual important within the theme of Civil Rights.
- Is a single-family or multi-family residence or neighborhood significant or school for its association with ending deed restrictions and racial segregation
- Is directly associated with events and institutions that were pivotal in the history of the African American or Chicano Civil Rights movements.

Character-Defining Features

- Documented location of an important event or residence associated with an individual or organization significant in the history of Civil Rights and Social Justice
- If associated with an individual, the individual must have resided in the property during the period in which he or she achieved significance

Considerations

- Should retain integrity of Location, Setting, Feeling, and Association from the period of significance as defined in the Regulatory Setting
- Setting may be compromised by nearby construction that post-dates the period of significance
- Exterior and interior spaces that functioned as important gathering/meeting places must remain readable from the period of significance.
- For buildings, limited door and window replacements may be acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- In some cases, if a resource is eligible under this theme, it may also be eligible under additional themes.

5.10 Public Art, Music, and Cultural Celebrations

Overview

Within Florence-Firestone, public art historically often took the form of murals. Murals could be put into two categories, the first as a direct reflection of the community's marginalized communities, the second as County-sponsored public art projects through the Los Angeles County Arts Commission (LACAC), which became the current Los Angeles County Department of Arts and Culture (LACDAC) or the LAMTA. Murals that were direct reflections of the community's marginalized communities typically took the form of paintings on the side of commercial buildings depicting Chicano subject matter or African-American history. These murals by design were temporary, being easily painted over because of their medium and location at pedestrian level. County or LAMTA-sponsored murals, on the other hand, were designed to be more permanent, located on libraries, within public parks, and at Metro stations using durable materials such as ceramic tiles. These murals often depicted children, activities, and images of community growth as well as Chicano and African-American community members and reflections of the community's history. Both types of murals strove to add visual interest to Florence-Firestone and act as reflections of the community's values. Murals as a public art form in Los Angeles became prominent across the entire County, outside of traditionally Mexican-American enclaves, in the 1970s. Many of the extant murals in Florence-Firestone were completed in the past 30 years, which reflects changing demographics of the community as well as the nature of public murals as a fragile and short-lived resource. The Florence-Firestone community does not have a strong connection with jazz or hip-hop musical heritage; however, the Immanuel United Church of Christ has been used as a performance venue. The section of Central Avenue located within Florence-Firestone is not associated with the Central Avenue African-American-led jazz scene and civil rights movement, which historically had a southern terminus of East 46th Street.

Murals

Community Designed

The 1980s and 1990s brought large-scale shifts in the demographics of Florence-Firestone. Immigrants from South and Central America led to a rising Latino population of 91% in 2016 and the decline of African-Americans to 9% of the population in 2016.[362] This change in demographics was also seen in Florence-Firestone's public art. Public art, specifically murals, frequently depicted images, scenes, colors, and people inspired by the Chicano Civil Rights movement that began decades earlier in the 1960s. Murals were intended to be viewed by the residents and depicted images that connected with their history. They became a popular vehicle for depicting Latino history and culture, which was not typically portrayed in mainstream media, such as television shows, or included in school curriculum.[363] Other grassroots public art with a focus on conveying the history and culture of the local community included the Promenade of Prominence Walk of Fame in Will Rogers Memorial Park. This was founded in 1988 by community activist and Watts resident Edna Aliewine to celebrate the accomplishments of community leaders, local politicians, and activists. Marble plaques with individuals' names were set into the sidewalk through the park.[364]

362 County of Los Angeles, *Florence-Firestone Community Plan*, 18.
363 California Office of Historic Preservation, *Latinos in Twentieth-Century California: National Register of Historic Places Context Statement*, California State Parks (2015), 58.
364 Robin Rauzi, "Points of Pride," *Los Angeles Times*, Feb. 4, 1999, 14.

In Florence-Firestone, a frequently depicted symbol of Latino culture was La Virgen de Guadalupe, the mother of Jesus. La Virgen de Guadalupe was a central image in Mexican Catholicism representing a mother figure and was a symbol of hope for the poor, weak, and oppressed as well as all Mexicans. There was a strong connection between La Virgen de Guadalupe as a symbol and the rise of Mexican nationalism and indigenist ideologies. Depictions of La Virgen de Guadalupe found throughout Florence-Firestone include the following elements: a woman praying with downcast eyes wearing a dress, cloak, and crown while standing on a moon held up by an angel and surrounded by radiating light and flowers. Examples of La Virgen de Guadalupe murals in Florence-Firestone include Topanga Market (1260 E Florence Avenue), Pancho's Bakery (1759 E Florence Avenue), and El Señor Taco (1517 Florence Avenue), among many other locations. The mural on Pancho's Bakery was one of the largest in the community and included the addition of the Mexican flag as an element symbolizing the Chicano movement and the importance of Mexican culture to the area. These murals were typically painted on the sides of commercial buildings facing the side street or parking lot. The murals on Pancho's Bakery and El Señor Taco do not appear to be signed and dated; therefore, the artists are unknown. The mural on Topanga Market was originally painted in the early 2000s and defaced in 2018, the artist "WillPb333" restored the mural in late 2018.

Throughout Florence-Firestone, murals were also used as advertisements for businesses located in relatively simple buildings. Rather than utilizing high style architecture, owners would hire muralists to attract attention to their businesses by painting the exterior of buildings with bright colors, characters, animals, and logos. Examples of this practice include Elia's Pet Shop (1808 Florence Avenue), Mariscos La Tovara Estilo Nayarit (1501 Firestone Boulevard), and El Paraiso Tropical (1507 Firestone Boulevard). Unlike the Chicano Movement-inspired murals, these were intended to attract customers and are located on the primary elevations facing the main thoroughfares.

The Watts Art Gallery is an example of a building with murals depicting the struggles of African-Americans within Florence-Firestone and nearby Watts. Despite being called the Watts Art Gallery, the building is located at the southwestern corner of the Florence-Firestone community at 9101 Hooper Avenue. The two primary elevations display full murals depicting the history of Florence-Firestone and Watts. Starting at the building's southeast corner, the murals illustrate the early agriculture in the area, the streetcar system that ran through the neighborhoods, the Watts Towers, the 1965 Watts and 1992 Los Angeles Uprisings, corporate greed and environmental injustices, and finally optimistic scenes of planting trees in the neighborhood and education. The mural's artist is DUCEZONE and was completed between 1999 and 2000. DUCE is a Los Angeles-based street artist specializing in murals, illustrations, and graphic design.[365]

County Funded

In the early 2000s, the LACAC began funding public art projects in Florence-Firestone. The LACAC's mission was to develop programs and policies related to art and culture in the County through investing in public art. Projects of this nature included murals at Mary M. Bethune Park, Ted Watkins Memorial Park, Graham Library, and the Florence Library. In May 2000, a $623,000 renovation project that took over a year to complete transformed the exterior and interior of the Graham Library. The exterior was altered to resemble a bookshelf. Painter Mario Cespedes with help from local children completed exterior murals honoring the history and culture of Florence-Firestone.[366] In 2007, artist Robin Strayhorn and twenty local youth created a ceramic tile mural for the Ted Watkins pool house titled "Gifts From Mother." The mural depicted children diving into the water and had a decorative border.[367]

[365] No Author, "DUCEZONE," accessed April 5, 2022, http://www.ducexone.com/.

[366] Jonathan Pacheco Bell, "Library History as Community History: Florence and Graham," in *A Paseo Through Time in Florence-Firestone*, ed. Jeanne Przyblyski and Stacy Allan (Valencia, CA: California Institute of the Arts, 2018), 35.

[367] Los Angeles County Department of Parks and Recreation, "Gifts From Mother," Civic Art, accessed March 29, 2022, https://lacounty.maps.arcgis.com/apps/Shortlist/index.html?appid=6967b91c0da44b97870e811f3639add1.

In 2009, the LACAC commissioned Artist Paul Tzanetopoulos to design a tile mural for the Mary M. Bethune Park pool house located at 1244 East 61st Street. The mural depicted swimmers in an abstract design intended to celebrate diversity in all its aspects and was titled "Different Strokes."[368] That same year, the LACAC commissioned Robin Strayhorn to design a mosaic tile mural on the base of Ted Watkins Memorial Park's flagpole. The mural was intended to be a memorial to Ted Watkins and his contributions to the Watts community and was titled "Building Community."[369] In 2010, LACAC selected muralist Ernesto de la Loza to create an exterior mural for the Florence Library titled "Faces of the Americas." The mural depicted art and architecture from Florence, Italy; local buildings; streetscapes; and faces of community members.[370]

Music

The Pan Afrikan Peoples Arkestra was an African-American music ensemble founded in Los Angeles in 1961 by pianist Horace Tapscott. The group performed at Immanuel United Church of Christ for nine years, with the last concert occurring in 1981 (Exhibit 22). The tradition of Last Sunday of the Month free community concerts at the church goes back to the 1960s with concerts commencing at 4 PM. "Horace's scene always seemed slightly subversive. Certainly, it was underground, as we used to say, and under the radar, even for the Black community. Horace was dealing in very strong statements. Inequalities to be reconciled — he seemed to have been born with a very strong social awareness, and strong commitments. He loved the history of jazz in Los Angeles and knew the entire scope and ramifications."[371] An LP titled *Live at I.U.C.C.* features a photograph of Horace Tapscott alongside Reverend E. Edwards. "The two fondly clasp hands in front of a stucco church glaring brightly in the Southern California sun. It was here, in the Immanuel United Church of Christ on 85th and Holmes in South Central Los Angeles, that the reverend provided space for the Pan Afrikan Peoples Arkestra to perform a decade's worth of free, monthly concerts."[372]

368 Ibid, "Different Strokes."
369 Ibid, "Building Community."
370 Bell, "Library History as Community History: Florence and Graham," 37.
371 Mark Weber, "Horace Tapscott & The Pan Afrikan Peoples Arkestra," April 20, 2012, https://markweber.free-jazz.net/2012/04/23/horace-tapscott-the-pan-afrikan-peoples-arkestra-the-scene-at-i-u-c-c//.
372 Mark "Frosty" McNeill, "The Music Lives On: The Legacy of Pan Afrikan Peoples Arkestra Today," KCET, October 8, 2020, https://www.kcet.org/shows/artbound/the-music-lives-on-the-legacy-of-pan-afrikan-peoples-arkestra-today.

Exhibit 22. Pan Afrikan Peoples Arkestra performing inside Immanuel United Church of Christ in Florence-Firestone, 1980



Source: Photo by Mark Weber, Horace Tapscott & The Pan Afrikan Peoples Arkestra/The scene at I.U.C.C., Jazz for Mostly, https://markweber.free-jazz.net/.

Sites of Community Celebrations

Sites of cultural celebrations and performing arts are an important aspect of public art; however, more community input is needed to identify the specific locations of venues and events in Florence-Firestone. Events in the surrounding communities of Watts and Walnut Park included the Watts Summer Festival and carnivals put on by the Florence-Firestone/Walnut Park Chamber of Commerce.

5.10.1 Registration Requirements

Associated Property Types

Public art, music, and cultural celebrations, unlike many other themes of Florence-Firestone's development, have functioned as a direct and often immediate reflection of the community. Art, music, and cultural events function as representations of how the members of these communities feel. Public art can be in any media form if it intends to be visually and physically accessible to the public. Within Florence-Firestone, public art often took the form of murals reflecting the daily struggles of life in marginalized communities. While every mural has importance, not all will rise to a level of eligibility for an association with the history of the MAP communities and each should be evaluated within the larger context of its creation. Other property types eligible under this theme include exhibition spaces

such as galleries and museums; meeting places such as art clubs and residences; art foundations; art schools. Cultural celebrations within Florence-Firestone included parades, festivals, art shows, and music concerts. Frequently, these events encouraged community unity and often were grass-roots events funded and organized by community members. Only properties with demonstrated significance and integrity are eligible for designation.

Eligibility Standards

- Was designed, constructed, or used during the period of significance
- Is directly associated with important developments in the history of the visual arts in Florence-Firestone or the larger area of Los Angeles County, either as the location of discrete events or cumulative activities over time
- Property functioned as an important place for the production, display, appreciation of, or education in, the visual arts
- Property conveys an important aspect of community heritage and identity

Character-Defining/Associative Features

- Buildings that are associated with a particular group or institution significant in the cultural history of Florence-Firestone or the larger area of Los Angeles County
- Buildings that served as a gathering place for artists
- Documented location of an important event or series of events in the visual arts or performing arts cultural history of the community

Considerations

- Works of visual art should retain integrity of Location, Setting, Feeling, Design, Materials, Workmanship, and Association from the period of significance as defined in the regulatory setting
- Some original materials may have been altered or removed
- Locations of cultural celebrations should retain integrity of Location, Setting, Feeling, and Association from the period of significance
- Setting may be compromised by nearby construction that post-dates the period of significance

5.11 Public and Private Health and Medicine

Overview

The effect public and private health and medicine had on Florence-Firestone's development and history is limited when compared to other significant themes influencing the community's growth over time. Throughout its history, the residents of Florence-Firestone suffered from limited access to health care and frequently sought care outside the community. The lack of public and private health and medicine properties within the community reflects the inequities of access to healthcare in African-American and Latino communities throughout Los Angeles. There are no hospitals located within the community's boundaries and only one purpose-built health clinic, which was closed in 2002 due to budget cuts. The health care facilities present are located in non-medical building types, including commercial properties, residential homes, and religious buildings. This theme provides a brief overview of public and private health and medicine in Los Angeles; however, there are almost no extant resources reflecting this theme within the boundaries of the Florence-Firestone community.

Hospitals and Clinics

Public hospitals in Los Angeles County have provided care to the needy since 1856, following the passage of the Pauper Act of 1855. The act evolved to become Section 17000 of the state's Welfare and Institutions Code, which placed the responsibility for the health and welfare of the indigent population on counties.[373] The Los Angeles County healthcare system began in 1856 when the Daughters of Charity of St. Vincent DePaul came to Los Angeles to open an eight-bed hospital. The County paid the hospital to care for the indigent, but it soon became overwhelmed. In response to overcrowding at existing hospitals, the County opened a 100-bed hospital in 1888 known as the Los Angeles County Hospital and Poor Farm (later, Rancho Los Amigos) in what is now the City of Downey, to serve "the destitute, the infirm, the addicted, and the elderly".[374]

Healthcare was segregated and biased in mid-nineteenth century Los Angeles, with minority groups typically relying on their own, unofficial systems to keep their communities healthy. African-American settlers that came to Los Angeles in the 1850s depended on community leaders who lacked formal medical training for health care. The arrival of the railroad in the 1870s led to a large influx of families from the east coast, as well as an inflow of immigrants from Mexico and Asia, who came to Southern California in search of employment. Los Angeles County's health services were largely concentrated within the limits of the City of Los Angeles until the 1880s. Immigrant communities and non-Caucasian people largely settled outside the city's boundaries to avoid the restrictive covenants that became prevalent at the beginning of the twentieth century and thus were far from the health services they might need.

In 1915, the Los Angeles Public Health Department appointed John Larabee Pomeroy as the County's first health officer. He "developed a series of 12 free health clinics strategically placed throughout the County that would provide a new front against communicable diseases and alleviate some of the patient care demands at the County hospital."[375] The locations of these health clinics are unknown. Neighboring private doctors were opposed to these clinics, arguing that these free clinics took patients away from them. The County's Board of Directors was pressured

[373] Michael R. Cousineau and Robert E. Tranquada, "Crisis & Commitment: 150 years of Service by Los Angeles County Public Hospitals," *American Journal of Public Health* 97, no. 4 (2007): 606-15, doi:10.2105/AJPH.2006.091637.

[374] Hadley Meares, "The Pride of West Adams," *Curbed Los Angeles*, February 18, 2020, https://la.curbed.com/2020/2/18/21138451/golden-state-mutual-life-insurance-building-los-angeles.

[375] Cousineau and Tranquada, "Crisis & Commitment," 606-615.

to close the clinics but decided against the idea when concern mounted that immigrants would spread infectious diseases to others since they did not have the financial means to access private health care.[376] This system remained in place through World War II.

The post-World War II population growth in the 1950s had an impact on the health care system. As Caucasian families moved to suburban communities, jobs and industry followed. The development of private health insurance created a deeper divide in the inequities of health care. "As employment related private health insurance expanded and private hospitals were built to serve growing middle-class suburban communities, healthcare for the poor became the prominent domain of the Los Angeles County General Hospital."[377] In Florence-Firestone, the Florence-Firestone Los Angeles County Health Center was opened in 1956 at 8019 Compton Avenue to help combat the increasing need for health care services as a free health clinic. This clinic remains the only County-run health facility in the community (see more below).

After the Watts Uprising in 1965, an independent commission's report identified one of the root causes of the unrest as the lack of health care in the southeastern area of Los Angeles. As a result, County Supervisor Kenneth Hahn encouraged the construction of Southwest General Hospital in the unincorporated community of Willowbrook, which was later renamed Martin Luther King Jr. General Hospital, in 1968. The hospital closed in 2007 after reports revealed an extreme lack of patient care. After extensive renovations, the hospital reopened in 2015 as Martin Luther King Jr. Community Hospital with the adoption of "some of the best standards and technologies in the healthcare industry, capitalizing on a unique opportunity to design a hospital from the ground up."[378]

In 1966, a Planned Parenthood Clinic was opened in Florence-Firestone located at 1785 E. 85th Street. According to then Executive Director of Planned Parenthood Riley Ranker, the clinic was unique because "it is staffed almost entirely of volunteer people. Only the doctors and one aide from the Neighborhood Adult Participation Project are not volunteers."[379] The clinic provided several methods of contraception for the women of the community. Additionally, they dispensed the "[birth control] pill, intra-uterine devices, and other methods for a small fee."[380] During the early 1960s into the 1990s, the property at 1785 E. 85th Street was also the location of the Immanuel United Church of Christ, the building is now the Emmanuel Latinos Ministry.

Racial disparities in health care received attention during the Chicano Civil Rights Movement of the 1960s and 1970s, which raised questions about the poor quality and lack of access to health care within Mexican American communities specifically in East Los Angeles.[381] The creation of the El Barrio Free Clinic was one result of the activism of the Brown Berets, leaders of the movement. The clinic opened on May 30, 1969, providing affordable healthcare to the Latino community. AltaMed, a large network of clinics for underserved communities in Southern California, was later founded by many of the volunteers who helped establish the El Barrio Free Clinic. In Florence-Firestone, there was an AltaMed health center located at 1542 Florence Avenue, which was later changed to Crown City Medical Group advertised as "clinica medica de la familia" and changed back to an AltaMed site. In 2017, the Los Angeles County Health Agency launched the Center for Health Equity, an initiative led by the Department of Public Health in collaboration with the Departments of Health Services and Mental Health. Recognizing that where people live and the color of their skin greatly influence their access to health care and health outcomes, the Center

376 Ibid.
377 Ibid.
378 Soumya Karlamangla, "Rehabbing Its Image," *Los Angeles Times*, Sep. 22, 2015, B1-B6.
379 No Author, "New Planned Parenthood Clinic Opens," *Los Angeles Sentinel,* Apr. 28, 1966, D2.
380 Ibid.
381 "Chicano Health," *Georgia State University,* accessed on February 28, 2022, https://exhibits.library.gsu.edu/current/exhibits/show/health-is-a-human-right/healthcare-for-all/chicano-health.

"strives to advance racial, social, economic and environmental justice in partnership with committed County partners, local organizations and community members."[382]

In Florence-Firestone, there are only small medical clinics. These include the Florence Medical Center at 1557 Florence Avenue, the Crown City Medical Group at 1542 Florence Avenue, the Ali Abaian Medical Clinic at 8460 Central Avenue, and the Central City Community Health Center at 5970 Central Avenue. These clinics all moved to their current locations in the 2000s and occupy buildings originally constructed for other uses, including commercial storefronts and religious buildings. Therefore, they are not eligible for consideration as historical resources at this time.

Florence-Firestone Los Angeles County Health Center (Tessie Cleveland Community Services Corporation) (1956)

In January 1956, Supervisor Kenneth Hahn announced the opening of a district office, which would serve the Compton and Willowbrook areas, and was located at the new Florence-Firestone County Health Center at 8019 Compton Avenue (extant).[383] The building was Mid-Century Modern in style designed by prominent African-American architect James Garrott with integrated planters, projecting eaves, a flat roof, strong right angles, and limited architectural ornament.[384] The health center offered free polio vaccines, back-to-school immunizations, and measles clinics. After the 1965 Watts Uprising, the McCone Commission recommended improvements to health services throughout South Central Los Angeles. The County Health Department looked to make these improvements, which included a remodeling and addition project at the Florence-Firestone Health Center. Additional staff members were hired to help expand services and a health educator was assigned to assist in the County's vaccination projects.[385] In November 1968, final approval was given for a $187,665 addition to the health center to be built by Metz Contracting Co. of Los Angeles. The addition was intended to relieve overcrowding and congestion and housed a clinic, examination rooms, and health education services.[386]

By 1981, the Florence-Firestone Health Center was threatened with closure due to large-scale budget cuts. The County planned to close or cut back health centers and clinics throughout South Central Los Angeles to save $11.6 million in operating costs. This greatly restricted patients' access to health services in what were then primarily Latino communities. The Florence-Firestone center was to remain open but have full-scale health care eliminated and only public health care, such as inoculations, would be provided.[387] Within six years, the health center was threatened with closure again due to a $170 million Countywide budget shortfall. Florence-Firestone, along with 14 other health clinics, were on the list of potential closures. The majority of these County-run clinics were in areas that needed low-cost and free health care.[388] Despite the threat of closure, the health clinic remained open until 2002. It officially closed due to budget cuts. Soon after its closure, the building reopened as the Tessie Cleveland Community Services Corporation, a mental health clinic offering therapeutic behavioral services, senior wellness, and substance abuse assistance. The agency was named after Dr. Tessie A. Cleveland, a community leader in social work and health services.[389]

382 Los Angeles County Health Agency, *Center for Health Equity Action Plan,* February 14, 2019, 6.
383 No Author, "Supervisor's Office," *Los Angeles Times*, Jan. 29, 1956, 156.
384 Dreck Spurlock Wilson, *African American Architects: A Biographical Dictionary, 1865-1945* (New York: Routledge, 2004), 229.
385 No Author, "LA Bolsters its Health Services in Watts Area," *Fresno Bee*, Dec. 9, 1965, 4.
386 No Author, "Health Center to Add Wing," *Los Angeles Evening Citizen News*, Jan. 22, 1969, 15.
387 Jean Merl, "Patients, Staffs Get Bad News on Squeeze," *Los Angeles Times*, July 17, 1981, 37.
388 Jill Stewart, "Doctors Warn Clinic Cutbacks Will Injure Poor," *Los Angeles Times*, May 7, 1987, 214.
389 "Dr. Tessie A. Cleveland: 1939-2002," *Tessie Cleveland Community Services Corporation*, 2005-2021, accessed March 25, 2022, https://www.tccsc.org/about-tessie-cleveland.

5.11.1 Registration Requirements

Associated Property Types

Very few resources are identified for an association with the Health and Medicine theme. Many extant clinics all moved to their current locations in the 2000s and occupy buildings originally constructed for other uses, including commercial storefronts and religious buildings. Therefore, they are not eligible for consideration as historical resources at this time.

A building evaluated under this theme may be considered eligible if it is importantly and directly related to an important aspect of Health and Medicine in the Florence-Firestone community or if it was the location of an important event, such as being affiliated with a political movement. It may also be eligible under this theme if it is the place most directly associated with the work of an individual who was significant within the theme of Health and Medicine. This is does not include commemorative associations; a place or institution named for a particular individual is not necessarily associated with that individual's lifetime and contributions. Only properties with demonstrated significance and integrity are eligible for designation. Though altered, the building constructed for the Florence-Firestone Los Angeles County Health Center (Tessie Cleveland Community Services Corporation) appears to be the only extant resource associated with the theme of Health and Medicine.

Eligibility Standards

- It has a direct and significant relationship to the development of Health and Medicine; and/or was the primary location of an important organization; and/or was the primary place of work of an individual important within the theme of Health and Medicine; or
- It was constructed or used by members of the Florence-Firestone community during the period of significance; or
- It is a medical building or clinic with a significant relationship to the Florence-Firestone community; or
- It was associated with an individual who made significant contributions in the theme of Health and Medicine within the Florence-Firestone community or larger community: or
- It was the founding location of, or the long-term location of, a healthcare or medical institution significant to the Florence-Firestone community.

Considerations

- Is associated with a healthcare or medical institution that has gained regional or national importance
- Retains integrity of Location, Setting, Feeling, and Association from the period of significance as defined in the Regulatory Setting
- Setting may be compromised by nearby construction that post-dates the period of significance
- For buildings, limited door and window replacements are acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder.
- An eligible under this theme, may also be eligible under Civil Rights and Social Justice.

5.12 Civic Development

Overview

Civic development within Florence-Firestone includes libraries, sheriff's stations, and fire stations. Each of these follows a unique timeline and pattern of development, with some overlapping patterns. Originally located in commercial or residential buildings, as the community's population grew over time these services were moved to purpose-built buildings while their role in the community expanded. Civic services are not confined to the County's unincorporated areas such as Florence-Firestone. Often services, including libraries, police, and fire departments, are utilized by adjacent communities including small cities such as South Gate and Huntington Park.

The Florence Library and Graham Library both functioned as community gathering places, particularly for the community's youth, and provided community services to people in the area that otherwise might not have access to assistance. The community sentiment towards the community's two libraries starkly contrasts with the public's view of its sheriff's station, Firestone Station. Firestone Station played a pivotal role in hiring African-American deputies and was designed by the influential African-American modernist architect James H. Garrott. Despite this, it played a major part in the 1965 Watts Uprising and became a focal point for the community's frustrations with law enforcement. The station was often at the center of the community's criticism of specific police tactics. Fire stations within Florence-Firestone played less of an important role within the community than the police stations. It wasn't until 1994 that Stations No. 9 and 16 were finally consolidated into one building, Station No. 16, which was modern and had adequate facilities. While the services provided by libraries, sheriff's stations, and fire stations are essential to the community, in recent years these civic properties have been frequently demolished, relocated, consolidated, or permanently closed. Other public services, specifically Community and Senior Centers are addressed in 5.11 Public and Private Health and Medicine

Libraries

The Los Angeles County Library system began in 1912 with the passing of the County Free Library Act and operated under the authority of the County Board of Supervisors with the official name of Los Angeles County Free Library. The purpose of the County library system was to serve those who lived outside the City of Los Angeles limits and in areas without established, free, circulating libraries. Any neighborhood that applied to have a branch library was given a set of standard books for reference and requested new books periodically. These early libraries were located in churches, stores, post offices, and private residences.[390] Within ten years, the Los Angeles County Free Library had become one of the largest library systems in the United States from both the standpoint of circulation and the areas served. By 1928, the system comprised 157 branch libraries serving 3,549 square miles. Annually, 300,000 volumes were circulated among two million readers, and the system had 213 employees.[391]

Into the 1930s, County libraries continued to be housed in alternative buildings, not purpose-built libraries. In 1932, the library system was renamed the Los Angeles County Public Library. In April 1956, the Los Angeles County Public Library added the one-millionth book to its collection.[392] Starting in 1960, the County began planning purpose-built library locations as many of the library's ad hoc buildings and facilities needed to be improved, enlarged, or relocated. Between 1960 and 1969, new buildings were leased, and multiple new County libraries were constructed

390 No Author, "County Library Grows Rapidly," *Los Angeles Herald*, Sep. 20, 1913, 12.
391 No Author, "County Free Public Library Largest in World," *Monrovia Daily News*, June 1, 1928, 9.
392 No Author, "One Millionth Book Added to LA Library," *Los Angeles Evening Citizen*, Apr. 25, 1956, 23.

using County library funds. These buildings were typically freestanding, offered parking, and were centrally located in business districts. As opposed to being in churches, stores, post offices, and private residences, they were buildings constructed or rented specifically for library purposes. As of 2022, the Los Angeles County Library provides service to over 3.4 million residents living in incorporated and unincorporated areas of the County over 3,000 square miles.[393]

Florence Library (1914)

The Florence Library was first opened in 1914 in the home of Fred and Maude Cleland, located at 1920 East Florence Avenue. The Clelands housed a collection of 125 books with Maude acting as the community's first librarian. Within a year, the library's collection grew to 508 books, outgrowing the home's capacity. The library moved to the Florence Elementary School located at Florence and Bell Avenues in June 1915. The school was located only a few buildings away from the Clelands' home on East Florence Avenue. The library's collection continued to grow and, as a result, was moved again. By 1920, the collection totaled 1,000 books and eleven magazine subscriptions. A converted horse stable behind the Shillings' family home at 7607 Crockett Boulevard housed the Florence Library between 1920 and 1924. In 1924, the collection was moved to another residence at 7215 Beach Street and grew to 1,500 books for 1,423 registered borrowers.[394]

In 1931, the Florence Library moved for the first time to a storefront building, which was located at the corner of Makee and Florence Avenues (1551 East Florence Avenue) (Exhibit 23).[395] The storefront had three rooms and was strategically located near the center of the Florence Avenue business district. By June 1937, the number of registered borrowers increased from 2,598 and had a circulation of 37,217 items.[396] The housing of County Libraries in commercial buildings was standard into the 1950s.

393 LA County Library, "About the Library," accessed January 25, 2022, https://lacountylibrary.org/aboutus/
394 Bell, "Library History as Community History: Florence and Graham," 31.
395 "Florence Library, Los Angeles, California," County of Los Angeles Public Library History, accessed January 26, 2022, https://calisphere.org/item/92f4eaf73b9238265e0c8f7cbd0b174b/.
396 Bell, "Library History as Community History: Florence and Graham," 31.

Exhibit 23. Florence Library located at 1551 East Florence Avenue, circa 1930



Source: Los Angeles Public Library History, LA County Library Digital Collections.

The Florence Library moved into its first purpose-built building in 1939 at 6802 Makee Avenue. The 2,500 square foot building was the site for many community activities, particularly events and exhibits for schoolchildren. These included animal exhibits, movie showings, art classes, book clubs, acting courses, and school plays. In 1964, the library received funding for renovations to commemorate its fifty years of community service. Within four years, County officials looked to move the library to a different location. Vandalism to the library was an increasing issue due in part to its location outside the main thoroughfare.[397]

In June 1968, the County Board of Supervisors approved the designs by the architectural firm Hagop H. Keshiashian and Yehuda Leavee to construct a new Florence Library. The new building was 5,000 square feet and located at 1610 East Florence Avenue, in the heart of the Florence Mile commercial district.[398] The building was Mid-Century Modern in design with a stacked brick exterior, minimal ornamental detailing, and a horizontal emphasis. The library officially opened in February 1970. The library's collection exceeded 10,000 items and was tailored to the community it served. The library's collection featured a wide range of materials on African-American and Mexican-American history and culture. Reference materials were available in Spanish and English and included employment guides, home and automotive repairs, and consumer information books. Magazine subscriptions included "Black

397 No Author, "Supervisors Negotiate for Branches," Southside Journal, Feb. 8, 1968, 1.
398 No Author, "Board Okehs Library Plan," *Southeast Wave-Star*, June 6, 1968, 1.

Beauty," "Equalizer," "African Arts," "La Opinion," "Buen Hogar," and "El Sol." Phonographic records for jazz, blues, and mariachis and a motion-picture screen were also made available to residents.[399]

In 2010, Los Angeles County Arts Commission selected muralist Ernesto de la Loza to create a temporary exterior mural for the Florence Library titled "Faces of the Americas." The mural depicted art and architecture from Florence, Italy; local buildings; streetscapes; and faces of community members.[400] The Florence Library continued to operate as a community hub into 2019, when it was demolished for the construction of an affordable housing development. This was met with large-scale opposition from the Florence-Firestone community.[401] The Florence Library was moved to a building in Roosevelt Park at 7600 Graham Avenue and renamed the Florence Express Library.

Graham Library (1915)

The Graham Library was first established in a brick building on the Graham Elementary School campus in April 1915. The Graham Library served the southern portion of the community, while the Florence Library was located to the north. After two years, the library was moved to a storefront at 8629 Date Street (later renamed Bandera Street), behind what was once Kinney's Pharmacy. The opening of the Firestone Tire and Rubber Plant in 1928 affected the area's population and resulted in the registration of nearly 1,650 borrowers and growth of the collection of 2,860 items and sixteen magazine subscriptions to meet the population's demand. The first purpose-built Graham Library building was located at 1925 East 87th Street and finished in 1938. The Spanish Colonial Revival-style building was 2,426 square feet and designed to bring in light and air.[402] In 1957, the Graham Library was remodeled on the interior and exterior.[403]

The Graham Library continued to outgrow its space, resulting in the need to construct a new and larger building with adequate parking. In 1968, the Graham Library received federal funding from The Way Out Project, which supported libraries in unincorporated communities with primarily minority populations. The project's groundbreaking took place in February 1969 and was officially completed on November 3, 1969, at 1900 East Firestone Boulevard. The new facility had double the amount of floor space as the older building and enough room for 20,000 volumes. According to Supervisor Kenneth Hahn, "the collection of materials at the new library has been tailored to meet the needs or interests of the community."[404] The new Graham Library was nearly identical to the Florence Library in building, size, and collection. The building's architectural style was Mid-Century Modern with a lack of ornament, boxy proportions, a stacked brick exterior, and a horizontal emphasis.

During the 1980s, County officials installed a metal perimeter fence around both the Graham Library and Florence Library in response to neighborhood crime. The uninviting appearance of the library resulted in requests from the community to redesign the space to be more welcoming. In May 2000, a $623,000 renovation project taking over a year to complete transformed the exterior and interior of the library. The exterior was altered to resemble a bookshelf. Exterior murals honoring the history and culture of Florence-Firestone were completed by painter Mario Cespedes with help from local children.[405] The Graham Library continues to operate out of the 1969 building that was modified in 2000.

399 No Author, "New Florence Branch Library Opens Monday," *Southeast Wave-Star*, Jan. 15, 1970, 1.
400 Bell, "Library History as Community History: Florence and Graham," 37.
401 Sahra Sulaiman, "Florence-Firestone Stands Up for its Library, Lays Down the Foundation for a Movement," *Streets Blog LA,* September 27, 2019, https://la.streetsblog.org/2019/09/27/florence-firestone-stands-up-for-its-library-lays-down-the-foundation-for-a-movement/.
402 Bell, "Library History as Community History: Florence and Graham," 32-33.
403 No Author, "Graham Library Remodeling Set," *California Eagle*, Jan. 10, 1957, 6.
404 No Author, "Graham Library Moves to Larger Quarters," *Southside Journal*, Nov. 6, 1969, 1.
405 Bell, "Library History as Community History: Florence and Graham," 35.

Law Enforcement

The Los Angeles Sheriff's Department (LASD) was formed soon after the organization of California into counties in April 1850. In 1894, elections for Sheriff were held every four years. In January 1899, William A. Hammel became the Sheriff of Los Angeles County. During his campaign, he promised the Afro-American League (a forerunner of the NAACP) that he would appoint an African-American Deputy. Julius Boyd Loving became the first African-American Deputy, and for eleven years was the only African-American Deputy in the Sheriff's Department.[406] In 1912, Sheriff Hammel appointed the first female Deputy Sheriff in the United States, Margaret Queen Phillips.[407] It was typical for Sheriffs to appoint friends, family, and people who supported them politically. To incentivize more long-term and professionally qualified law enforcement, in 1912 the fee system of compensation was abolished, and officers began receiving a salary and were hired based on the civil service system. The civil service system, also known as the merit system, was used to assure that the recruitment and retention of a qualified workforce were impartial and competitive.[408]

By the 1920s, the population of Los Angeles County surged due to emigration from the South and Midwest areas of the United States, which created new demands to formalize the LASD and its services. In 1932, the department began wearing assigned uniforms, and in 1937 began the marked car patrol system to identify deputies in public.[409] The high volume of new deputies joining the LASD and the need for standardized training resulted in the creation of the Sheriff's School of Instruction in 1935. The school was later known as the Sheriff's Academy and a purpose-built campus was established in the City Terrace area of East Los Angeles. In addition to the Sheriff's Academy, the campus included the Los Angeles County Fire Department headquarters, the Biscailuz Center (which operated as a men's jail), and the Sybil Brand Institute for Women.[410] Up until 1955, African-American Deputies were primarily restricted to custodial work at the County Jail and on the Sheriff's Honor Farm (renamed Peter J. Pitchess Detention Center). The Sheriff's Honor Farm was the all-male County detention center and correctional facility located in the unincorporated community of Castaic. After pressure from the NAACP, 44 African-American Deputies were integrated into the Sheriff's Department in 1955. The African-American Deputies were assigned to the 12 Sheriff sub-stations in Los Angeles County. Caucasian and African-American Deputies were paired together, and African-American Deputies had their duties enlarged to include the transportation of all prisoners and were no longer barred from transporting Caucasian female prisoners.[411]

The LASD often partnered with the Los Angeles Police Department (LAPD) during times of unrest when the events of the unrest were not confined to one force's authority. Los Angeles County, especially from the 1960s to 1990s, was a center of political and social change and the site of multiple events that often-put citizens at odds with the LASD and law enforcement from the LAPD. These events included the 1965 Watts Uprising and the 1992 Los Angeles Uprising. Throughout the 1980s and 1990s, the LASD attempted to develop new programs to combat the rise in crime throughout Los Angeles County. Homicides continued to rise into the 1990s with newspapers pointing to African-American gangs, the Bloods and Crips, and rivalries between Latino gangs, as the primary cause.[412] In 1988, the LASD created the Gang Enforcement Team (G.E.T.) to curb gang recruitment and gang-related violence within the County. In 1999, the Deputy Leadership Institute, Asian Crime Task Force, and Community Oriented

406 John J. Stanley, "Julius Boyd Loving: The First African American Deputy on the Los Angeles County Sheriff's Department," *Southern California Quarterly* 93, no. 4 (2011): pp. 459-493, https://doi.org/10.2307/41328537.
407 Also known as Margret Q. Adams, Adams being her married name.
408 Dr. John R. Haynes, "Salaries Ordinance Extremely Defective," *Los Angeles Evening Express* (Los Angeles, CA), July 7, 1913, Pg. 3.
409 Los Angeles County Sheriff's Department, "History of the Los Angeles County Sheriff's Department (1849-1871), accessed February 3, 2022, http://shq.lasdnews.net/content/captains/LASD_History.pdf.
410 National Environmental Title Research, "aerial photos and topography maps," *Historic Aerials Courtesy of NETR Online*, T1956 and T1968, https://www.historicaerials.com/viewer.
411 No Author, "Sheriff Shifts Policy, Drops Segregation," *California Eagle*, Dec. 29, 1955, 1.
412 Jesse Katz, "August: Grim Milepost in L.A. County's Bloody Year," *Los Angeles Times*, Sep. 3, 1992, B7.

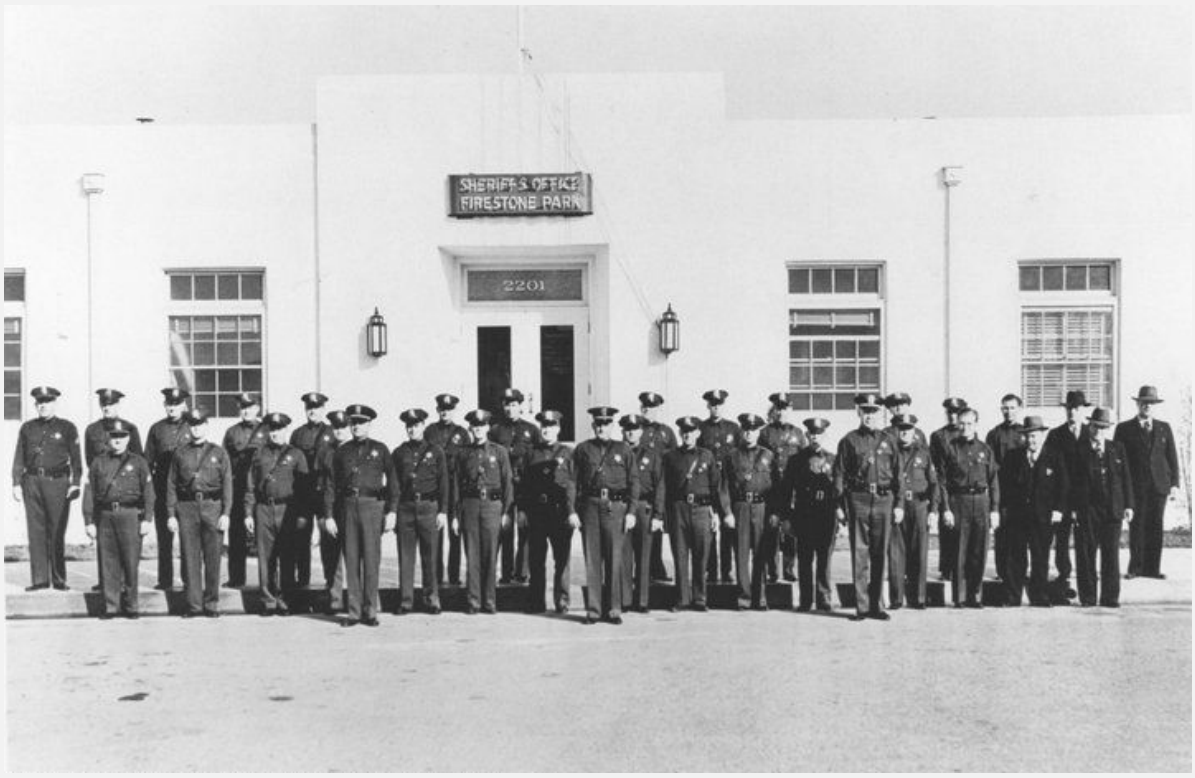
Policing Services (COPS) Bureau were created. In addition, mentoring programs were expanded including the Vital Intervention and Directional Alternatives (VIDA) Program and the Town Sheriff program.[413] The LASD operates many community outreach facilities in re-purposed County-owned buildings throughout the community, including the Los Angeles County Sheriff's Department Century Station Boxing and Tutoring Center in a former fire station on South Compton Avenue.

Firestone Station (1924)

The Florence-Firestone Sheriff's Department started in 1924 as two deputies using quarters rented for them by the Chamber of Commerce. In the mid-1920s, the first Sheriff's Station opened in Florence-Firestone as Station #1 with 25 deputies, two patrol cars, two motorcycles, and a small detective unit. This facility was in a commercial building in the 1600 block of Florence Avenue near Maie Avenue.[414] By 1938, the department outgrew the Florence Avenue building and leased a second building at 2201 Firestone Boulevard (Exhibit 24). This became the Firestone Park Station. A dedication ceremony was held on December 4, 1938, sponsored by the Firestone Park Chamber of Commerce. In addition to acting as the Sheriff's Station, multiple community events took place at the Firestone Boulevard building including open houses, Red Cross events, and dances. In 1950, the LASD assigned five additional deputies to the Firestone Park Station to work in strategic areas. These included foot patrols during the night to deter gang activities in the area.[415]

413 Los Angeles County Sheriff's Department, "History of the Los Angeles County Sheriff's Department.
414 Duane Preimsberger, "Firestone Park Sheriff's Station," accessed February 3, 2022, http://www.fpk11a.com/files/legacy.htm.
415 No Author, "Firestone Sheriffs Add 5 to Guard Against Gangs," *South Gate Daily Press-Tribune*, May 20, 1950, 1.

Exhibit 24. Firestone Sheriff's Department outside 2201 Firestone Boulevard, circa 1938



Source: Los Angeles County Sheriff's Department, Copyright 2011.

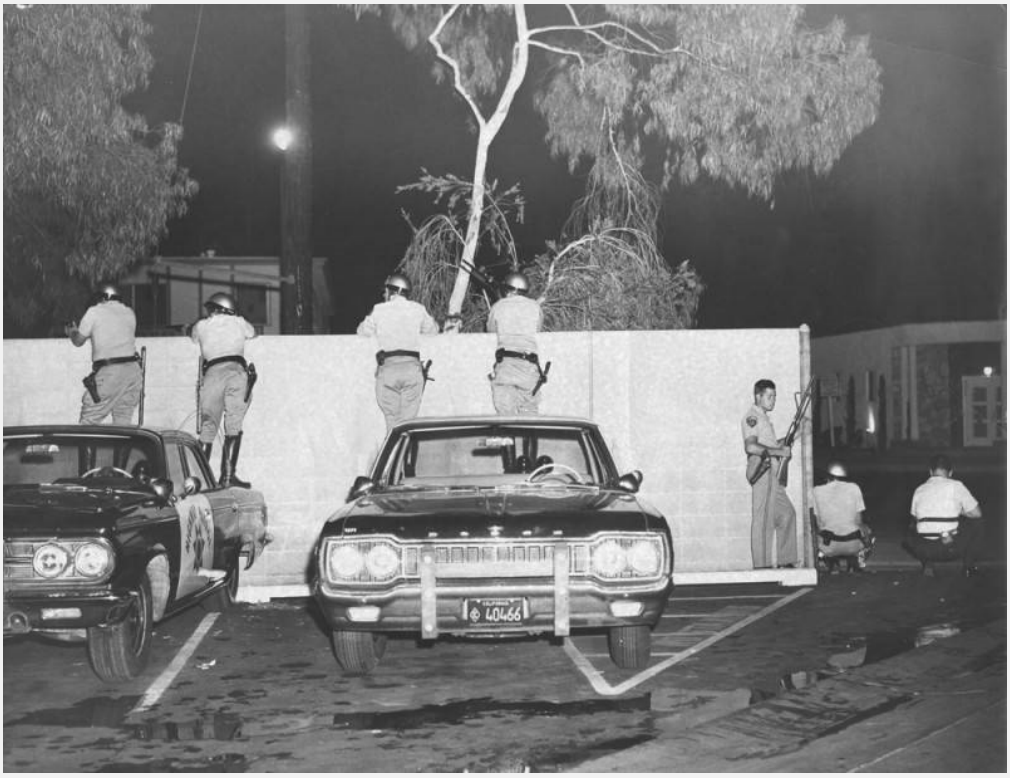
By the mid-1950s, the Sheriff's Department needed a larger and permanent building in Florence-Firestone. Supervisor Kenneth Hahn proposed a centralized civic center including a new Sheriff's Station, a Building and Safety Department building, and a Health Department building. For the Sheriff's Station, the lowest of five construction bids was chosen. The building was to be constructed by the Beckner Construction Company based out of Los Angeles for $368,194 on 2.360-acres with approximately 11,000 square feet of office space and 3,500 square feet for jail facilities.[416] African-American architect James H. Garrott was chosen to design the larger civic center located at 7901 Compton Avenue. Garrott was a modernist architect who designed more than 200 buildings in Los Angeles, including municipal buildings, schools, medical buildings, and churches, and at least 750 homes for four Los Angeles housing projects.[417] Ground broke on the Sheriff's Station in May 1954, and the entire civic center was officially dedicated on October 15, 1955. The three buildings served a 43 square mile area composed of 150,000 people and cost $550,000 to construct.[418] The Sheriff's Station was considered "the most modern law enforcement facility of its time," and included features such as adjustable lighting to view suspects, one-way glass rooms, a booking room, separate jail cells for different types of offenders, and an underground command center.[419]

416 No Author, "New Firestone Sheriff Station to Cost $369,194," *Gardena Valley News*, July 1, 1954, 7.
417 Dai'Quiriya Martinez, "James H. Garrott (1897-1911)," *Black Past*, November 27, 2017, https://www.blackpast.org/african-american-history/garrott-james-h-1897-1991/.
418 No Author, "Supervisor Hah, Sheriff Dedicate Civic Center," *Los Angeles Times*, Oct. 16, 1955, 71.
419 Robert J. Lopez, "A Farewell to Firestone: Sheriff's Station, the first in the County to Put Black Deputies in Patrol Cars, Is Set to Close After 38 Years," *Los Angeles Times*, Dec. 19, 1993, https://www.latimes.com/archives/la-xpm-1993-12-19-ci-3984-story.html.

The Firestone Station was the first sheriff's station in the County that allowed African-American deputies to ride in patrol cars and was the first in the County to be commanded by an African-American captain, Isom J. Dargan. Dargan worked at the station in the 1950s and 1960s and became its commander in the late 1960s before his retirement in 1974. During the Watts Uprising in 1965, the Firestone Sheriff's Station operated as a law enforcement stronghold with shotgun-armed deputies crouched behind walls, trees, and other covers, ready for possible violence (Exhibit 25). During the uprising, crowds threw bottles and rocks at the building and taunted the deputies. The crowd was eventually dispersed with little damage to the station after the arrival of reinforcement deputies who were usually stationed at the Hall of Justice in downtown Los Angeles.

Community relations between the LASD and Florence-Firestone remained strained following the uprising. In 1980, community members in Florence-Firestone accused Sheriff's deputies of using excessive force. As a result, the Southeast Community for Justice was formed to fight against police abuse. The Sheriff's department later paid a court settlement to two residents who claimed that two deputies beat them.[420]

Exhibit 25. Firestone Sheriff's deputies stationed outside 7901 Compton Avenue during the Watts Uprising, 1965



Source: Los Angeles Herald Examiner Photo Collection//Los Angeles Public Library.

During the 1992 Los Angeles Uprising, the Firestone Station played less of a role than it had in the Watts Uprising because it was farther away from the centers of violence. Deputies were dispatched to the southeast corner of Florence-Firestone where businesses were being burned and looted.

420 Ibid.

By the 1990s, the station gained a reputation for the high number of homicides and gang activities in its jurisdiction. Due to the large Latino population, Spanish-speaking deputies worked the front desk, and the department published a monthly bilingual Neighborhood Watch newsletter. By 1993, the facility was determined to be outdated and permanently closed.[421] Firestone's Sheriff's deputies merged with Lynwood and moved to a new building located at 11703 Alameda Street in Lynwood. The Florence-Firestone station became a teen center operated by the Sheriff's Youth Activity League, which sponsored educational and recreational activities.

Fire Stations

The first fire protection district for the unincorporated areas of Los Angeles was created in 1924 under the responsibility of the County Department of Forester and Fire Warden. In March 1949, the Board of Supervisors established the Consolidated Fire Protection District (CFPD). The CFPD united 32 smaller districts and 33 engine companies that were established in the 1920s. The larger entity had 207 officers and firemen on staff.[422] The small districts included the Florence-Southwest County Fire Protection District, Southeast County Fire District, and Walnut Park County Fire Protection District.[423] Until 1953, the County Fire Districts only hired Caucasian men. In January 1953, James L. Garcia Jr. became the first African-American to join the County Fire Department, as well as the youngest at age 21.[424]

Between 1967 and 1986, the County Board of Supervisors controlled four fire protection districts within Los Angeles County. These included the Consolidated Fire Protection District (CFPD), Universal Fire Protection District, Dominguez Fire Protection District, and Wrightwood Fire Protection District. A fifth district, the Forester and Fire Warden (F&FW) was also located within the County but was funded by a separate fund, the General Fund. Each of these districts was a separate entity operating jointly. The primary reason for keeping these fire districts separate was to maintain a separate legal status for tax purposes. The tax rate was different for each district, which influenced funding.[425] These two remaining legal entities made up what was commonly known as LACoFD.

In 1978, Proposition 13 established the standardization of tax rates, restricting the increase of property taxes as amended by voters to the California Constitution. As a result of this change, there was no longer a need to keep multiple separate fire protection districts, and by 1986 the Universal, Wrightwood, and Dominguez districts were dissolved and annexed to the CFPD. The CFPD and F&FW operated as the LACFD until 1992 when the CFPD annexed all the remaining unincorporated areas in the County. The two separate departments became unified, and the name was changed to the County of Los Angeles Fire Department.[426] This department encompasses the following emergency operations departments: Firefighting, Dispatch, Training and Medical Services Bureau, Lifeguards, Urban Search and Rescue, Air and Wildland, Hazardous Materials Response, and Homeland Security.

Los Angeles County Engine Company 9 (1929)

Los Angeles County Engine Company 9 was originally located at 7313 South Compton Avenue in 1929. In September 1967, the J.V. Quinn Construction Company was awarded a $115,495 contract from the Board of Supervisors to build a new fire station in Florence-Firestone at 7116 Makee Avenue.[427] The station's location was

421 Ibid.
422 Cleophus Saunders, "Forester and Fire Warden for County of Los Angeles," *California Eagle*, May 5, 1949, 20.
423 MPSN, "Advertisement," *Metropolitan Pasadena Star-News*, March 17, 1949, 22.
424 No Author, "Jim Crow Smashed in County Fire Dept," *California Eagle*, Jan. 22, 1953, 1.
425 County of Los Angeles Fire Department, "History," accessed February 1, 2022, https://fire.lacounty.gov/history/.
426 Ibid.
427 No Author, "Fire Station Dedication Rites Slated," *Southeast Wave-Star*, April 11, 1968, 1.

considered unique in that it was located off the main thoroughfare and predominately surrounded by single-family residences. The building was designed as Contemporary in architectural style with a dominant front-facing gable roof, brick detailing, and limited exterior ornament.

The station opened on April 20, 1968, as Engine Company 9. The public dedication ceremonies included a full display and demonstration of the County fire department's latest equipment. Attendees at the building's opening included Supervisor Kenneth Hahn, County Fire Chief Keith Klinger, R.W. Pemberton (president of the Florence-Firestone Chamber of Commerce), and other local leaders.[428] The engine company's former location 7313 South Compton Avenue became a multi-purpose community center known as Florence Firestone Center and later became an urgent care facility. The fire station on South Compton frequently hosted open houses, which allowed visitors to see how the firemen lived in the stations. The station closed in 1994 after it was consolidated with Station Number 16 at 8010 Compton Avenue. The building at 7116 Makee Avenue became the Los Angeles County Sheriff's Department Century Station Boxing and Tutoring Center.

Los Angeles County Engine Company 16 (1924)

Los Angeles County Engine Company 16 was originally located in a one-story building in the 8500 block of Graham Avenue in 1924. The second location was 8614 Holmes Avenue, constructed in 1929. The facility was described as cramped and had poor ventilation for the six firefighters who slept in a small station.[429] The facility remained a County fire station into the 1970s and later became a single-family residence. By 1984, plans were underway to relocate Florence-Firestone's two fire stations. Due to budget cuts and site considerations, plans were delayed for almost ten years. It was not until 1992 that ground was broken for the new facility. In 1994, Stations No. 9 and 16 were finally consolidated into one building, known as Station Number 16, located at 8010 Compton Avenue. The new facility was two stories in height and set on a 9,500 square foot lot, which was double the size of the two older fire stations. Amenities included central air conditioning and heating, sleeping quarters on the first floor, and a living area on the second floor. The site was chosen because it provided easy access to Compton Avenue and was located relatively centralized in Florence-Firestone. County Fire Department staff chief deputy, Steve Sherrill, stated that the design of Station 16 would likely be used as a prototype for future stations in urban communities. Sherril said, "lots [suitable for fire stations] are hard to come by and this design allows us to maximize usage."[430] The new station cost $932,000 to construct and included three fire engines and one paramedic unit. The station served both Florence-Firestone and Walnut Park as well as the west end of South Gate.

5.12.1 Registration Requirements

Associated Property Types

Property types associated with the theme of Civic Development include buildings and campuses constructed for County-run entities. They include fire stations, office buildings, law enforcement stations, and libraries. As monuments to municipal government, these buildings are often architecturally notable Mid-Century Modern, Late Modern, or Brutalist designs. Buildings related to Civic Development may also be utilitarian, such as fire stations. They may include the long-term location of a library, police, or fire station that is no longer used for that purpose but retains sufficient integrity to convey its original or adapted use to serve a function of Civic Development.

428 Ibid.
429 Enrique Lavin, "2 Fire Stations Unite in $932,000 Building," *Los Angeles Times*, Oct. 30, 1994, 412.
430 Ibid.

Eligibility Standards

- Has a direct and significant relationship to a significant theme of Civic Development within the Florence-Firestone community and/or was the primary place of work of an individual important within the theme of Civic Development
- Reflects one of the significant types of Civic Development in the history of the Florence-Firestone community and embodies the distinctive characteristics of the type from a specific period:
  - Libraries (1914-1969)
  - Law Enforcement (1894-1980)
  - Fire Department (1924-1980)
- An eligible resource must have been important in the overall Civic Development of the County. Examples might include resources related to libraries, law enforcement, the fire department, or a department that played an important role during a major uprising

Character-Defining Features

- May include buildings constructed in one of the popular architectural styles of the period, such as Mid-Century Modern or Brutalist.
- Features typical of its property type, such as large garages for firetrucks at a fire station

Considerations

- Eligible resources should retain integrity of Location, Design, Materials, Workmanship, Feeling, and Association from their period of significance as defined in the Regulatory Setting
- Setting may be compromised by nearby construction that post-dates the period of significance
- If the building is the historic location of a Civic Development function but is no longer associated with this use, it must retain features that reflect its use as a type of Civic Development.
- The majority of the resource's original materials and design features must remain intact and visible, including wall cladding, windows, fenestration pattern and size of openings, roof features, and details related to its architectural style for buildings, and plant materials, site plan, and related buildings, structures, and fixtures for parks
- For buildings, limited door and window replacements may be acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- May include the long-term location of a library, law enforcement facility, or fire station that is no longer used for that purpose
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder.
- In some cases, if a resource is eligible under this theme, it may also be eligible under Civil Rights and Social Justice and Public Art, Music, and Cultural Celebrations.

6 Architectural Styles

The following Tables present an overview of all major architectural styles by property type (residential, commercial, and civic and institutional) for properties identified during the windshield and reconnaissance surveys and properties previously listed on the County Historical Landmarks Registry. For future historic resource evaluations, the styles listed below should be used to create consistency. Styles displaying similar character-defining features are grouped together. The tables reflect only architectural styles that could be identified and grouped by name, date, and character-defining features found within Florence-Firestone.

6.1 Residential Properties

Table 2. Architectural Styles for Residential Properties in Florence-Firestone

Victorian

The Victorian era of architecture in the United States occurred during the second half of the nineteenth century and roughly corresponded with the reign of Britain's Queen Victoria (1837-1901). During this period of rapid industrialization, Victorian-style buildings reflected the complex shapes and machine-made elaborate detailing that were previously reserved for very expensive homes. Within Florence-Firestone, the styles of residences that fall under this period include Victorian Vernacular Cottages and Queen Anne.

Victorian Vernacular Cottages (1885-1910)

Victorian Vernacular Cottages were popularized in Los Angeles during the late 19th century along with the advancement of the balloon frame and pattern books. Derived from Victorian styles on the east coast, Victorian Vernacular residences were often constructed by the owner or builder with minimal details and stylistic flourishes. Technological advances allowed for the mass production of building elements to create a vernacular style that was affordable to a variety of socio-economic classes. The gabled and hipped cottage styles were the most prevalent Victorian Vernacular styles featuring a single story, square or L-shaped plan, slightly overhanging boxed eaves, and a partial or full width front porch. Many examples of the style can be found situated in early streetcar suburbs, representing the earliest patterns of residential development in the County. However, by 1906, the Craftsman style homes surpassed the Victorian Vernacular Cottage style as the most popular form of middle-class housing in Los Angeles, and use of the style began to decrease.[431]



1146 East 59th Street, Florence-Firestone

[431] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2018), 314-315.; SurveyLA Citywide Historic Context Statement, *Architecture and Engineering, 1850-1980: Late 19th and Early 20th Century Residential Architecture, 1885-1910: Housing the Masses, 1880-1975,* City of Los Angeles Department of City Planning, July 2019, 30-37.

Character-defining Features

- Square or L-shaped floor plans
- Gabled, hipped, or pyramidal roof designs
- Mass produced embellishments such as brackets, spindles or flat porch railings and trim
- Front bay window
- Asymmetrical facades
- Slightly overhanging boxed eaves
- Combination of wood cladding materials
- Partial of full width front porch

Queen Anne (1886-1930)

The Queen Anne style arrived in the United States during the Philadelphia Exposition in 1876 and the American audience immediately embraced the eclectic, organic functionality of the style. In direct contradiction to the boxy regularity of built forms up until this point, the form of the Queen Anne house was dictated from the inside out by the organization of interior spaces and their desired use. This resulted in unique, asymmetrical built forms with steep, complex rooflines, protruding balconies, turrets, wide, meandering porches, and bursts of texture from a varied use of contrasting materials and ornament. Aided by recent advancements in the mechanized production of construction materials, making them much more affordable than ever before, the Queen Anne house absorbed and combined stylistic influences of past and contemporary styles alike.[432]



1138 E 71st Street, Florence-Firestone

Character-defining Features

- Asymmetrical built forms with protruding balconies, turrets, bays, overhangs, towers, and wall projections
- Steeply pitched, irregular roof designs, usually with a front-facing gable
- Partial or full-length asymmetrical porch
- Ornamental turned wood porch supports and balustrades
- Wood weatherboard siding was frequently accompanied by several decorative shingle designs
- Decorative elements utilized include half-timbering, spindlework, and patterned masonry
- The use of common Classical Greek and Roman decorative motifs such as swags, garlands, classical columns, and the tri-partite Palladian window
- Windows and dormers of inconsistent sizes unevenly placed throughout the façade
- Beveled, etched, or stained glass in doors and feature windows

[432] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2018), 345-370.; Lloyd Vogt, *New Orleans Houses: A House-Watcher's Guide* (Gretna, Louisiana: Pelican Publishing, 1997).

Arts and Crafts

The Arts and Crafts movement was led by designer William Morris in England as a response to the increase of mass production and materialism seen in the earlier Victorian era. Morris called for a return to the use of natural materials, simplicity of form, quality of craftsmanship, and attention to detail in all aspects of design, not only buildings. The Arts and Crafts era began at the start of the twentieth century and ended just before World War II. Within Florence-Firestone, the style of residences that fall under this movement includes Craftsman.

Craftsman (1900-1935)

The Craftsman Style was dominant styles for small houses built in Southern California from roughly 1900 to 1930. The style evolved from previously popular Prairie style architecture, traditional wooden architecture, and the Arts and Crafts Movement. The typical vernacular Craftsman was heavily influenced by the works of Charles Sumner Greene and Henry Mather Greene of Southern California, which were given extensive publicity and copied in many pattern books and home and garden periodicals.[433]



7115 Miramonte Boulevard, Florence-Firestone

Character-defining Features

- Rectangular massing
- One or one and a half stories in height
- Partial or full-width porches supported by squared or battered columns
- Columns frequently continue to ground level
- Exterior walls clad in either stucco, wood, stone, or brick
- Low-pitched front-gabled roof, occasionally hipped, with wide unenclosed eave overhangs
- Multiple roof planes
- Exposed roof rafters, decorative false beams, or braces under gables
- Numerous windows, typically wood sash with decorative transoms above broad bottom light
- Windows framed in wood surrounds
- Windows grouped in three or more

433 Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2018), 567.

- Slopped or battered foundation
- Stickwork in gables or porch
- Stone exterior chimneys
- Airplane variation will have center “cockpit” form single room second story

Period Revival

Period Revival architectural styles became popular in the United States primarily after World War I when tastes shifted from the modern-influenced Arts and Crafts to styles that referenced various historical periods. In California, especially Southern California, these styles were used in rapidly developing cities, including Los Angeles, between 1920 and the 1940s. Within Florence-Firestone, residences that fall under this period includes Spanish Colonial Revival and Dutch Colonial Revival.

Spanish Colonial Revival (1915-1940)

The Spanish Colonial Revival style has a rich history and popularity in California with a basis in architectural forms that were influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, or Baroque architectural vocabulary, but also drew from modernist styles of Art Deco and popular nineteenth century Mediterranean Revival, Monterey Revival, Pueblo and Santa Fe Revival, and Mission Revival styles. The style achieved state-wide popularity after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue using the late-Baroque Churrigueresque style of Spain and Mexico. Goodhue's designs featured intricate ornamentation applied to plain stucco surfaces, towers, domes, and was well-suited to public/civic buildings, churches, and commercial buildings, though smaller scale versions of the style area well represented in residential architecture as well. The San Diego Exposition was an exploration of and attempt to create a specific California architectural style, romanticizing the region's Spanish colonial past, Mexican farmhouse/hacienda living, while at the same time bearing little resemblance to the actual Spanish colonial-era buildings in California. The California-specific mode also broke with the American Colonial Revival and Tudor Revival styles popular elsewhere in the United States during 1910s through the 1940s. Spanish Colonial Revival's popularity coincided with a population boom for the state in the 1920s, resulting in the widespread use of the style, eventually tapering off in the 1940s as more austere Minimal Traditional and International styles gained popularity during the later Great Depression and World War II years. Despite a decrease in overall popularity, Spanish Colonial Revival continued to inform and influence modern architectural styles and is a popular influencing style for Neo-Traditional style architecture today.[434]



[434] David Gebhard, "The Spanish Colonial Revival in Southern California (1895-1930)," *Journal of the Society of Architectural Historians* 26, no. 2 (1967): 131–147.; HPP (Historic Preservation Partners), *Covina Town Center Historic Resource Survey*, City of Covina Town Center Specific Plan, Spring 2006, 32.; ARG/HRG (Architectural Resources Group and Historic Resources Group), *City of Santa Monica Historic Resources Inventory Update*, City of Santa Monica Planning & Community Development Department, March 2018, 344.

7020 Miramonte Boulevard, Florence-Firestone

Character-defining Features

- Asymmetrical façade
- Simple rectangular or L-shaped massing
- One or one and a half stories in height
- Round, square, or polygonal towers
- Low-pitched side or cross-gabled roof, occasionally hipped or flat roof section
- Minimal eaves with little to no overhang
- Red clay tile roofs either Spanish (S-shaped) or Mission (half-cylinder)
- Painted stucco exterior walls in natural colors typically white or tan, walls extend into gable without a break
- Fenestration is irregular and often recessed
- Elaborately carved wood entry doors with rounded arches above both doors and windows
- May have wrought iron features such as grilles over windows, lanterns, and handrails
- Elaborate chimney caps
- Courtyards with or without covered arcaded walkways

Dutch Colonial Revival (1895-1930)

The Dutch Colonial Revival style was popular during the late nineteenth century and early twentieth centuries. Dutch Colonial Revival homes were derivative of housing styles from the Netherlands. These forms appeared in the Dutch colonies of North America and were one of many American Colonial Revival styles that gained popularity after the Centennial of 1876.[435] The gambrel roof is the most identifiable aspect of Dutch Colonial Revival architecture. In some variations of the style, the eaves of the gambrel were extended to form a "bell cast" or spring eaves, to provide additional shade from the sun. Between 1895 and 1915, the style frequently featured front-facing gambrel roofs and was often combined with elements of the Shingle or other Victorian-era styles to include features such as rustic wood cladding, full-width porches, and wood columns. While the Dutch Colonial Revival style was exhibited in model home exhibitions throughout the mid-1930s, it was generally not widespread following World War I.[436]



1822 East 61st Street, Florence-Firestone

Character-defining Features

- One or two stories in height
- Simple building forms
- Clapboard or brick exteriors
- Front, side, or cross gambrel roof
- May have a full-width porch, whether recessed or projecting
- Often with roof dormers
- Restrained classical detailing, including pediments; columns or pilasters; multi-paned double-hung sash windows; and fixed shutters
- Elaborate chimney caps
- Courtyards with or without covered arcaded walkways

435 McAlester, Virginia and Lee. 2005. A Field Guide to American Houses, 322. New York: Alfred A. Knopf.

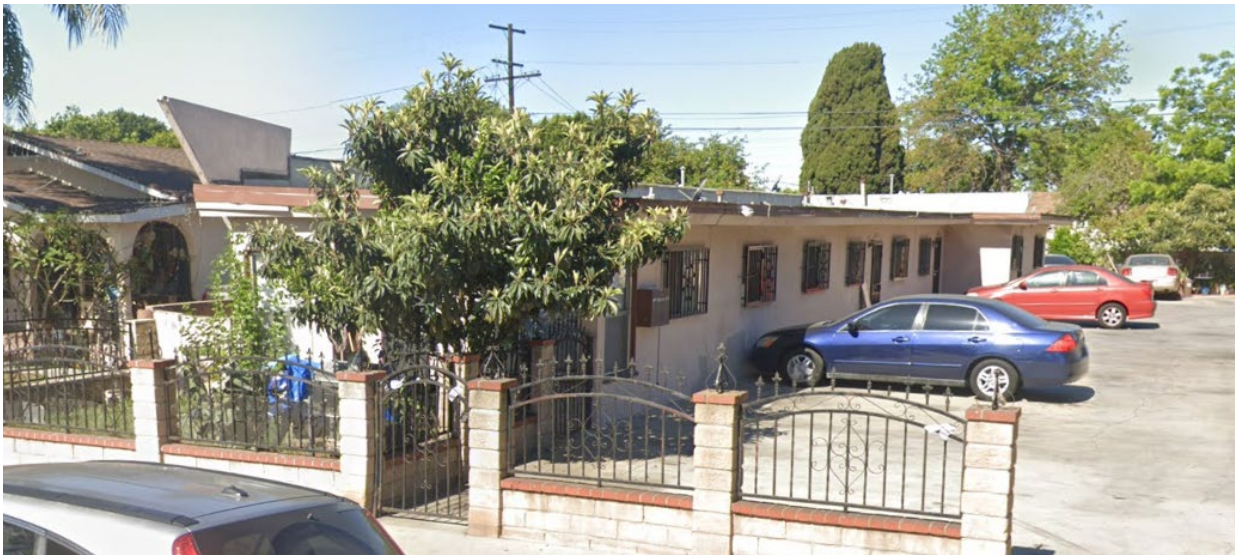
436 Survey LA. 2015. Los Angeles Citywide Historic Context Statement: Architecture and Engineering: American Colonial Revival, 1895-1960. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Modernism

European architects such as Le Corbusier, Mies van der Rohe, and Walter Gropius were developing a radically new style that rejected ornament and reduced buildings to their basic functional forms. This led to the International style, which emerged in the United States with European emigres in the 1920s and 1930s, led in Southern California by architects such as Rudolph Schindler and Richard Neutra. By the 1940s, the popularity of Modernism rose with machine-made building materials and assembly-line style construction techniques that met the intense demand for new buildings in the region. Within Florence-Firestone, the styles of residences that fall under this period include Mid-Century Modern and Minimal Traditional.

Mid-Century Modern (1933-1965)

Mid-Century Modern style is reflective of International and Bauhaus styles popular in Europe in the early twentieth century. The development of the Mid-Century Modern style in the United States was largely fostered by World War II. As a result of the war 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.[437]



6503 Miramonte Boulevard, Florence-Firestone

Character-defining Features

- 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

[437] David Gebhard and R. Winter, *An Architectural Guidebook to Los Angeles* (Layton, Utah: Gibbs Smith Publishing, 2003); ARG (Architectural Resources Group), *City of Arcadia: Citywide Historic Context Statement,* City of Arcadia, Development Services, Planning Division, January 11, 2016, 98.; Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2018), 630-646.

- Expressed post-and-beam construction in wood or steel
- Exterior walls are flat with smooth sheathing and typically display whites, buffs, and pale pastel colors
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Plain doors, often industrial in character
- Large window groupings
- Interior-exterior connection

Minimal Traditional (1935-1950)

The Minimal Traditional style was a nationally prevalent style that emerged during the Great Depression. Minimal Traditional homes were designed to be simplistic, economical, and able to be mass produced. The prevalence of the style was the result of federal policies. Franklin D. Roosevelt enacted the National Housing Act in 1934, creating the Federal Housing Administration (FHA). The Minimal Traditional style house was explicitly preferred in FHA guidelines for homeowners to secure FHA-insured home loans. The style continued to be popular through World War II and the postwar housing boom, due to the increased use of factory-produced materials, the ability to be quickly mass-produced and deployed, and the general rejection of excessive, material-intensive Craftsman, Victorian, or Period Revival styles. The popularity of the Minimal Traditional style faded by the mid-1950s as the effects of the Great Depression and war-time fiscal conservativism were forgotten.[438]



1402 East 82nd Street, Florence-Firestone

Character-defining Features

- Small scale
- One-story in height
- Located on small lots
- Typically features a low- or intermediate-pitched gable roof with minimal eave overhang
- Lack roof dormers are rare
- Features a variety of exterior materials including vertical and horizontal wood boards, shingles, brick veneer, and board-and-batten siding
- Minimal added architectural detail, often slightly classical
- Typically feature double-hung windows with either multi-light or simulated multi-light

[438] Architectural Resources Group (ARG), *Architectural Style Guide: Minimal Traditional*, City of Anaheim Planning and Building Department, July 2019.; Caltrans, *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Sacramento, CA: California Department of Transportation, 2011, 67-70.; Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2018), 587-589.

6.2 Commercial Properties

Table 3. Architectural Styles for Commercial Properties in Florence-Firestone

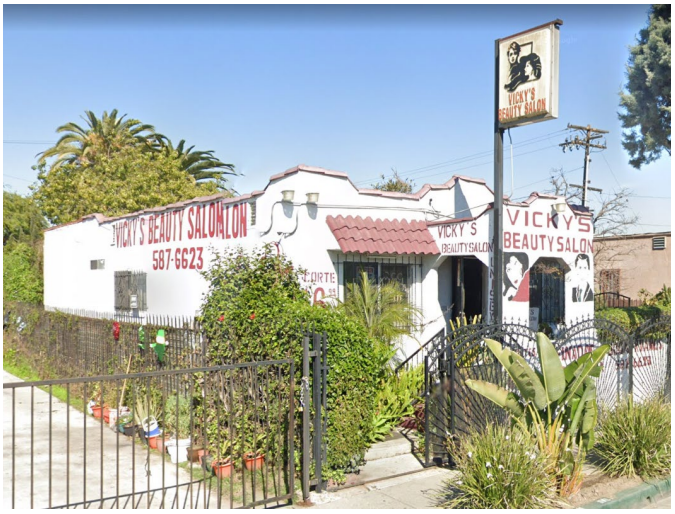
Period Revival

Period Revival architectural styles became popular in the United States primarily after World War I when tastes shifted from the modern-influenced Arts and Crafts to styles that referenced various historical periods. In California, especially Southern California, these styles were used in rapidly developing cities, including Los Angeles, between 1920 and the 1940s. Within Florence-Firestone, commercial properties that fall under this period include Spanish Colonial Revival.

Spanish Colonial Revival (1915-1940)

The Spanish Colonial Revival style has a rich history and popularity in California with a basis in architectural forms that were influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, or Baroque architectural vocabulary, but also drew from modernist styles of Art Deco and popular nineteenth century Mediterranean Revival, Monterey Revival, Pueblo and Santa Fe Revival, and Mission Revival styles. The style achieved state-wide popularity after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue using the late-Baroque Churrigueresque style of Spain and Mexico. Goodhue's designs featured intricate ornamentation applied to plain stucco surfaces, towers, domes, and was well-suited to public/civic buildings, churches, and commercial buildings, though smaller scale versions of the style area well represented in residential architecture as well. The San Diego Exposition was an exploration of and attempt to create a specific California architectural style, romanticizing the region's Spanish colonial past, Mexican farmhouse/hacienda living, while at the same time bearing little resemblance to the actual Spanish colonial-era buildings in California. The California-specific mode also broke with the American Colonial Revival and Tudor Revival styles popular elsewhere in the United States during 1910s through the 1940s. Spanish Colonial Revival's popularity coincided with a population boom for the state in the 1920s, resulting in the widespread use of the style, eventually tapering off in the 1940s as more austere Minimal Traditional and International styles gained popularity during the later Great Depression and World War II years. Despite a decrease in overall popularity, Spanish Colonial Revival continued to inform and influence modern architectural styles and is a popular influencing style for Neo-Traditional style architecture today.[439]

[439] David Gebhard, "The Spanish Colonial Revival in Southern California (1895-1930)," *Journal of the Society of Architectural Historians* 26, no. 2 (1967): 131–147.; HPP (Historic Preservation Partners), *Covina Town Center Historic Resource Survey*, City of Covina Town Center Specific Plan, Spring 2006, 32.; ARG/HRG (Architectural Resources Group and Historic Resources Group), *City of Santa Monica Historic Resources Inventory Update*, City of Santa Monica Planning & Community Development Department, March 2018, 344.



Vicky's Beauty Salon, 1553 Nadeau Street, Florence-Firestone

Character-defining Features

- Simple rectangular or L-shaped massing, typically one- to two stories in height with round, square, or polygonal towers
- Asymmetrical façades
- Low-pitched side or cross-gabled roof, occasionally hipped or flat roof section
- Minimal eaves with little to no overhang
- Red clay tile roofs either Spanish (S-shaped) or Mission (half-cylinder)
- Painted stucco exterior walls in natural colors typically white or tan, walls extend into gable without a break
- Fenestration irregularly placed and recessed
- Elaborately carved wood entry doors with rounded arches above both doors and windows
- Decorative details typically include wrought-iron balconies and elaborate chimney tops
- Outdoors spaces take the form of courtyards with or without covered arcaded walkways

Early and Mid-Twentieth Century Commercial

Early and Mid-Twentieth Century Commercial buildings developed between 1920 and 1950 during periods of American optimism and economic prosperity. Large concentrations of commercial buildings from this period were clustered around transportation routes including railway tracks and heavily trafficked roads. Within Florence-Firestone, the styles of commercial properties that fall under this period include Programmatic/Mimetic and Brick Commercial/Streetcar.

Programmatic/Mimetic (1918-1950)

The Programmatic/Mimetic style was popularized in Los Angeles during the 1920s and 1930s along roadsides. While the Programmatic style refers to a structure that takes the form of a product sold within the building, the Mimetic style refers to a building with the form on a non-architectural object that may reference the name or theme of the business. The style was typically applied to restaurants, food stands, and retail stores along well-traveled streets. Such buildings were designed to catch the attention of motorists during the expansion of car culture and urban sprawl, and were intended to be viewed in three dimensions, so car passengers could distinguish them from any angle. Often the buildings were surrounded by large parking lots to provide visibility as a form of large-scale advertising. Programmatic/Mimetic architecture reached its peak between 1928 and 1934, yet the style continued to be used up to the early 1940s.[440]



Chili Bowl Building, 2230 E. Florence Avenue, Florence-Firestone

Character-defining Features

- Structure takes shape directly from the product sold
- May also mimic a form that reflects the name of the business
- Typically, low-scale commercial building
- Conveys an advertising message through adaptation in the building form itself
- Historically applied to restaurants, food stands, and retail stores

[440] SurveyLA Citywide Historic Context Statement, Commercial Development, 1850-1980: Commercial Development and the Automobile, 1910-1970, City of Los Angeles Department of City Planning, August 2016, 80-87.; "The Tamale," Los Angeles Conservancy accessed June 2022, https://www.laconservancy.org/locations/tamale.

Brick Commercial/Streetcar (1920-1940)

Brick Commercial buildings were prevalent throughout the entire United States prior to 1940 and were common in California in the post-statehood years through World War II. They are typically brick masonry buildings in free-standing or attached forms as part of larger local commercial districts. In the eastern United States, they may be taller, but in California, these brick commercial buildings are typically one to three stories. There is no single roof or cladding style, but a parapet typically hides the gabled or flat roof behind it, presenting a unified front elevation, while side and rear elevations lack distinctive decoration. Main elevations may have applied details or ornament from popular architectural styles, such as Neo-Classical columns and cornices, or modest geometric Art Deco decoration.[441]



7313 Compton Avenue, Florence-Firestone

Character-defining Features

- One to three stories in height
- Brick masonry walls
- Rectangular forms
- Either attached or freestanding in commercial districts
- Raised parapet obscures flat or shallow barrel roof
- Recessed doorway
- Sign band between parapet and tops of fenestration
- The primary façade features a unified elevation with side and rear elevation displaying no distinctive decoration
- May be located on prominent corner
- Lack of dedicated parking as part of original design
- Storefronts with large display windows
- One or more multiple storefronts which open directly to sidewalk
- Set to sidewalk limit
- May have historic blade signage
- Shared party walls

441 Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Walnut Creek, CA: AltaMira Press).

Modernism

European architects such as Le Corbusier, Mies van der Rohe, and Walter Gropius were developing a radically new style that rejected ornament and reduced buildings to their basic functional forms. This led to the International style, which emerged in the United States with European emigres in the 1920s and 1930s, led in Southern California by architects such as Rudolph Schindler and Richard Neutra. By the 1940s, the popularity of Modernism rose with machine-made building materials and assembly-line style construction techniques that met the intense demand for new buildings in the region. Within Florence-Firestone the styles of commercial properties that fall under this period include Mid-Century Modern, Art Deco, Streamline Moderne, Googie, and Brutalist.

Mid-Century Modern (1933-1965)

Mid-Century Modern style is reflective of International and Bauhaus styles popular in Europe in the early twentieth century. The development of the Mid-Century Modern style in the United States was largely fostered by World War II. As a result of the war 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.[442]



7625 Compton Avenue, Florence-Firestone

Character-defining Features

- One- to two stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Flat roofed without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies

442 David Gebhard and R. Winter, *An Architectural Guidebook to Los Angeles* (Layton, Utah: Gibbs Smith Publishing, 2003); ARG (Architectural Resources Group), *City of Arcadia: Citywide Historic Context Statement,* City of Arcadia, Development Services, Planning Division, January 11, 2016, 98.; Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2018), 630-646.

- Expressed post-and-beam construction in wood or steel
- Exterior walls are flat with smooth sheathing and typically display whites, buffs, and pale pastel colors
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Plain, unglazed doors
- Large window groupings

Art Deco —Theater/Commercial (1935-1950)

Art Deco was introduced in the mid-1920s to the mid-1930s as a reaction against the Beaux Arts tradition. In the 1920s when Los Angeles was experiencing a population boom, the Art Deco style reached its peak and became emblematic of the economic and cultural identity of the city. Although the roots of the style can be traced to the International Exposition of Modern Decorative and Industrial Arts that was held in Paris in 1925, the Art Deco style was applied to American architecture prior to the Exposition. Classical ornamentation like columns were replaced with simplified ornamentation such as clean lines, abstract-geometric motifs, and vertical projections. Buildings designed in the Art Deco style convey a sense of vertical orientation with towers and multiple stepped volumes clad in smooth material such as terra cotta or cast stone. In Los Angeles, the style was embraces as an appropriate style to reflect the theatric qualities of the film industry and was often applied to theaters and commercial structures. However, the style was short lived and fell out of popularity during the Great Depression due to the lack of affordability.[443]



1747 East Florence Avenue, Florence-Firestone

Character-defining Features

- Irregular building forms with sharp edges and a linear appearance
- Stepped or setback front façade with towers and other vertical projections
- Smooth wall surface typically stucco, concrete, smooth-faced stone and terra cotta
- Stylized decorative elements using geometric forms such as zigzags and chevrons
- Feature low relief decorate panels with strips of windows with decorative spandrels
- Doorways surrounded with elaborate pilasters and pediments and door surrounds are often embellished with reeding or fluting
- Flat roof
- Prominent marquee
- Rounded corners

[443] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2018), 580-582.; SurveyLA Citywide Historic Context Statement, *Architecture and Engineering: L.A. Modernism, 1919-1980*, City of Los Angeles Department of City Planning, August 2021, 50-64.

Streamline Moderne (1935-1950)

The Streamline Moderne style became popular in the 1930s. Breaking away from heavily designed and ornate stylings seen in the Art Deco period popular in the 1910s and 1920s, Streamline Moderne offered clean lines and simplistic detailing that could be offered at more affordable construction costs during the Great Depression years. Its affordability, popularity, and ability to be stylistically scaled up or down also facilitated its use in PWA/WPA projects, which led to a substyle known as PWA/WPA Moderne. Drawing its inspirations from transportation and advances in industrialization, practitioners of the style used more curves in their designs and incorporated smoother wall surfaces than seen in the Art Deco style. The lack of excessive ornamentation and smooth wall surfaces, also helped to emphasize the curving and sweeping lines of the building. The Streamline Moderne style was popular throughout the United States for a variety of architectural forms including residential buildings, commercial buildings, and institutional buildings.[444]



Gentry Theatre, 6525 Compton Avenue, Florence-Firestone

Character-defining Features

- Irregular building forms with rounded edges
- Linear appearance
- Stepped or setback front façade
- Smooth wall surface typically clad in stucco
- Stylized decorative elements using geometric forms such as zigzags and chevrons
- Speed lines continuing across multiple elevations
- Feature low relief decorate panels with strips of windows with decorative spandrels
- Reeding and fluting around doors and windows
- Porthole windows

444 ARG (Architectural Resources Group and Historic Resources Group), *City of Santa Monica Citywide Historic Resources Inventory Update,* September 13, 2018.; Sapphos Environmental, Inc., *Los Angeles Unified School District Historic Context Statement, 1870 to 1969*, Los Angeles Unified School District, March 2014, 123.

Googie (c. 1940s-1960s)

The Googie style was introduced after World War II as a new style of roadside architecture. The term "Googie" was derived from coffee shops of that name that were designed in such a style. This car-oriented architecture was characterized by a sculptural structure, dominant signage, and vast expanses of glass that provide transparency at night. The concept of transparency was to appeal to motorists, and to further promote visibility, designs often included elongated or distorted roofs, extended beams and columns, and spear-like protruding objects. Much of the style owes its design to the late work of Frank Lloyd Wright and his son Lloyd Wright, as well as 1950s era structures such as the Eero Saarinen's TWA Terminal at the Kennedy Airport in New York. Although the Googie style was emblematic of the postwar streetscape, the style declined in the late 1960s with the rise of freeways.[445]



Florence Car Wash, 1662 East Florence Avenue, Florence-Firestone

Character-defining Features

- Upswept rooflines
- Curvaceous and geometric shapes
- Sculptural structure
- Dominant signage
- Bold use of glass, steel, and neon
- Characterized by space age designed and symbolized by motion with shapes such as boomerangs, atoms, and parabolas

445 SurveyLA Citywide Historic Context Statement, *Commercial Development and the Automobile, 1910-1970*, City of Los Angeles Department of City Planning, August 2016, 20-23.

Brutalist (1960-1975)

Brutalism, coined in the mid-1950s, involved the use of brut (French for raw) concrete. This style typically refers to monumental concrete forms and bulky massed buildings. Stylistically, its heavy concrete materials and deep recesses in the wall plane represent an antithesis to the glass curtain wall in corporate modern-style buildings. Indeed, windows in general are usually deeply recessed and comparatively small in relation to the building scale. The style is mainly used for institutional, government, or commercial office buildings.[446]



8908 Maie Avenue, Florence-Firestone

Character-defining Features

- Rough unadorned poured concrete construction
- Massive form and heavy cubic shapes
- Visible imprints of wood grain forms
- Recessed windows that read as voids
- Repeating patterns geometric patterns
- Strong right angles and simple cubic forms
- Deeply shadowed irregular openings
- Rectangular block-like shapes
- Precast concrete panels with exposed joinery
- May be set on landscaped berm

446 Fung Associates Inc., *Hawai'i Modernism Context Study,* Historic Hawai'i Foundation, November 2011, A-8.; Docomomo, "Styles of a modern era: Brutalist," accessed June 2022, https://docomomo-us.org/style/brutalist.

6.3 Civic and Institutional Properties

Table 4. Architectural Styles for Civic and Institutional Properties in Florence-Firestone

Period Revival

Period Revival architectural styles became popular in the United States primarily after World War I when tastes shifted from the modern-influenced Arts and Crafts to styles that referenced various historical periods. In California, especially Southern California, these styles were used in rapidly developing cities, including Los Angeles, between 1920 and the 1940s. Within Florence-Firestone the styles of civic and institutional properties that fall under this period include Mediterranean Revival and Spanish Colonial Revival.

Mediterranean Revival (1905-1955)

The Mediterranean Revival style originated in Italy and was popularized in American between the two World Wars from 1918 to 1942. The style was nostalgic of the heritage of Southern California with aspects inspired by the California Missions from 1770s through the 1820s. Mediterranean Revival architecture is a combination of elements from Spanish forms with increased formality that contrasts the picturesque quality of the Spanish Colonial Revival style. Uniformly horizontal roof lines, hipped roofs, and symmetry are characteristic of the style and differentiated it from the Spanish Colonial Revival style. Yet they share similarities such as stucco cladding, low pitched clay tile roofs, arched openings, and a limited use of applied decoration. Furthermore, the Mediterranean Revival style is typically set back to incorporate formal garden that extends from the façade.[447]



1400 East 68th Street, Florence-Firestone

Character-defining Features

- Symmetrical
- Rectangular or walled courtyard form
- Shallow gable or hipped roof or flat roof with parapet

447 SurveyLA Citywide Historic Context Statement, *Mediterranean & Indigenous Revival Architecture, 1893-1948,* City of Los Angeles Department of City Planning, November 2018, 44-49.

- Raised parapet, flat or stepped
- Projecting wooden roof beams (vigas)
- Wall and roof parapet with irregular rounded edges
- Stucco walls, usually earth-colored
- Divided light windows often with hewn-wood lintels

Spanish Colonial Revival (1915-1940)

The Spanish Colonial Revival style has a rich history and popularity in California with a basis in architectural forms that were influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, or Baroque architectural vocabulary, but also drew from modernist styles of Art Deco and popular nineteenth century Mediterranean Revival, Monterey Revival, Pueblo and Santa Fe Revival, and Mission Revival styles. The style achieved state-wide popularity after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue using the late-Baroque Churrigueresque style of Spain and Mexico. Goodhue's designs featured intricate ornamentation applied to plain stucco surfaces, towers, domes, and was well-suited to public/civic buildings, churches, and commercial buildings, though smaller scale versions of the style area well represented in residential architecture as well. The San Diego Exposition was an exploration of and attempt to create a specific California architectural style, romanticizing the region's Spanish colonial past, Mexican farmhouse/hacienda living, while at the same time bearing little resemblance to the actual Spanish colonial-era buildings in California. The California-specific mode also broke with the American Colonial Revival and Tudor Revival styles popular elsewhere in the United States during 1910s through the 1940s. Spanish Colonial Revival's popularity coincided with a population boom for the state in the 1920s, resulting in the widespread use of the style, eventually tapering off in the 1940s as more austere Minimal Traditional and International styles gained popularity during the later Great Depression and World War II years. Despite a decrease in overall popularity, Spanish Colonial Revival continued to inform and influence modern architectural styles and is a popular influencing style for Neo-Traditional style architecture today.[448]



1201 East 82nd Street, Florence-Firestone

Character-defining Features

- Simple rectangular or L-shaped massing, typically one- to two stories in height with round, square, or polygonal towers
- Asymmetrical façades

448 David Gebhard, "The Spanish Colonial Revival in Southern California (1895-1930)," *Journal of the Society of Architectural Historians* 26, no. 2 (1967): 131–147.; HPP (Historic Preservation Partners), *Covina Town Center Historic Resource Survey*, City of Covina Town Center Specific Plan, Spring 2006, 32.; ARG/HRG (Architectural Resources Group and Historic Resources Group), *City of Santa Monica Historic Resources Inventory Update*, City of Santa Monica Planning & Community Development Department, March 2018, 344.

- Low-pitched side or cross-gabled roof, occasionally hipped or flat roof section
- Minimal eaves with little to no overhang
- Red clay tile roofs either Spanish (S-shaped) or Mission (half-cylinder)
- Painted stucco exterior walls in natural colors typically white or tan, walls extend into gable without a break
- Fenestration irregularly placed and recessed
- Elaborately carved wood entry doors with rounded arches above both doors and windows
- Decorative details typically include wrought-iron balconies and elaborate chimney tops
- Outdoors spaces take the form of courtyards with or without covered arcaded walkways

Modernism

European architects such as Le Corbusier, Mies van der Rohe, and Walter Gropius were developing a radically new style that rejected ornament and reduced buildings to their basic functional forms. This led to the International style, which emerged in the United States with European emigres in the 1920s and 1930s, led in Southern California by architects such as Rudolph Schindler and Richard Neutra. By the 1940s, the popularity of Modernism rose with machine-made building materials and assembly-line style construction techniques that met the intense demand for new buildings in the region. Within Florence-Firestone the styles of civic and institutional properties that fall under this period include Mid-Century Modern, Streamline Moderne, and Brutalist.

Mid-Century Modern (1933-1965)

Mid-Century Modern style is reflective of International and Bauhaus styles popular in Europe in the early twentieth century. The development of the Mid-Century Modern style in the United States was largely fostered by World War II. As a result of the war 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.[449]



Century Sheriff's Youth Activity League, 7901 Compton Avenue, Florence-Firestone

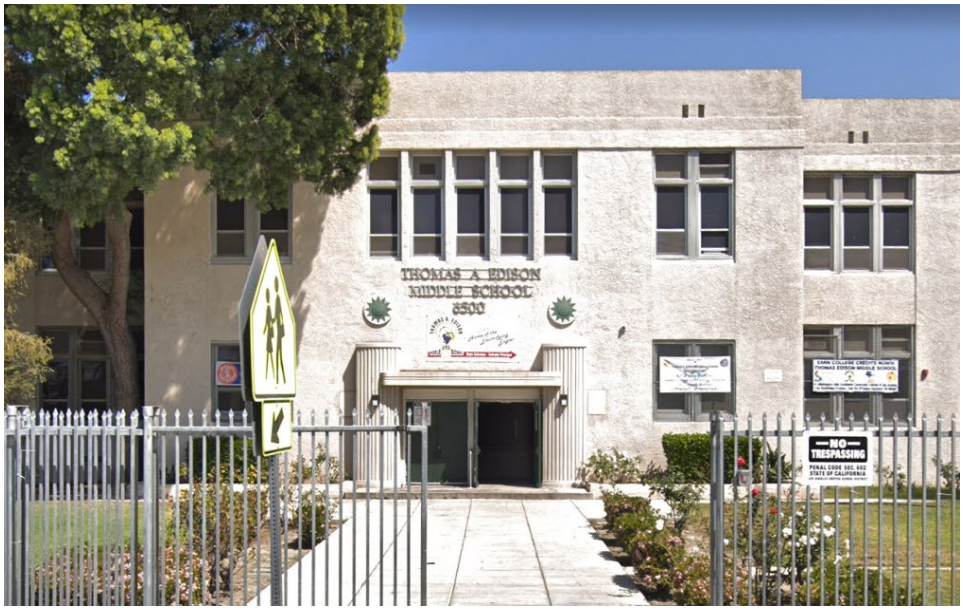
449 David Gebhard and R. Winter, *An Architectural Guidebook to Los Angeles* (Layton, Utah: Gibbs Smith Publishing, 2003); ARG (Architectural Resources Group), *City of Arcadia: Citywide Historic Context Statement,* City of Arcadia, Development Services, Planning Division, January 11, 2016, 98.; Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2018), 630-646.

Character-defining Features

- 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 walls are flat with smooth sheathing and typically display whites, buffs, and pale pastel colors
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Plain, unglazed doors
- Large window groupings

Streamline Moderne (1935-1950)

The Streamline Moderne style became popular in the 1930s. Breaking away from heavily designed and ornate stylings seen in the Art Deco period popular in the 1910s and 1920s, Streamline Moderne offered clean lines and simplistic detailing that could be offered at more affordable construction costs during the Great Depression years. Its affordability, popularity, and ability to be stylistically scaled up or down also facilitated its use in PWA/WPA projects, which led to a substyle known as PWA/WPA Moderne. Drawing its inspirations from transportation and advances in industrialization, practitioners of the style used more curves in their designs and incorporated smoother wall surfaces than seen in the Art Deco style. The lack of excessive ornamentation and smooth wall surfaces, also helped to emphasize the curving and sweeping lines of the building. The Streamline Moderne style was popular throughout the United States for a variety of architectural forms including residential buildings, commercial buildings, and institutional buildings.[450]



Thomas A. Edison Middle School, 8500 Hooper Avenue, Florence-Firestone

Character-defining Features

- Irregular building forms with rounded edges
- Linear appearance
- Stepped or setback front façade
- Smooth wall surface typically stucco
- Stylized decorative elements using geometric forms such as zigzags and chevrons
- Speed lines continuing across multiple elevations
- Feature low relief decorate panels with strips of windows with decorative spandrels
- Reeding and fluting around doors and windows

[450] ARG (Architectural Resources Group and Historic Resources Group), *City of Santa Monica Citywide Historic Resources Inventory Update,* September 13, 2018.; Sapphos Environmental, Inc., *Los Angeles Unified School District Historic Context Statement, 1870 to 1969*, Los Angeles Unified School District, March 2014, 123.

Brutalist (1960-1975)

Brutalism, coined in the mid-1950s, involved the use of brut (French for raw) concrete. This style typically refers to monumental concrete forms and bulky massed buildings. Stylistically, its heavy concrete materials and deep recesses in the wall plane represent an antithesis to the glass curtain wall in corporate modern-style buildings. Indeed, windows in general are usually deeply recessed and comparatively small in relation to the building scale. The style is mainly used for institutional, government, or commercial office buildings.[451]



Firestone Library, 1900 Firestone Boulevard, Florence-Firestone

Character-defining Features

- Rough unadorned poured concrete construction
- Massive form and heavy cubic shapes
- Visible imprints of wood grain forms
- Recessed windows that read as voids
- Repeating patterns geometric patterns
- Strong right angles and simple cubic forms
- Deeply shadowed irregular openings
- Rectangular block-like shapes
- Precast concrete panels with exposed joinery

[451] Fung Associates Inc., *Hawai'i Modernism Context Study,* Historic Hawai'i Foundation, November 2011, A-8.; Docomomo, "Styles of a modern era: Brutalist," accessed June 2022, https://docomomo-us.org/style/brutalist.

7 Survey Findings

Dudek completed a reconnaissance-level survey of 8,206 parcels containing buildings or structures that were more than 45 years of age. The historical significance and integrity of the properties was evaluated in consideration of NRHP, CRHR, and local designation criteria. All properties were surveyed from the public right-of-way. As previously discussed in Section 2. Methodology, properties within the Project study area were categorized as Priority Nominations, Eligible for Designation, Important Community Properties, and Not Eligible Properties. See Appendix A, Survey Findings for additional details.

Priority Nominations: 26 properties are recommended for Priority Nomination based on their high level of integrity and significance to the history of the community. Properties in this category also represent the themes identified in the Historic Context Statement including Architectural Styles, Civic Development, Civil Rights and Social Justice, Commercial Development, Industrial Development, Parks and Recreation, Religion and Spirituality, and Residential Development. Properties within this category were also included if they represented a rare architectural style or property type within the community.

Eligible for Designation: 35 properties are recommended for designation based on their integrity and convey significance in one or more themes presented in the Historic Context Statement. In addition, most properties that are in this category were identified as significant by community outreach efforts.

Important Community Properties: 36 properties are recommended as Important Community Properties. These properties may be eligible for designation based on future research. Based on field investigations, properties within this category appeared too altered to convey significance for an architectural style (Criterion 3). Further research beyond the scope of a reconnaissance-level survey would be required to determine if the properties are eligible for designation under themes or areas of significance. These resources are important to the community and have the potential, with additional research, to convey significance for an association with broad patterns of development (Criterion 1) or may be significant for an association with important individuals (Criterion 2); therefore, these properties were flagged for future study.

Not Eligible Properties: 8,095 properties are recommended as Not Eligible. These properties were found to have little to no architectural significance and over the course of research, public outreach efforts, or field efforts, properties in this category were not identified as having the potential to be historically associated with patterns of development or important people within the community. Even with additional research and preservation or restoration activities, it is unlikely that these properties would rise to the level of significance required for designation.

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8 Recommendations

The Florence-Firestone Historic Context Statement and Survey Report recommendations presented below are intended to guide future planning and preservation efforts for the County and inform policies specific to Florence-Firestone. Recommendations that are applicable to Florence-Firestone and other communities within the Metro Planning Area are included in the MAP Historic Context Statement Section 6.

8.1 Designate historic resources

Overall, Florence-Firestone has a lack of designated properties.

Increase Designations in Florence-Firestone by:

- Encouraging community groups to nominate properties and provide technical assistance to help them through the nomination process.
- Prioritizing the properties identified in the Florence-Firestone Historic Context Statement and Survey Report as a starting point for future evaluations and designations.
- Prioritizing the nomination of residential and commercial properties in Florence-Firestone, as they appear to be at highest risk for demolition based on current development patterns.

8.2 Utilize technology to improve internal plan check procedures

As part of community outreach efforts for the Historic Context Statement and Survey Report, the project team created an interactive, ArcGIS-based Historic Resource Mapper and worked closely with community members to develop lists of Important Community Properties.

Utilize technology during the internal plan check process for properties within Florence-Firestone by:

- Updating the County's Historic Resources GIS layer with the survey data and data collected from the Historic Resource Mapper
- Encouraging developers to preserve and integrate historic resources into their projects
- Educating property owners about the benefits of historic preservation and incentives at the beginning of the project.

8.3 Future study

Throughout the course of the project and community engagement activities, Dudek found that Miramonte Boulevard lacked the architectural integrity required for designation as a historic district. However, given the community importance of the historic age palm trees on Miramonte Boulevard, it is recommended that a tree survey be conducted in the future to identify and protect these historic age trees.

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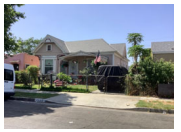
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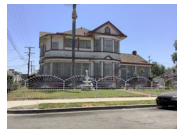
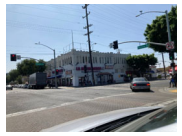
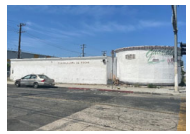
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Appendix A
Survey Findings

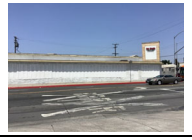
Appendix A
Survey Findings

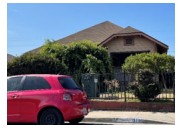
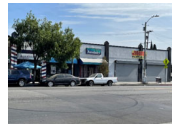
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1	6008041014	6001 MIRAMONTE BLVD	1912	Early Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development	Craftsman		Field Survey and HCS
2	6008043001	6000 MIRAMONTE BLVD	1915	Early Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development	Craftsman		Community Atlas
3	6009011009	1822 E 61ST ST	1907	Dutch Colonial Revival House	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development and Architectural Styles	Dutch Colonial Revival		Community Engagement
4	6009029054	1747 E FLORENCE AVE	1933	Pancho's Bakery	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Commercial Development	Brick Commercial		Community Engagement
5	6009029058	1801 E FLORENCE AVE	1955	Todos Market	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Commercial Development	Art Deco		Community Engagement
6	6010015014	1138 E 71ST ST	1906	Queen Anne Cottage	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development and Architectural Styles	Queen Anne Cottage		Community Engagement
7	6010018022	6406 PARMELEE AVE	c. 1920s	Presentation of Mary Catholic Church	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Architectural Styles	Mediterranean Revival		Community Engagement
8	6010019003	6525 COMPTON AVE	1938	Gentry Theater	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Commercial Development and Architectural Styles	Streamline Moderne		Community Engagement

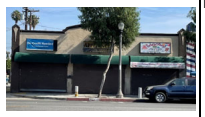
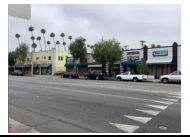
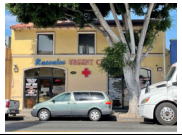
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9	6010040900	7116 S MAKEE ST	1968	Los Angeles County Engine Company 9	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Civic Development	Mid-Century Modern		Field Survey and HCS
10	6021007009	1442 E 77TH ST	1896	Early Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development and Architectural Styles	Queen Anne		Community Atlas
11	6021015002	1500 E FLORENCE AVE	1928	La Michoacana	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Commercial Development	Art Deco		Community Engagement
12	6021015014	1560 E FLORENCE AVE	1941	Jack's Jewelry and Loan	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Architectural Styles	Streamline Moderne		Field Survey and HCS
13	6021019013	7220 MAIE AVE	1964	Florence Car Wash	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Commercial Development and Architectural Styles	Googie		Community Engagement
14	6025005031	1808 E FLORENCE AVE	1906	Elia's Pet Shop	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Commercial Development	Mission Revival		Community Engagement
15	6025016038	2048 E FLORENCE AVE	1932	John's Feed and Pet Supply	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Commercial Development	Brick Commercial		Community Engagement
16	6025028005	2230 E FLORENCE AVE	1931	Chili Bowl	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Architectural Styles	Programmatic/Mimetic		Community Engagement

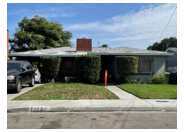
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17	6027032023	1839 FIRESTONE BLVD	1964	Harrison Ross Mortuary	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Religion and Spirituality	Mid-Century Modern		Field Survey and HCS
18	6028005031	8019 COMPTON AVE	1956	Tessie Cleveland Community Services Corporation	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Civic Development and Architectural Styles	Mid-Century Modern		Field Survey and HCS
19	6028005901	7901 COMPTON AVE	1955	Century Sheriff's Youth Activity League	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Civic Development and Architectural Styles	Mid-Century Modern		Field Survey and HCS
20	6028015004	1402 E 82ND ST	1947	Alprentice "Bunchy" Carter Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Civil Rights and Social Justice	Minimal Traditional		Field Survey and HCS
21	6043009018	1235 E 92ND ST	1942	Henry and Texanna Laws Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development and Civil Rights and Social Justice	Spanish Colonial Revival		Field Survey and HCS
22	6043021004	8707 COMPTON AVE	1924	Adams Feed & Garden Supply	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Commercial Development	n/a		Field Survey and HCS
23	6044022014	8915 ELM ST	1920	Early Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development	n/a		Field Survey and HCS
24	6045005022	2181 FIRESTONE BLVD	Unknown	Building	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Architectural Styles	French Eclectic		Field Survey and HCS

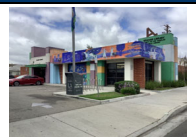
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25	6049011039	9401 ZAMORA AVE	1954	Mt. Olive 2nd Missionary Baptist Church	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Religion and Spirituality and Architectural Styles	Mid-Century Modern		Community Engagement
26	N/A	Between 1672 E 76TH ST and 7600 GRAHAM AVE	Unknown	Pedestrian Bridge	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Parks and Recreation	N/A		Community Engagement

Map Reference	APN	Address/Location	Year Built	Name	Status Code	Theme(s)	Style (if applicable)	Photograph	Source Information
1	6008007011	1146 E 59TH ST	1917	Victorian Vernacular Cottage	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development and Architectural Styles	Victorian Vernacular Cottage		Field Survey and HCS
2	6008017001	5829 COMPTON AVE	1946	Big Saver Foods	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Commerical Development	None		Community Atlas
3	6008019017	1405 E 58TH DR	1948	Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development	Queen Anne		Community Atlas
4	6008019018	1411 E 58TH DR	1907	Early Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development	Craftsman		Community Atlas
5	6008043022	6025 CONVERSE AVE	1912	Early Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development	Craftsman		Community Atlas
6	6009006020	5931 JUNCTION ST	1913	Early Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development	Craftsman		Community Atlas
7	6009021038	6500 HOLMES AVE	1962	El Sendero de la Cruz	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Religion and Spirituality and Architectural Styles	Mid-Century Modern		Community Atlas
8	6009024017	1721 E 68TH ST	1923	Early Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development	Craftsman		Community Atlas

Map Reference	APN	Address/Location	Year Built	Name	Status Code	Theme(s)	Style (if applicable)	Photograph	Source Information
9	6009026011	6805 HOLMES AVE	1924	Early Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development	Craftsman		Community Atlas
10	6009027005	1842 E 69TH ST	1913	Early Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development	Craftsman		Community Atlas
11	6009028003	1716 E 70TH ST	1910	Early Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development	Craftsman		Community Atlas
12	6009028032	7016 HOLMES AVE	1922	Early Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development	Craftsman		Community Atlas
13	6010013028	1117 E 71ST ST	1924	Bungalow court	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development and Architectural Styles	Atr Deco		Field Survey and HCS
14	6010029026	6516 MAKEE AVE	1915	Early Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development	Victorian Vernacular Cottage		Community Atlas
15	6010034022	6726 COMPTON AVE	1922	Early Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development	Victorian Vernacular Cottage		Community Atlas
16	6010039013	1601 E FLORENCE AVE	1922	Commercial Block	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Commercial Development	Art Deco		Field Survey and HCS

Map Reference	APN	Address/Location	Year Built	Name	Status Code	Theme(s)	Style (if applicable)	Photograph	Source Information
17	6010039022	1635 E FLORENCE AVE	1912	Commercial Block	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Commercial Development	N/A		Field Survey and HCS
18	6010039023	1633 E FLORENCE AVE	1928	Commercial Block	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Commercial Development	Art Deco		Field Survey and HCS
19	6010039024	1621 E FLORENCE AVE	1923	Commercial Block	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Commercial Development	Art Deco		Field Survey and HCS
20	6010041001	7000 COMPTON AVE	1913	Early Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development	Craftsman		Community Atlas
21	6021002026	7313 COMPTON AVE	1920	Commercial Building	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Commercial Development	Mediterranean Revival		Community Engagement
22	6021005039	7625 COMPTON AVE	Unknown	Commercial Building	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Religion and Spirituality and Architectural Styles	PWA Moderne		Field Survey and HCS
23	6021008901	7807 COMPTON AVE	Unknown	Los Angeles County Florence-Firestone Community Service Center	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Architectural Styles	Brutalist		Field Survey and HCS
24	6021019016	7322 MAIE AVE	1933	Iglesia de Christopher Camino de Santidad (industrial building)	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Architectural Styles	N/A		Field Survey and HCS

Map Reference	APN	Address/Location	Year Built	Name	Status Code	Theme(s)	Style (if applicable)	Photograph	Source Information
25	6021019018	7500 MAIE AVE	1936	Iglesia de Christopher Camino de Santidad (industrial building)	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Architectural Styles	N/A		Field Survey and HCS
26	6024019001	1318 E FLORENCE AVE	1933	Commercial Building	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Commercial Development	Streamline Moderne		Community Atlas
27	6025008005	7672 WHITSETT AVE	1922	Early Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development	Craftsman		Community Atlas
28	6025013018	1930 E 73RD ST	1912	Early Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development and Architectural Styles	Queen Anne		Community Atlas
29	6026030902	8526 GRAPE ST	Unknown	Los Angeles County Probation Building	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Civic Development and Architectural Styles	Mid-Century Modern		Field Survey and HCS
30	6028020032	1201 E 82ND ST	1927	St. Malachy Catholic Church	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Architectural Styles	Spanish Colonial Revival		Field Survey and HCS
31	6043028016	1423 E 90TH ST	1955	Residence	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Residential Development	Ranch		Community Atlas
32	6044008904	8908 MAIE AVE	Unknown	Alameda Krejci Pool and Pool House	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Parks & Recreation and Architectural Styles	Mid-Century Modern/Brutalist		Field Survey and HCS

Map Reference	APN	Address/Location	Year Built	Name	Status Code	Theme(s)	Style (if applicable)	Photograph	Source Information
33	6045001900	1900 FIRESTONE BLVD	1969	Graham Library	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Civic Development and Architectural Styles	Brutalist		Field Survey and HCS
34	6045006017	2201 FIRESTONE BLVD	1938	Industrial Building (former Sheriffs Station)	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Civic Development and Architectural Styles	PWA Moderne		Field Survey and HCS
35	6045010027	2008 E 87TH ST	1929	Los Angeles Bible Training School	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	Religion and Spirituality	Mid-Century Modern/Brutalist		Community Atlas

Map Reference	APN	Address/Location	Year Built	Name	Status Code	Potential Theme(s)	Source Information
1	6008014900	1244 E 61ST ST	1974	Gym	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Civic Development	Field Survey and HCS
2	6009016901	1740 E GAGE AVE	1970	Civic Building	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Civic Development	Community Atlas
3	6010007020	1149 E 68TH ST	1925	Southern Missionary Baptist Church	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Religion and Spirituality	Field Survey and HCS
4	6010025031	1317 E FLORENCE AVE	Unknown	Valen's Flower Shop	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Commercial Development	Community Engagement
5	6010025036	1417 E FLORENCE AVE	1930	Church (formerly Goodyear Four-Square Gospel Church)	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Religion and Spirituality	Field Survey and HCS
6	6010027009	7001 COMPTON AVE	Unknown	Commercial Building	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Commercial Development	Field Survey and HCS
7	6010029008	6503 MIRAMONTE BLVD	1950	Motel	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Commercial Development	Field Survey and HCS
8	6010035027	6900 COMPTON AVE	1951	Institutional	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Religion and Spirituality	Community Atlas
9	6010040011	1551-1557 E FLORENCE AVE	1921	Civic (site of Chamber of Commerce)	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Civic Development	Field Survey and HCS
10	6021001003	7223 COMPTON AVE	Unknown	Amapola Market	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Commercial Development	Community Engagement
11	6021001004	7223 COMPTON AVE	Unknown	Commercial Building	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Commercial Development	Field Survey and HCS
12	6021001009	1422 E FLORENCE AVE	1924	Commercial Building	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Commercial Development	Field Survey and HCS
13	6021007008	1438 E 77TH ST	1927	Multi-Family Residential	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Residential Development	Field Survey and HCS
14	6021012001	7660 COMPTON	1950	Church	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Religion and Spirituality	Community Atlas
15	6021015013	1552 E FLORENCE AVE	Unknown	Vacant lot (store burnt down during 1992 Los Angeles Uprising)	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Civil Rights and Social Justice	Field Survey and HCS
16	6021019011	7542 MAIE AVE	1941	Industrial Building	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Industrial Development	Field Survey and HCS
17	6024011023	1149 E 77TH ST	1924	Bungalow court	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Residential Development	Field Survey and HCS
18	6025004001	1774 E FLORENCE AVE	1953	Boy's Burgers	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Commercial Development	Community Engagement
19	6025004003	1760 E FLORENCE AVE	Unknown	Restaurant	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Commercial Development	Community Engagement
20	6025016039	7201 S ALAMEDA	1948	Commercial Building	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Commercial Development	Field Survey and HCS
21	6025035019	2300 WALTER ST	1923	Bungalow court	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Residential Development	Field Survey and HCS
22	6026013003	8211 S ALAMEDA ST	1935	Victory Ground Support	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Commercial Development	Community Engagement
23	6027004014	1614 E 82ND ST	1940	Bungalow court	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Residential Development	Field Survey and HCS
24	6027030013	1785 E 85TH ST	1933	Church	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Religion and Spirituality	Field Survey and HCS
25	6027033009	8511 HOLMES AVE	Unknown	Vacant	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Civic Development	Community Engagement
26	6028019005	8126 S CENTRAL AVE	1932	Commercial Building	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Commercial Development	Field Survey and HCS
27	6028022001	8318 S CENTRAL AVE	1933	Commercial Building	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Commercial Development	Community Engagement
28	6028024001	8476 S CENTRAL AVE	1939	Commercial Building	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Commercial Development	Community Engagement

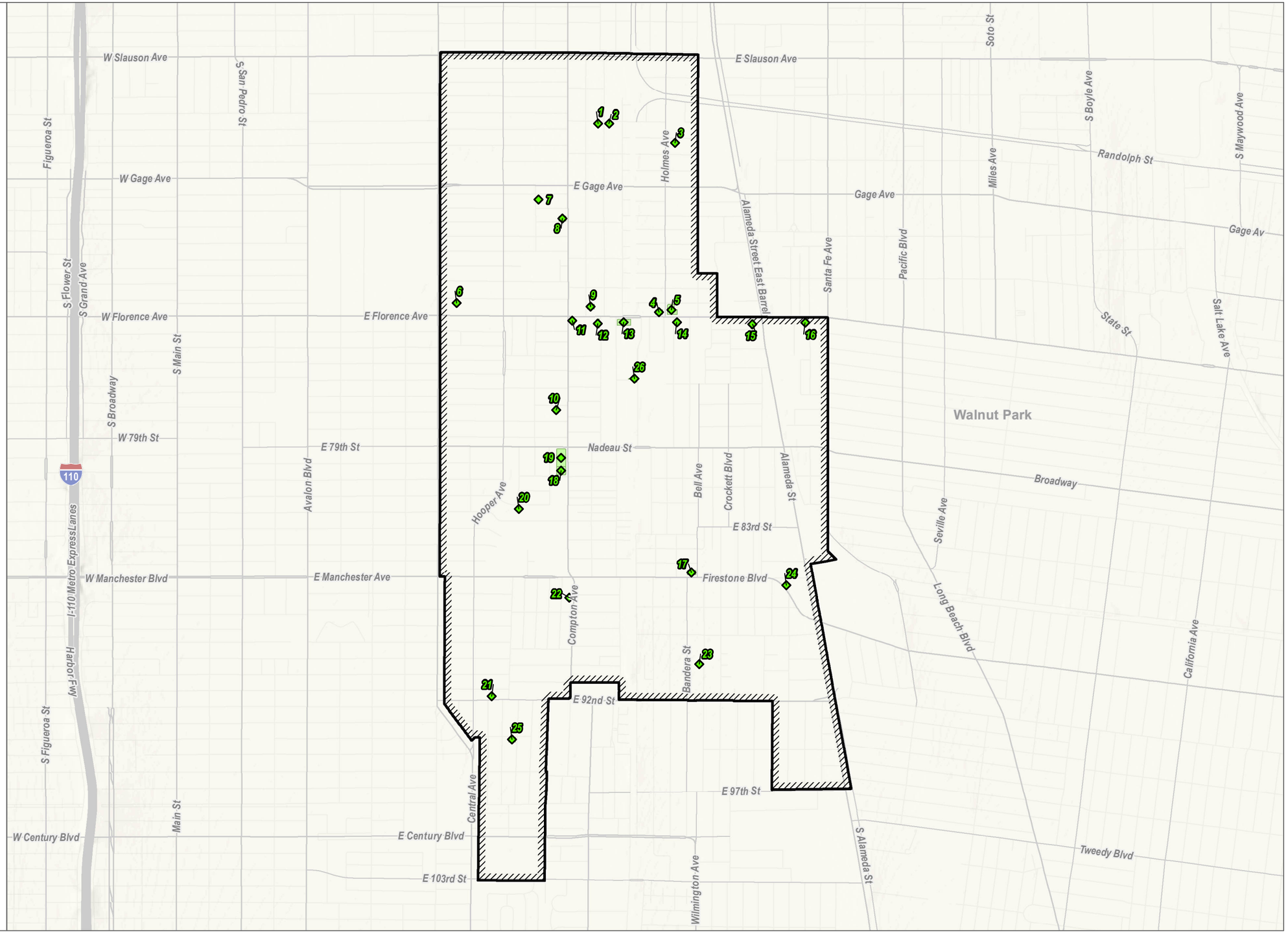
Map Reference	APN	Address/Location	Year Built	Name	Status Code	Potential Theme(s)	Source Information
29	6028025001	8474 S CENTRAL AVE	Unknown	Chamber's on Central	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Commercial Development	Community Engagement
30	6043021009	8729 COMPTON AVE	1921	Church	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Religion and Spirituality	Field Survey and HCS
31	6043021019	8717 COMPTON AVE	1924	Church	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Religion and Spirituality	Field Survey and HCS
32	6044001006	8628 COMPTON AVE	1924	Church	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Religion and Spirituality	Field Survey and HCS
33	6045001016	1925 E 87TH ST	1938	Church	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Religion and Spirituality	Field Survey and HCS
34	6045018028	2138 E 88TH ST	1949	Industrial Building	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Industrial Development	Field Survey and HCS
35	6045021001	9000 JUNIPER ST	1947	Western ornamental iron works	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Industrial Development	Community Engagement
36	N/A	Corner of Florence Avenue and Central Avenue	Unknown	First Carl's Jr. cart location	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Commercial Development	Community Engagement

Number	APN	Address/Location	Year Built	Name	Status Code	Potential Theme(s)	Source Information
1	6025011902	7211 BELL AVE	1923	Florence Avenue Elementary School	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Education	Field Survey and HCS
2	6008014900	1244 E 61ST ST	1947	Mary McLeod Bethune Park	6Z - Found ineligible for NR, CR or Local designation through survey evaluation (Sapphos)	Parks and Recreation	Sapphos, Los Angeles County
3	6009005902	5909 LILLIAN ST	0	Lillian Street Elementary	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Education	Field Survey and HCS
4	6010021900	6500 HOOPER	1926	Thomas A. Edison Middle School	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Education	Field Survey and HCS
5	6010023900	1400 E 68TH ST	1908; 1936-1937	Miramonte Elementary	2S2 - Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR; 2D2 - Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.	Education and Architectural Styles	Community Engagement; Los Angeles Conservancy; Built Environment Resources Directory (BERD)
6	6024022900	1338 E 76TH PL	1962	Parmelee Avenue Elementary School	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Education and Architectural Styles	Community Engagement
7	6025001900	7600 GRAHAM AVE	1939	Franklin D. Roosevelt Park	3CS - Appears eligible for CR as an individual property through survey evaluation/5S3 - Appears to be individually eligible for local listing or designation through survey evaluation (Sapphos)	Parks and Recreation	Sapphos, Los Angeles County
8	6026026901	8407 S FIR AVE	1907	Graham Elementary School	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Education and Architectural Styles	Field Survey and HCS
9	6028031900	1263 FIRESTONE BLVD	1926	Russell Elementary School	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Education	Field Survey and HCS
10	6028031903	8511 COMPTON AVE	1963	Charles R. Drew Middle School	7R - Identified in Reconnaissance-Level Survey. Not Evaluated	Education	Field Survey and HCS
11	6049025900	1335 E 103rd Street	1941	Ted Watkins Memorial Park	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation (Sapphos)	Parks and Recreation	Sapphos, Los Angeles County
12	6044008905 and 6044008904	8901 MAIE AVE	1974	Colonel Leon H. Washington Park	3CS - Appears eligible for CR as an individual property through survey evaluation/5S3 - Appears to be individually eligible for local listing or designation through survey evaluation (Sapphos)	Parks and Recreation	Sapphos, Los Angeles County
13	n/a	n/a	n/a	Union Pacific Railroad	3S - Appears eligible for NR as an individual property through survey evaluation.	Infrastructure and Public Transit	Los Angeles Conservancy (portions of the linear resource listed in BERD under different status codes)
14	n/a	n/a	n/a	The Mojave Road	1CS - Listed in the CR as individual property by the SHRC.	Infrastructure and Public Transit	Los Angeles Conservancy (not listed in BERD)
15	n/a	n/a	n/a	Boulder Dam – Los Angeles 287.5k Transmission Line	2B - Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.	Infrastructure and Public Transit	Los Angeles Conservancy (not listed in BERD)

Appendix B
Map Book

- Priority Nominations

1: 6001 MIRAMONTE BLVD
2: 6000 MIRAMONTE BLVD
3: 1822 E 61ST ST
4: 1747 E FLORENCE AVE
5: 1801 E FLORENCE AVE
6: 1138 E 71ST ST
7: 6406 PARMELEE AVE
8: 6525 COMPTON AVE
9: 7116 S MAKEE ST
10: 1442 E 77TH ST
11: 1500 E FLORENCE AVE
12: 1560 E FLORENCE AVE
13: 7220 MAIE AVE
14: 1808 E FLORENCE AVE
15: 2048 E FLORENCE AVE
16: 2230 E FLORENCE AVE
17: 1839 FIRESTONE BLVD
18: 8019 COMPTON AVE
19: 7901 COMPTON AVE
20: 1402 E 82ND ST
21: 1235 E 92ND ST
22: 8707 COMPTON AVE
23: 8915 ELM ST
24: 2181 FIRESTONE BLVD
25: 9401 ZAMORA AVE
26: Between 1672 E 76TH ST and 7600 GRAHAM AVE



SOURCE: FEMA; Open Street Map 2019; LA County 2021

DUDEK

0 1,000 2,000 Feet

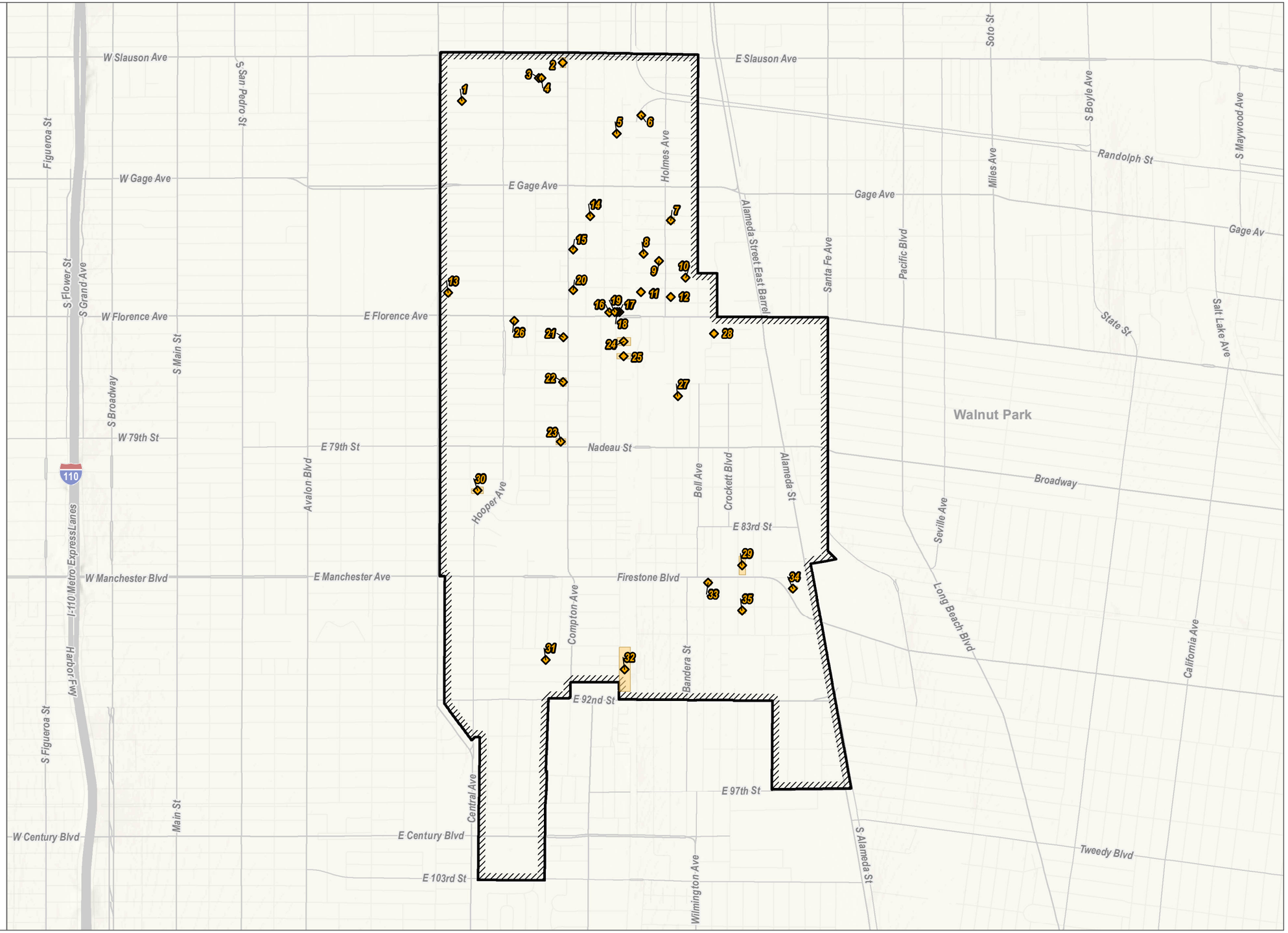
FIGURE B-1

Priority Nomination Properties

Florence-Firestone Historic Context Statement and Survey Report

◆ Eligible Properties

1: 1146 E 59TH ST
2: 5829 COMPTON AVE
3: 1405 E 58TH DR
4: 1411 E 58TH DR
5: 6025 CONVERSE AVE
6: 5931 JUNCTION ST
7: 6500 HOLMES AVE
8: 1721 E 68TH ST
9: 6805 HOLMES AVE
10: 1842 E 69TH ST
11: 1716 E 70TH ST
12: 7016 HOLMES AVE
13: 1117 E 71ST ST
14: 6516 MAKEE AVE
15: 6726 COMPTON AVE
16: 1601 E FLORENCE AVE
17: 1635 E FLORENCE AVE
18: 1633 E FLORENCE AVE
19: 1621 E FLORENCE AVE
20: 7000 COMPTON AVE
21: 7313 COMPTON AVE
22: 7625 COMPTON AVE
23: 7807 COMPTON AVE
24: 7322 MAIE AVE
25: 7500 MAIE AVE
26: 1318 E FLORENCE AVE
27: 7672 WHITSETT AVE
28: 1930 E 73RD ST
29: 8526 GRAPE ST
30: 1201 E 82ND ST
31: 1423 E 90TH ST
32: 8908 MAIE AVE
33: 1900 FIRESTONE BLVD
34: 2201 FIRESTONE BLVD
35: 2008 E 87TH ST



SOURCE: FEMA; Open Street Map 2019; LA County 2021

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0 1,000 2,000 Feet

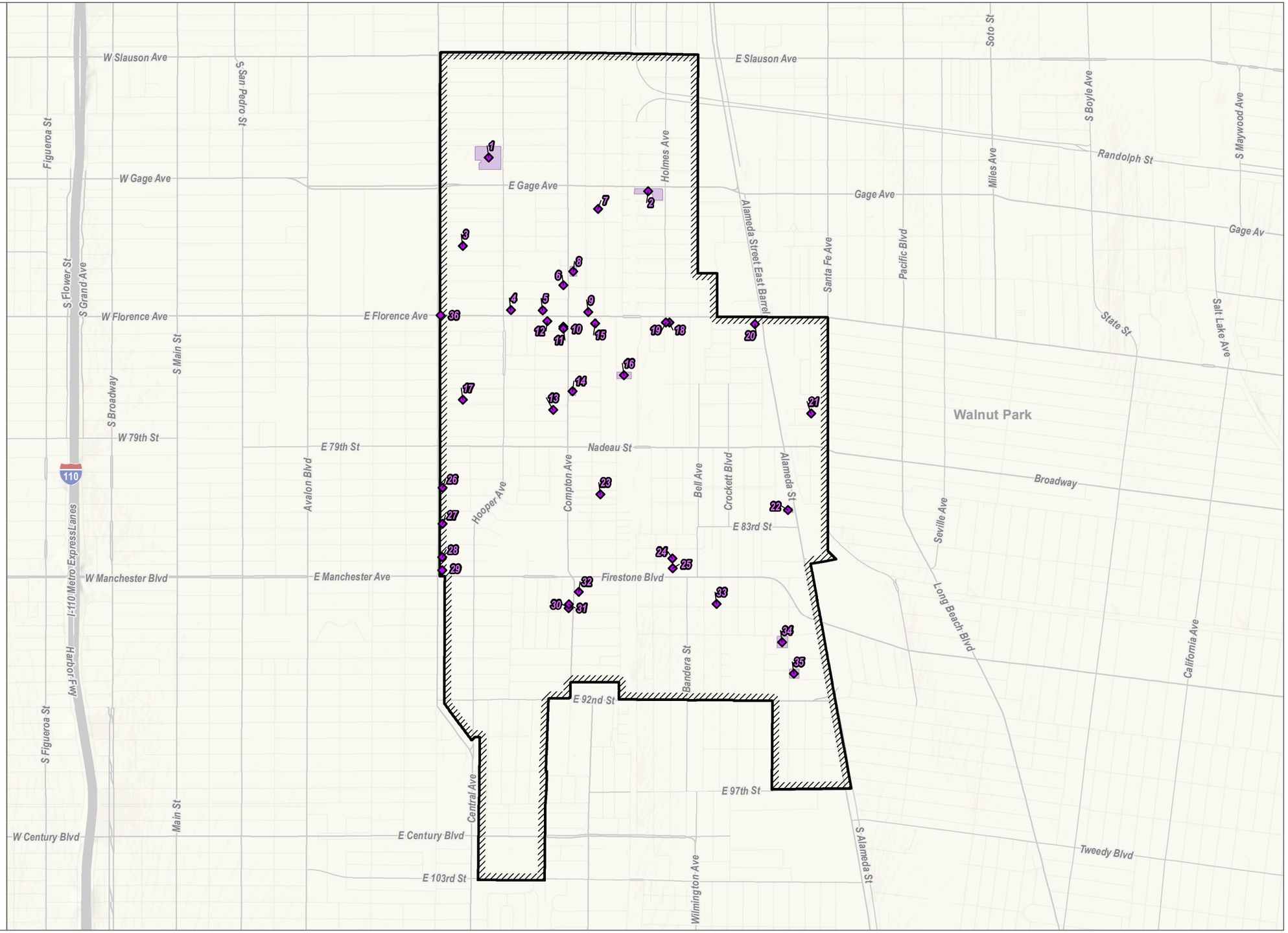
FIGURE B-2

Eligible for Designation Properties

Florence-Firestone Historic Context Statement and Survey Report

- Important Community Properties

1: 1244 E 61ST ST
2: 1740 E GAGE AVE
3: 1149 E 68TH ST
4: 1317 E FLORENCE AVE
5: 1417 E FLORENCE AVE
6: 7001 COMPTON AVE
7: 6503 MIRAMONTE BLVD
8: 6900 COMPTON AVE
9: 1551-1557 E FLORENCE AVE
10: 7223 COMPTON AVE
11: 7223 COMPTON AVE
12: 1422 E FLORENCE AVE
13: 1438 E 77TH ST
14: 7660 COMPTON
15: 1552 E FLORENCE AVE
16: 7542 MAIE AVE
17: 1149 E 77TH ST
18: 1774 E FLORENCE AVE
19: 1760 E FLORENCE AVE
20: 7201 S ALAMEDA
21: 2300 WALTER ST
22: 8211 S ALAMEDA ST
23: 1614 E 82ND ST
24: 1785 E 85TH ST
25: 8511 HOLMES AVE
26: 8126 S CENTRAL AVE
27: 8318 S CENTRAL AVE
28: 8476 S CENTRAL AVE
29: 8474 S CENTRAL AVE
30: 8729 COMPTON AVE
31: 8717 COMPTON AVE
32: 8628 COMPTON AVE
33: 1925 E 87TH ST
34: 2138 E 88TH ST
35: 9000 JUNIPER ST
36: Corner of Florence Avenue and Central Avenue



SOURCE: FEMA; Open Street Map 2019; LA County 2021

DUDEK

0 1,000 2,000 Feet

FIGURE B-3

Important Community Properties

Florence-Firestone Historic Context Statement and Survey Report

Appendix C

Survey Matrix

CONFIDENTIAL

Appendix D
DPR Forms

Appendix E
Preparers' Resumes

Sarah Corder, MFA

HISTORIC BUILT ENVIRONMENT LEAD



Education

Savannah College of Art and Design
MFA, Historic Preservation, 2004

Bridgewater College
BA, History, 2002

Professional Affiliations

National Trust for Historic Preservation

Los Angeles Conservancy

California Preservation Foundation

Society for Architectural Historians

Sarah Corder (*SARE-uh COR-der; she/her*) is an architectural historian with 18 years' experience throughout the United States in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Corder has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, and agricultural properties. She has also provided expertise on numerous projects requiring conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Ms. Corder meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing 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

University CPA Historic Context Statement and Focused Reconnaissance Survey, City of San Diego Planning Department, California. Dudek was retained by the City of San Diego to prepare a historic context statement identifying the historical themes and associated property types important to the development of University City, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the University CPA. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between the 1960s and 1990s. Served as project manager leading the survey efforts, senior architectural historian, and co-author of the historic context statement and survey reports. Also provided QA/QC of survey information. (2020–Present)

Coronado Citywide Historic Resources Inventory and Historic Context Statement, City of Coronado, California. Dudek is currently in the process of preparing a historic context statement and historic resources inventory survey for all properties at least 50 years old within City of Coronado limits. Following current professional methodology standards and procedures developed by the California Office of Historic Preservation and the National Park Service, Dudek developed a detailed historic context statement for the City that identifies and discusses the important themes, patterns of development, property types, and architectural styles prevalent throughout the City. Dudek also conducted a reconnaissance-level survey of all properties within City limits that are at least 50 years old to identify individual properties and groupings of properties (i.e., historic districts) with potential for historical significance under City Criterion C (properties that possess distinctive characteristics of an architectural style; are

valuable for the study of a type, period, or method of construction; and have not been substantially altered). This document also developed registration requirements for resource evaluation that are specific to Coronado, in consideration of both historical significance and integrity requirements. Serves as the project manager, principal architectural historian, and co-author of the report. Also led and conducted reconnaissance and intensive-level surveys and provided QA/QC for all project deliverables. (2019–Present)

Los Angeles Department of Water and Power Century Trunk Line, Los Angeles Department of Water and Power, City of Los Angeles, California. Dudek was retained by Los Angeles Department of Water and Power (LADWP) to prepare an Avoidance and Protection Plan for Air Raid Siren No. 150. The resource is eligible for the NRHP and CRHR and as a City of Los Angeles Historic-Cultural Monument under Criteria A/1/1 and C/3/3 for its association with World War II and Cold War military infrastructure, and is an historical resource under CEQA. Responsibilities included co-authorship of the Avoidance and Protection Plan, on-site implementation of protection measures, on-site monitoring, and pre-construction field survey, and post-construction survey and reporting. (2020–2021)

8730 Sunset Boulevard Billboard Project Historical Resource Assessment Report, City of West Hollywood, California. The 8730 Sunset Boulevard Billboard Project consists of the installation and operation of a new billboard and associated façade improvements at the existing "Sunset Towers" building. The Sunset Towers building at 8730 Sunset Boulevard was constructed in the 1950s and 1960s in two phases. A smaller building was constructed on the northern portion of the parcel between 1957 and 1959. Dudek was retained by the City of West Hollywood to complete this Historic Resource Assessment, an intensive-level evaluation, as part of the environmental review of the proposed project in compliance with CEQA. This study included an intensive survey of the exterior of the Sunset Towers building by a qualified architectural historian; building development and archival research; development of an appropriate historic context; and evaluation of the Sunset Towers building for historical significance and integrity in consideration of NRHP, CRHR, and City of West Hollywood Cultural Heritage Preservation Ordinance designation criteria. Responsibilities included QA/QC of project deliverables. (2021)

Pacific Coast Commons Specific Plan Project, City of El Segundo, Los Angeles County, California. Dudek was retained by the City of El Segundo to complete a cultural resources technical report for the Fairfield Inn & Suites property (525 Sepulveda Boulevard) within the Pacific Coast Commons Specific Plan Project area. Dudek evaluated the Fairfield Inn & Suites property and found it not eligible for listing in the NRHP, CRHR, or at the local level due to a lack of significant historical associations, architectural merit, and physical integrity. Responsibilities included archival research, architectural field survey, and co-authorship of the technical report. (2020)

8850 Sunset Boulevard Project, City of West Hollywood, Los Angeles County, California. Dudek was retained by the City of West Hollywood to complete a Cultural Resources Technical Report and Environmental Impact Report (EIR) for the 8850 Sunset Boulevard Project. The proposed project consisted of the demolition of existing buildings and the construction and operation of a new mixed-use hotel and residential building on a property along the south side of Sunset Boulevard, extending the full city block between Larrabee Street and San Vicente Boulevard, in the City of West Hollywood. Built environment work included a pedestrian survey of the project site by a qualified architectural historian; building development and archival research; development of an appropriate historic context for the project site; and evaluation of four commercial properties for historical significance and integrity in consideration of NRHP, CRHR, and City of West Hollywood Cultural Heritage Preservation Ordinance designation criteria. Responsibilities included archival research, field survey, significance evaluations, and co-authorship of the report. (2020)

740-790 East Green Street Mixed-Use Project, City of Pasadena, Los Angeles County, California. The proposed project involves the demolition of five commercial buildings in order to accommodate the development of a new three- to six-story mixed-use building. Dudek prepared a cultural resources technical report that included the

results of a pedestrian survey of the project site by a qualified architectural historian, building development and archival research, development of an appropriate historic context for the project site, and recordation and evaluation of five commercial properties over 45 years old for historical significance and integrity in consideration of NRHP, CRHR, and City of Pasadena designation criteria and integrity requirements. Responsibilities included archival research, field survey, and co-authorship of the report. (2020)

Enlightenment Plaza/Juanita Avenue Project, Los Angeles, Los Angeles County, California. The applicant retained Dudek to complete a historical resources evaluation report for the project that proposes to demolish buildings on four parcels to develop 400–500 units of housing dedicated to permanent supportive housing for formerly homeless individuals. Served as a senior architectural historian on the project and performed archival research. As a result of extensive archival research, field surveying, and property significance evaluations, all six built environment resources on the project site appear not eligible; however, the adjacent building located at 307 North Madison Avenue appears eligible as a Los Angeles Historic Cultural Monument under Criterion 3, for being an excellent example of a Quonset hut building type. Responsibilities included archival research and project oversight. (2020)

Historic Resource Assessment for 9000 Dicks Street, City of West Hollywood, California (2020). Dudek was retained by 9000 Dicks Street Capital LLC to complete an Historic Resource Assessment (HRA) for a residential property located at 9000 Dicks Street in West Hollywood, California. The Spanish colonial revival residence was built in 1926. As a result of Dudek's study, the property at did not appear eligible for the NRHP, CRHR, or as a locally significant resource, due to a lack of significant historical associations, architectural merit, and compromised integrity. Responsibilities included project management, archival research, and co-authorship of the HRA.

Historic Resource Assessment for 9004 Dicks Street, City of West Hollywood, California (2020). Dudek was retained by 9004 Dicks Street Capital LLC to complete an HRA for a residential property located at 9004 Dicks Street in West Hollywood, California. The Spanish Colonial Revival residence was built in 1924. As a result of Dudek's study, the property at did not appear eligible for the NRHP, CRHR, or as a locally significant resource, due to a lack of significant historical associations, architectural merit, and compromised integrity. Responsibilities included project management, archival research, and co-authorship of the HRA. (2020)

Historic Resource Assessment for 1223-1225 North Ogden Drive, City of West Hollywood, California (2020). Dudek was retained by 1223 Ogden, LLC to complete an HRA for a multi-family property with four buildings located at 1223-1225 North Ogden Drive in the City of West Hollywood, California. The Spanish Colonial Revival-style bungalow court was built in 1923. As a result of Dudek's study, the property at 1223-1225 North Ogden Drive did not appear eligible for the NRHP, CRHR, or as a locally significant resource, due to a lack of significant historical associations, architectural merit, and compromised integrity. Responsibilities included project management, archival research, significance evaluation, response to City comments, field survey, and co-authorship of the HRA. (2020)

Modelo Project EIR, City of Commerce, Los Angeles County, California. Dudek was retained by the City of Commerce to complete a cultural resources technical report and accompanying EIR for the proposed Modelo Project. The project involved the demolition of the existing Veterans Memorial Park (which is currently in an advanced state of disrepair) and an adjacent vacant parcel and the redevelopment of the project site to accommodate a mixed-use development. Built environment work included field survey, building and structure descriptions, archival research, integrity assessments, and significance evaluations. The park was found ineligible for listing in the NRHP, CRHR, or as a locally significant resource due to a lack of significant historical associations or architectural merit. Responsibilities included co-authorship of the report. (2019)

HRA for 852-854 Westmount Drive, Metros Capital LLC, City of West Hollywood, California. Dudek was retained to complete an HRA for a multifamily residential property located at 852-854 Westmount Drive in the City of West Hollywood, California. The Spanish Colonial Revival-style duplex was built in 1924. The property appeared not eligible for the NRHP, CRHR, or City of West Hollywood register due to a lack of significant historical associations and architectural merit and compromised integrity. Responsibilities included archival research and co-authorship of the report. (2018)

Victoria Greens Project, City of Carson, Los Angeles County, California. Dudek was retained by the City of Carson Planning Division for a cultural resource inventory of three parcels at the intersection of Central Avenue and Victoria Street. Responsibilities included field survey, building permit research, background research, preparation of DPR forms, and authoring the cultural resources report. (2018)

Birch Specific Plan 32-Unit Condo Project, City of Carson, California. Dudek was retained by the City of Carson to prepare a cultural resources report for a project that proposes to demolish approximately 6,200 square feet of existing residential buildings and roughly 5,850 square feet of pavement on the project site and construct a 32-unit residential condominium community with on-grade parking, landscaping, and other associated improvements. The historical significance evaluation included three residential properties proposed for demolition. All properties were found not eligible under all designation criteria and integrity requirements. Responsibilities included field survey, archival research, and co-authoring the report. (2018)

Gilroy Citywide Historic Resources Inventory and Historic Context Statement, City of Gilroy, California. Dudek worked with the City of Gilroy to prepare a citywide historic context statement and update its 1986 historic resource inventory. For the purposes of this project, Dudek developed highly detailed and efficient iPad field forms that allow surveyors to record a property in less than 5 minutes and provide the city with real-time survey data. As survey lead, completed reconnaissance-level survey of over 3,400 properties on time and within budget. Also served as a senior architectural historian for the project and co-authored the historic context statement, attended the public kick-off meeting, prepared DPR forms, developed registration requirements, performed QA/QC on DPR forms, and worked closely with the geographic information system (GIS) team to facilitate the final digital mapping components for the project. (2018–2020)

The Santa Monica City Yards Master Plan Project, City of Santa Monica, California. The City of Santa Monica retained Dudek to complete a cultural resources study for the proposed City Yards Master Plan project site located at 2500 Michigan Avenue. The study involved evaluation of the entire City Yards site, including two murals and a set of concrete carvings, for historical significance and integrity. As a result, the City Yards and its associated public art work was found ineligible under all designation criteria. Responsibilities included building permit research and co-authorship of the technical report. (2017)

Allison Lyons, MSHP

SENIOR ARCHITECTURAL HISTORIAN



Allison Lyons (*AL-ih-suhn LYE-ons; she/her*) is an architectural historian with 12 years' experience throughout the western United States in all elements of cultural resources management. Her expertise includes the preparation of environmental compliance documents in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act, focusing on the evaluation of historical resources and analysis of project impacts. As a historic preservation consultant, she has been involved in the preparation of numerous large-scale historic resources surveys, Historic American Buildings Survey/Historic American Engineering Record recordation, Federal Rehabilitation Tax Credit and Mills Act Historic Property Contract applications, local landmark nominations, and evaluations of eligibility for a wide variety of projects and property types throughout California. She is highly experienced in writing National Register of Historic Places (NRHP) nominations and historic context statements for local governments.

Education

Columbia University, M.S., Historic Preservation, 2010

Scripps College, B.A., European Studies, 2006

Ms. Lyons meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to Title 36, Part 61, of the Code of Federal Regulations, Appendix A.

Previous Experience

Los Angeles Department of Water and Power Century Trunk Line, Los Angeles Department of Water and Power, City of Los Angeles, California. Dudek was retained by Los Angeles Department of Water and Power to prepare an Avoidance and Protection Plan for Air Raid Siren No. 150. The resource is eligible for the NRHP and California Register of Historical Resources and as a City of Los Angeles Historic-Cultural Monument under Criteria A/1/1 and C/3/3 for its association with World War II and Cold War military infrastructure, and is a historical resource under CEQA. Ms. Lyons is serving as a senior architectural historian, providing quality assurance/quality control for the Post-Construction Monitoring Report. (2021–Present)

William Mead MOU extension, Los Angeles, CA, 2020, 2020, Housing Authority of the City of Los Angeles Mitigation, Los Angeles, California. Ms. Lyons assisted the Housing Authority of the City of Los Angeles with the extension of their Memorandum of Understanding. The extension was required for continuing projects at multiple, historically significant housing projects across Los Angeles. (2020)

Nickerson Gardens National Register of Historic Places Nomination, Los Angeles, California. Nickerson Gardens is an expansive public housing complex designed by master architect Paul Revere Williams and completed in 1955. The complex is owned and managed by the Housing Authority of the City of Los Angeles. Ms. Lyons conducted fieldwork and research, and prepared the NRHP Nomination for the property under the Multiple Property Documentation Form for Garden Apartment Complexes in the City of Los Angeles. (2020)

Los Angeles County Metropolitan Transportation Authority North Hollywood to Pasadena Bus Rapid Transit Corridor Project Historic Resources Technical Report, Los Angeles, California. The North Hollywood to Pasadena Transit Corridor (NoHo to Pasadena Bus Rapid Transit) extends approximately 18 miles and is a key regional connection between the

San Fernando and San Gabriel Valleys with connections to the Metro B (Red), G (Orange), and L (Gold) Lines, as well as Metrolink and other municipal bus lines. The corridor passes through four different cities: Los Angeles, Burbank, Glendale, and Pasadena. Ms. Lyons helped define the Historical Resources Project Area, conducted fieldwork, and identified potential impacts to historical resources for the Environmental Impact Report. (2019–2020)

Los Angeles County Metropolitan Transportation Authority, Interstate 605/State Route 60 Corridor Improvement Historical Resource Evaluation Report (Caltrans), Los Angeles, California. The Los Angeles County Metropolitan Transportation Authority, Caltrans, Gateway Cities Council of Governments, and San Gabriel Valley Council of Governments proposed highway improvements along the Interstate (I) 605 Corridor, as well as improvements to State Route (SR) 60 and I-5 related to the interchanges. Assisted with the historic context, DPR forms, GIS tasks for the APE map, and peer-reviewed historic work products. (2017–ongoing)

Hollywood Roosevelt Hotel Historical Resource Treatment Plan, Los Angeles, California. In the early stages of planning for a potential rehabilitation project of interior public spaces, Ms. Lyons acted as a liaison between the design team and the City of Los Angeles' Office of Historic Resources. She prepared a historic structures report to guide design decisions for hotel renovations; engaged in design collaboration with the project team; and prepared a review of plans for conformance with the Secretary of the Interior's Standards. (2017)

Times Mirror Square Rehabilitation Project Historical Resource Evaluation and Impacts Analysis (for CEQA), Los Angeles, California. Times Mirror Square comprises buildings and additions constructed for the Los Angeles Times and Time Mirror companies in downtown Los Angeles. The buildings were constructed over several decades. Ms. Lyons worked on several aspects of documentation of Time Mirror Square, including writing historic context sections on the history of the Los Angeles Times, Times Mirror Company, and prominent individuals associated with the company for the CEQA report and Historic Structure Report. Ms. Lyons also assisted with the Historic American Buildings Survey (HABS) documentation of the complex that was completed to fulfill a mitigation measure. (2017)

Great Wall of Los Angeles National Register of Historic Places Nomination, Los Angeles, California. The Great Wall of Los Angeles is one of the world's largest murals and a significant artwork from the 1970s Chicano mural movement. The mural was designed by noted Chicana artist Judith Baca and executed with the help of over 400 community youth and artists coordinated by the Social and Public Art Resource Center (SPARC). It was Baca's first mural and SPARC's first public art project. The mural is painted on the western side of the Tujunga Wash in the Sherman Oaks area of Los Angeles. Ms. Lyons prepared the National Register of Historic Places Nomination for the Great Wall of Los Angeles under the Multiple Property Documentation Form for Latinos in 20th Century California. (2016)

California High-Speed Rail Authority Project Burbank to Los Angeles; Los Angeles to Anaheim, Historical Resource Evaluation Report, Los Angeles, California. The California High-Speed Rail Authority is proposing to construct a high-speed train from Burbank to Anaheim to provide the public with electric-powered, high-speed rail service that provides predictable and consistent travel times between major urban centers and connectivity to airports, mass transit, and the highway network from Los Angeles Union Station to the Anaheim Regional Transportation Intermodal Center in Anaheim. Completed geographic information system (GIS) mapping to identify historic resources within the APE and assisted with completing State of California Department of Parks and Recreation Series 523 Forms (DPR forms). (2015–2020)

City of Fremont Postwar Development and Architecture in Fremont, Historic Context Statement, 2015-2018 Historic Context Statement and Historic Resources Survey (Reconnaissance), Fremont, California. The purpose of the City of Fremont, Postwar Development and Architecture Historic Context Statement, 1945-1970 was to assist the City in the identification, evaluation, and protection of potential historic resources representing the City's development and architecture dating from the post-World War II period through 1970. Ms. Lyons was the lead

author of the Context Statement. She conducted research, authored a historic context statement, co-conducted a reconnaissance survey, and identified properties for further study. (2015)

Elks Lodge/The MacArthur/Park Plaza Federal Investment Tax Credit, Part 1, Los Angeles, California. The MacArthur was originally built in 1925 for the Benevolent and Protective Order of Elks. The 11-story building contained highly decorative meeting rooms and a tower of hotel rooms. The ornate building was designed by master architect Claud Beelman and the elaborate interior murals and decorative paintings were designed by Anthony Heinsbergen and Co, noted painter of numerous Los Angeles cultural landmarks. After the Elks sold the building, it operated as a hotel and filming location, but had generally fallen into disrepair. Ms. Lyons completed a Part 1 Federal Investment Tax Credit application to accompany the rehabilitation of the building into a hotel and restaurant space. (2016–2020)

National Chicano Moratorium National Register of Historic Places Nomination, Los Angeles, California. The Chicano Moratorium was a movement of Chicano anti-Vietnam war activists that built a coalition of Mexican-American groups to organize opposition to the Vietnam War, primarily marches. The legacy of the movement, which highlighted the unequal treatment of Mexican-Americans in multiple facets of American society, was the creation of community organizations that advocated for health and educational services. Ms. Lyons prepared a Multiple Property Documentation form and individual National Register of Historic Places nominations for five buildings and sites associated with the National Chicano Moratorium anti-Vietnam War protests. Sites included routes for marches held in 1969 and 1970, the Silver Dollar Café (site of Ruben Salazar's death), Brown Beret headquarters, and East Los Angeles Free Clinic. (2015–2018)

City of West Hollywood Commercial Properties Historic Context Statement and Historic Resources Survey (Intensive), West Hollywood, California. The City of West Hollywood completed the Commercial Survey as an update to the initial citywide survey conducted in 1986. The Commercial Survey focused on commercial, institutional, and industrial structures built before 1975. The project was completed in the fall of 2016. Ms. Lyons conducted research, co-conducted fieldwork, co-authored historic context statement, documented potential historic resources on inventory forms using the RuskinARC database, and prepared the final survey report. She presented multiple times at public meetings for the project. In conjunction with the project, a new website was developed. The project was awarded the California Governor's Historic Preservation Award and the California Preservation Foundation Preservation Design Award. (2015–2017)

SurveyLA, Los Angeles Citywide Historic Context Statement (2015-2019). Historic Context Statement, Los Angeles, California. Los Angeles's citywide historic context statement provides the framework for identifying and evaluating the City's historic resources. The document, created as part of SurveyLA, identifies important themes in the City's history and development. In addition to work on the fieldwork surveys, Ms. Lyons conducted research and authored several themes within the context. She was the lead author for two themes addressing architectural styles and all sub-themes: "Period Revival, 1919-1950" and "Late 19th and Early 20th Century Residential Architecture, 1865-1950." She also contributed to themes developed for two ethnic and cultural communities in Los Angeles. For the "African-Americans in Los Angeles" theme she wrote sub-themes on "Health and Medicine" and "Social Clubs." For the theme addressing "Jews in Los Angeles," she wrote sub-themes on "Religion and Spirituality," "Social Clubs," and the "Entertainment Industry." Ms. Lyons also peer-reviewed "American Colonial Revival, 1895-1960." During Group 1 surveys she identified and named a sub-theme "Asian Eclectic, 1920-1980," which was later developed for the "Exotic Revival, 1900-1980" theme. (2015–2019)

SurveyLA: Group 5 Survey, Westchester-Playa Del Rey Community Plan Area Historic Resources Survey (Intensive), Los Angeles, California. As part of SurveyLA, Ms. Lyons conducted research, co-conducted the fieldwork, and

recorded the eligible historic resources using FiGSS, a custom-designed GIS-based database. Following fieldwork, Ms. Lyons wrote the survey report for the Community Plan Area. (2013)

Mills Act Applicant Inspections, Los Angeles, California. While working as a consultant to the City of Los Angeles for preapproval inspections of houses whose owners were applying for Mills Act contracts, Ms. Lyons recognized a need to inform property owners about the requirements of the Mills Act program and professional standards for rehabilitation. Ms. Lyons proposed the City develop an applicants' workshop, which would educate applicants and streamline the inspection process. The Mills Act contract applicants' workshop increased the quality of the proposed work plans and significantly reduced the time consultants needed to inspect each property. The workshop is now an integral part of the Mills Act program in cities across the state of California. (2013–2015)

SurveyLA: Group 4 Survey, South San Fernando Valley Community Plan Areas Historic Resources Survey (Intensive), Los Angeles, California. As part of SurveyLA, Ms. Lyons conducted research, co-conducted the fieldwork, including reconnaissance surveys, and recorded eligible historic resources using FiGSS, a custom-designed GIS-based database. She served as manager for North Hollywood-Valley Village Community Plan Area. Following fieldwork, Ms. Lyons wrote the survey report for the Community Plan Area. (2012–2013)

SurveyLA, Bullet-Point Description Database Feature Historic Resources Survey (Intensive), Los Angeles, California. SurveyLA, the City of Los Angeles' comprehensive historic resources survey, utilized a custom-designed, GIS mobile field survey database called the Field Guide Survey System, or FiGSS. The Citywide context statement was converted into data fields and preloaded into the FiGSS. Ms. Lyons worked with the app developers from the Getty Institute and GIS specialists from the City of Los Angeles to create a supplemental data entry window for FiGSS to generate DPR forms using drop-down menu options to standardize building descriptions and evaluations of significance. (2011–2012)

SurveyLA: Group 2 Survey, South and Southeast Los Angeles Community Plan Areas Historic Resources Survey (Intensive), Los Angeles, California. As part of SurveyLA, Ms. Lyons conducted research, co-conducted the fieldwork, and recorded eligible historic resources using FiGSS, a custom-designed GIS-based database. Following fieldwork, Ms. Lyons wrote the survey report for the Community Plan Area. (2011–2012)

SurveyLA: Group 1 Survey, West Adams- Baldwin Hills - Leimert Park Community Plan Area Historic Resources Survey (Intensive), Los Angeles, California. As part of SurveyLA, Ms. Lyons conducted research, co-conducted the fieldwork, and recorded eligible historic resources using FiGSS, a custom-designed GIS-based database. Following fieldwork, Ms. Lyons wrote the survey report for the Community Plan Area. (2010–2011)

Hollywood Redevelopment Project Area Historic Context Statement and Historic Resources Survey (Intensive), Los Angeles, California. The Community Redevelopment Agency of the City of Los Angeles developed historic context statements and intensive-level assessment surveys for three areas of Los Angeles: Hollywood, Westlake, and Wilshire/Koreatown. Firms worked closely with the City's Office of Historic Resources staff to dovetail survey findings into the SurveyLA project that began two years later. As an intern with Chattel, Inc., Ms. Lyons contributed to the Hollywood Historic Context Statement, writing themes on education, film noir, and radio. She also assisted with fieldwork and documentation of potential historic resources. (2008–2009)

Nicole Frank, MSHP

ARCHITECTURAL HISTORIAN

Nicole Frank (*nih-COHL FRAYNK; she/her*) is an architectural historian with 5 years' experience in the historic preservation field. Ms. Frank's professional experience encompasses a variety of projects for local agencies, private developers, and homeowners in both highly urbanized and rural areas. Projects have included reconnaissance-level surveys, preparation of resource-appropriate and citywide historic contexts, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and local designation criteria. Ms. Frank has experience conducting historic research, writing landmark designations, performing conditions assessments, and working hands-on in building restoration projects throughout the United States. Ms. Frank also has governmental experience with the City of San Francisco's Planning Department and the City of Chicago's Landmark Designations Department. She meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.



Education

The School of the Art Institute of Chicago
MS, Historic Preservation, 2018

The College of Charleston
BA, Historic Preservation and Art History, 2016

Professional Affiliations

Encinitas Preservation Association, President

California Preservation Foundation

Association for Preservation Technology (APT)

Project Experience

Mira Mesa Community Plan Area Historic Context Statement and Focused Reconnaissance Survey, City of San Diego, California. Dudek prepared a historic context statement identifying the historical themes and associated property types important to the development of Mira Mesa, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the Mira Mesa Community Plan Area (CPA). This study was completed as part of the comprehensive update to the Mira Mesa CPA and Programmatic Environmental Impact Report. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between 1969 and 1990. Acting as architectural historian, co-authored and completed the historic context statement, the survey document, and all associated archival research efforts. (2020–Present)

University CPA Historic Context Statement and Focused Reconnaissance Survey, City of San Diego, California. Dudek prepared a historic context statement identifying the historical themes and associated property types important to the development of the University CPA, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the University CPA. This study was completed as part of the comprehensive update to the University CPA and Programmatic Environmental Impact Report. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between the 1960s and 1990s. Acting as architectural historian, co-authored and completed the historic context statement, the survey document, and all associated archival research efforts. (2020–Present)

Coronado Citywide Historic Resources Inventory and Historic Context Statement, City of Coronado, California. Dudek is currently in the process of preparing a historic context statement and historic resources inventory survey

for all properties at least 50 years old within City of Coronado limits. Following current professional methodology standards and procedures developed by the California Office of Historic Preservation and the National Park Service, Dudek will develop a detailed historic context statement for the City that identifies and discusses the important themes, patterns of development, property types, and architectural styles prevalent throughout the City. Dudek will also conduct a reconnaissance-level survey of all properties within City limits that are at least 50 years old to identify individual properties and groupings of properties (i.e., historic districts) with potential for historical significance under City Criterion C (properties that possess distinctive characteristics of an architectural style; are valuable for the study of a type, period, or method of construction; and have not been substantially altered). Acting as architectural historian, authored the historic context statement and conducted reconnaissance-level surveys of properties within City limits. (2019–Present)

As-Needed Historic Research Consulting Services, City of Coronado, California. Dudek provides as-needed historic consulting services for various projects. Each evaluation involves the creation of an occupancy timeline, supplemental research on occupants, building development research (including architects, builders, and property), a pedestrian survey of the project area, creation of a description of the surveyed resource, and completion of a historical significance evaluation report in consideration of designation criteria and integrity requirements. Acting as project manager and architectural historian, authored HRERs for the following properties: 936 J Avenue, 310 2nd Street, 718 B Avenue, 1027-1029 Orange Avenue, 735 Margarita Avenue, 519 Ocean Boulevard, 1901 Monterey Avenue, 269 Palm Avenue, 1113 Adella Avenue, 1519 4th Street, 745 A Avenue, 451–55 Alameda Boulevard, 503 10th Street, 121 G Avenue, 1152 Glorietta Boulevard, 711 Tolita Avenue, 951 G Avenue, 817 A Avenue, 625 B Avenue, 260 D Avenue, 761 I Avenue, 816 1st Street, 820 A Avenue,953-57 G Avenue, 725 Adella Avenue, 754 H Avenue, 168-70 F Avenue, 1011 E Avenue, 404 8th Street, and 1421 6th Street. (2019–Present)

Ocean Beach Pier Improvements, City of San Diego, California. Dudek was retained by the City of San Diego to prepare a HRTR for the Ocean Beach Pier Improvements Project (project). The City requested an evaluation of whether the Ocean Beach Pier (Ocean Beach Municipal, Pier, or Pier Project site) met eligibility criteria for local, state, and/or federal designation. The report was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15064.5, for historical resources and all applicable City of San Diego (City) guidelines and regulations. As a result of the evaluation, the Ocean Beach Pier is recommended eligible under NRHP and CRHR Criteria A/1 and C/3 and San Diego Historical Resources Board Designation Criteria A, C, and D. The Ocean Beach Pier reflects special elements of Ocean Beach's historical and economic development and embodies distinctive characteristics of the concrete fishing pier typology. Responsibilities include fieldwork, archival research, and the associated property significance evaluation. (2022-present)

Pier View Way Bridge and Lifeguard Headquarters Restoration/Replacement Project, Confidential Client, Oceanside, California. Dudek is preparing a CRTR for a project that proposes to restore or replace the concrete portion of the Pier View Way Bridge and the Lifeguard Headquarters in the City of Oceanside. This report includes a pedestrian survey for historic built environment resources, development research, archival research to develop the appropriate historic context, and a historical significance evaluation. The report discusses the proposed project description, regulatory framework, all sources consulted, research and field methodology, setting, and findings. In addition, the report discusses the proposed project's potential to impact historical resources under CEQA and will provide recommendations as appropriate. Acting as architectural historian, conducted pedestrian surveys and co-authored the technical report. (2021–Present)

Gilroy Citywide Historic Resources Inventory, City of Gilroy, California. Dudek is currently bringing to completion a citywide historic context statement and historic resources inventory update of the City of Gilroy's outdated 1986 historic resources inventory. Dudek hosted a public kickoff meeting/outreach session that was well-received by the community, successfully completed a reconnaissance-level survey of more than 3,000 properties on time

and within budget, and completed a draft citywide historic context statement. Dudek is also preparing a Public Guide to Preservation that provides an overview of the City's existing policies, what it means to live in a designated property/a district contributor, answers to commonly asked questions concerning restrictions on alterations, and clarification of common misconceptions about property owner requirements. Acting as surveyor, utilized Dudek's architectural survey application to record the features, alterations, and photographs of historic-era buildings throughout the City. Additionally, assisted in the data management and cleanup of the majority of the DPR Forms produced for each of the surveyed buildings. This process included assigning status codes, editing descriptions, choosing an accurate photograph, and adding proper narrative significance. (2020)

Historic Context Statement for Reservoirs, City of San Diego Public Utilities Department, San Diego, California. Dudek completed a survey and historic context statement for the City's surface water storage system, including 10 dam complexes and the Dulzura Conduit. Dudek also prepared detailed impacts assessments for proposed modification to dams, as required by the Department of Safety of Dams. The project involves evaluation of 10 dam complexes and conduit for historical significance in consideration of NRHP, CRHR, and City designation criteria and integrity requirements. The evaluation required extensive archival research and a pedestrian survey. Acting as architectural historian, evaluated five resources, including the Dulzura Conduit, Upper Otay Dam, Murray Dam, Sutherland Dam, and Miramar Dam. (2020)

740–790 East Green Street Mixed-Use Project, City of Pasadena, California. Dudek completed a Cultural Resources Technical Report (CRTR) for five commercial buildings located in the City of Pasadena (Assessor's Identification Nos. 5734-025-014, 024, 026, 029, 027). The study included a pedestrian survey of the proposed project area, building development and archival research, development of an appropriate historic context for the property, and recordation and evaluation of the property for historical significance and integrity in consideration of NRHP, CRHR, and local eligibility requirements. Acting as architectural historian, updated the Pasadena historic context, conducted archival research, and wrote significance evaluations for the five buildings that are more than 45 years old. (2019)

8850 Sunset Boulevard Project, City of West Hollywood, California. Dudek completed a CRTR for the proposed project, which consisted of the demolition of existing buildings and the construction and operation of a new mixed-use hotel and residential building on a property along the south side of Sunset Boulevard, extending the full city block between Larrabee Street and San Vicente Boulevard. Acting as architectural historian, assisted in the completion of the technical report as the primary writer. (2019)

14545 Lanark Street Project, Clifford Beers Housing Inc., Los Angeles, California. Dudek completed an HRER for a property located at 14545 Lanark Street in the Panorama City neighborhood of Los Angeles (APN 2210-011-900). Acting as architectural historian, authored the HRER for the subject property, a Public Social Services Department building constructed in 1967. (2019)

955 Hancock Avenue, City of West Hollywood, California. Dudek completed a City-compliant Historical Resource Assessment for a single-family residential property located at 955 Hancock Avenue in West Hollywood. The property was built in 1910 and did not appear to have been previously evaluated for historical significance. This study included a pedestrian survey of the property by a qualified architectural historian, building development and archival research, development of an appropriate historic context for the property, and recordation and evaluation of the property for historical significance and integrity in consideration of NRHP, CRHR, and City of West Hollywood Register eligibility requirements. Acting as architectural historian, assisted in the completion of the assessment as the primary writer. (2018)

Katie Ahmanson, MA

ARCHITECTURAL HISTORIAN

Katie Ahmanson (*KAY-tee AH-mun-son; she/her)* is an architectural historian with two 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.



Education

University of Southern California School of Architecture
MA, Heritage Conservation, 2022

Claremont McKenna College
BA, Art History, 2019

Project Experience

820 G Avenue Historical Resource Evaluation Report, Coronado, San Diego County, California. Dudek was retained by the City of Coronado (City) to evaluate the property located at 820 G Avenue (APN: 537-222-26-00) (subject property) for historical significance under City designation criteria and integrity requirements. The evaluation involved researching and developing an occupancy timeline; supplemental research on occupants and building development research; survey of the property; a description of the property; and completion of a historical resource evaluation in consideration of City designation criteria and integrity requirements. As an architectural historian, Ms. Ahmanson 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, 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, Ms. Ahmanson 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, 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, patterns of development, and describes 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, Ms. Ahmanson completed field work and contributed to a Historic Resources Survey report. (2022)

Oak Knoll Road, Poway, San Diego County, California. Dudek was retained to complete a historical resources evaluation 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, Ms. Ahmanson

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 St. 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)

Christopher Starbird

GIS ANALYST

Christopher Starbird (*KRIS-tuh-fer STAR-bird; he/him*) is a geographic information systems (GIS) analyst with 17 years' experience in environmental projects for municipal, regional, and federal public agencies and non-profit organizations. Mr. Starbird uses the latest in mapping software from the Environmental Systems Research Institute (ESRI). His skills include database design, spatial analyses, three-dimensional (3D) modeling with shade and shadow analysis, glint and glare analysis, interactive web development and design, web-based mapping, and high-quality cartographic design. Mr. Starbird has completed course work in the areas of computer programming, GIS, cartography, and field techniques in geographic research, web-based interactive map presentation, and digital graphics design.



Education

University of California, Santa Barbara
BA, Geography

Project Experience

Beverly Hills Creative Office Project Environmental Impact Report, City of Beverly Hills, California. Serving as lead GIS analyst in the preparation of the project's Environmental Impact Report (EIR) aesthetics assessment for the development of up to 11 new office buildings on a vacant, linear site in the City of Beverly Hills. The proposed four- to five-story office buildings would be designed in a range of architectural styles. Buildings at each end of the site would have traditional facades with columns and cornices, and buildings toward the center of the site would have more modern architectural treatments, such as glass screen walls and steel frames. Key issues include obstruction of views to the iconic City Hall tower and compatibility of bulk and scale with the surrounding development.

Pacific Coast Commons Specific Plan EIR, El Segundo, California. Serving as lead GIS analyst for preparation of an EIR for the Specific Plan. The project would involve redevelopment of the existing surface parking lots of the Fairfield Inn & Suites and Aloft Hotel properties, as well as the commercial properties, through the adoption of a Specific Plan that allows for the development of 263 new housing units and 11,252 square feet of commercial/retail uses on approximately 6.33 acres of land located in the City of El Segundo adjacent to Pacific Coast Highway. The Pacific Coast Commons-South portion proposes a six-story residential building with commercial/retail on the ground floor and an eight-level parking garage. The Pacific Coast Commons-Fairfield Parking portion of the project proposes a four-story parking garage with commercial/retail on the ground floor. The Pacific Coast Commons-North portion proposes a six-story residential building with commercial on the ground floor that faces Pacific Coast Highway, a six-story parking garage in the central portion of property, a new fire/access road, and apartment/townhome units. The project requires a General Plan amendment, zone change, site plan review, vesting tentative tract map, and a development agreement.

Buena Vista Project EIR, Los Angeles, California. Serving as lead GIS analyst for the EIR for a 2- to 26-story mixed-use project on an 8-acre parcel, which includes residential and commercial uses consisting of approximately 1,079,073 square feet of residential floor area (920 dwelling units); 15,000 square feet of neighborhood-serving retail uses; 23,800 square feet of indoor and outdoor restaurant; and 116,263 square feet of outdoor public trellis/balcony space. The project site is located in the Central City North Community Plan Area near the Metro Gold Line and the Los Angeles State Historic Park. The transit-priority project is proximate to a network of regional

transportation facilities, including the Chinatown Metro Station. The site is located in a Methane Zone and contains remnants of previous land uses, including former oil wells and a gas station. Additionally, the site is within the boundaries of the Historic Cultural Monument No. 82, River Station Area/Southern Pacific Railroad. The project requires a General Plan amendment, zone change, site plan review, height district change, zoning administrator adjustment to reduce setback, tentative tract map, and development agreement.

Clara Oaks Specific Plan Project EIR, Claremont, California. Serving as lead GIS Analyst for the EIR for the development of 40 semi-custom home residences within an undeveloped portion of the City of Claremont's hillside area and adjacent to the Webb Schools and Claremont Hillside Wilderness Park. A county-designated Significant Ecological Area is adjacent to the project site, which is also bisected by a flood control easement. The project includes parking for access to a new trail system within the portion of the site to remain open space. The project requires new utility infrastructure, off-site improvements to Webb Canyon Road, and wet/dry utility connections. The project requires a General Plan amendment, zone change, and tentative tract map.

Centennial Specific Plan EIR and Biological Resources Technical Report GIS Services, Los Angeles County. While at another firm, served as the primary GIS specialist for the Centennial Specific Plan and Phase One Implementation Project, which involved the development of approximately 12,000 acres with approximately 23,000 residential units and up to 14 million square feet of mixed urban service and employment-generating uses in addition to a variety of commercial, industrial, natural open space, and recreational land uses. Performed GIS analysis and produced exhibits for the Program EIR and supporting Biological Technical Report. Developed and consolidated GIS, AutoCAD, and other data from numerous public and private agencies for use in analysis and cartographic products.

Tesoro del Valle Supplemental EIR, GIS Services, Los Angeles County. While at another firm, served as GIS specialist for this EIR for the proposed construction of 710 single-family residential dwelling units, a fire station site, parks and recreational amenities (i.e., clubhouse, pool, trails), and supporting roadway and utility infrastructure within Phases B and C of the Tesoro del Valle project in Los Angeles County. Coordinated and performed the GIS mapping and analysis of the project site, and developed and consolidated GIS, AutoCAD, and other data from numerous public and private agencies for use in analysis and cartographic products.

Centennial Corridor Project Draft EIR/Environmental Impact Statement and Section 4(f) Evaluation, Kern County. While at another firm, served as the lead GIS specialist on the Centennial Corridor Project Draft EIR/Environmental Impact Statement (EIS), the purpose of which is to provide continuity for traffic using State Route 58 in Kern County. The large-scale project required the mapping and analysis of biological resources, the displacement of residences, potential archaeological resources, historic resources, parkland resources, aesthetics, community disruption, and noise. Responsibilities included coordinating data collection, data management, and spatial analysis of these various resources and project components, as well as the production of more than 100 maps and graphics.

8850 Sunset Boulevard Project EIR, City of West Hollywood, California. Serving as GIS analyst in the preparation of the project EIR aesthetics analysis for a new 15-story building that would include 115 hotel guestrooms, a new nightclub space (replacing the existing Viper Room building), 31 market-rate condominiums, 10 income-restricted units, and static and digital signage. Developed a state-of-the-art shade/shadow analysis technique that used existing LiDAR (light detection and ranging) to compare the proposed structure's shadows with the shadows of existing structures and vegetation.

Newport Banning Ranch EIR, Newport Beach. While at another firm, served as primary GIS specialist for this EIR. The Newport Banning Ranch project would allow for the development of 1,375 residential dwelling units; 75,000 square feet of commercial uses; a 75-room resort inn; and approximately 51 acres of public parks on a 401-acre oilfield site. Coordinated and performed the GIS mapping and analysis of the project site, and developed and consolidated GIS, AutoCAD, and other data from numerous public and private agencies for use in the analysis and cartographic products.

University of California, Los Angeles Capital Programs On-Call Contracts. While at another firm, served as the GIS manager for an on-call contract with the University of California, Los Angeles. Completed shade and shadow analyses, and coordinated and oversaw the production of maps and graphics to support the following on- and off-campus projects:

- 2008 Northwest Housing Infill Project and Long Range Development Plan Amendment EIR
- Weyburn Terrace Graduate Student Housing Initial Study/Mitigated Negative Declaration (IS/MND)
- Wasserman Building Project (medical office) IS/MND
- Meyer and Renee Luskin Conference and Guest Center Project EIR
- Glenrock and Landfair Apartments Project IS/MND
- Tesoro del Valle Supplemental EIR, GIS Services

Tehachapi Renewable Transmission Project Segments 4–11, Los Angeles County. While at another firm, served as the GIS analyst for Segments 4 through 11 of Southern California Edison's Tehachapi Renewable Transmission Project, which assisted in meeting California's Renewable Portfolio Standards requirements by providing transmission infrastructure for the distribution of generated electricity from new and upgraded wind and solar energy facilities and other forms of renewable and nonrenewable energy. The project consisted of the construction of several substations and 175 miles of transmission lines spanning the cities of Lancaster and Palmdale, the Antelope Valley in the western Mojave Desert, the Sierra Pelona and San Gabriel Mountains within the Angeles National Forest, and extending through the San Gabriel Valley to the City of Ontario. The objective of the project is to bring wind- and solar-sourced energy from the Tehachapi Mountains and western Antelope Valley to the Los Angeles basin. Coordinated the data collection and mapping of various field surveys, and managed production of many report graphics and exhibits. Also pioneered the use of tablet computing technology to reduce the use of paper field maps used during surveys, which also significantly increased the field personnel's ability to navigate the project site and collect data.

Aviation Station Transit-Oriented Development EIR, Los Angeles County. While at another firm, served as GIS specialist for this mixed-use, transit-oriented project on a 5.9-acre site located near the Interstate 105/Interstate 405 intersection within unincorporated Los Angeles County and the City of Los Angeles. Coordinated the production of maps and graphics for the project's EIR, and conducted the 3D analysis of future shade and shadow conditions on the project site and in surrounding residential areas.

California Aqueduct San Joaquin Field District Habitat Conservation Plan, California. Serving as the lead GIS analyst for the Habitat Conservation Plan project area that covers 11,816 acres (121 linear miles) in central and Southern California. During the 30-year term of the permits, California Department of Water Resources operations and maintenance activities, new construction, and emergency response could result in an estimated 895 acres of impacts (290 acres of permanent impact and 605 acres of temporary disturbance). This is approximately 10.8% of the 8,263 acres within the Habitat Conservation Plan area containing natural vegetation. The California Department of Water Resources will also mow approximately 915 acres. Third parties collectively may impact up to 400 acres (70 acres of permanent impact and 330 acres of temporary disturbance), approximately 4.8% of the naturally vegetated area.

Arroyo Seco Canyon Project Areas 2 and 3 EIR, Pasadena, California. Currently serving as GIS analyst for preparation of an EIR for water infrastructure improvements within Arroyo Seco, upstream of Devil's Gate Dam and within the Hahamongna Watershed Park Master Plan boundaries. The project would divert up to 25 cubic feet per second of Arroyo Seco flows into Pasadena Water and Power's spreading basins to augment drinking water supplies via groundwater infiltration into the Raymond Basin. The project includes demolition, reconfiguration, and expansion of the existing spreading basins, and the demolition and reconstruction of a new diversion and intake structure that would convey flows into the spreading basins. Dudek's technical staff are preparing the biological resources technical report, historic resources technical report, and air quality/greenhouse gas and noise/vibration analyses to support the EIR. Dudek is facilitating the application and coordination with resource agencies for regulatory permits.

Olympic Well Field Restoration and Arcadia Water Treatment Plant Expansion IS/MND and National Environmental Policy Act Compliance, Santa Monica, California. Currently serving as GIS analyst for a water infrastructure improvements project that would enhance sustainability of the City of Santa Monica's water supply through developing alternative water supplies and expanding local groundwater supplies to eliminate reliance on purchase of imported water. When completed, the project would provide up to 4,400 acre-feet per year of drinking water due to production efficiency enhancements and treatment facility expansions at the Arcadia Water Treatment Plant, the restoration of the Olympic Well Field to full capacity through new production and injection groundwater well development, and a new pipeline connection between the two facilities. An advanced water treatment facility would be constructed to treat contaminated groundwater extracted from the Olympic Well Field via an innovative reverse osmosis process. The project is within the jurisdiction of the City of Los Angeles and the City of Santa Monica. Also assisting with the National Environmental Policy Act documentation to satisfy State Revolving Fund and Water Infrastructure Finance and Innovation Act applications.

San Jose Community Forest Management Plan, Stakeholder Outreach Website, City of San Jose, California. Served as the lead web developer/designer for the City of San Jose's Community Forest Management Plan. The website's intended purpose was to inform and motivate the community to get involved in the planning process. In addition to developing the look and feel of the site, worked closely with Dudek's Urban Forestry Team to create engaging interactive elements to the site, including a game where visitors can plant trees around a virtual property to see the positive impact an urban forest has on the environment (https://sanjosecfmp.com/).

California Wildlife Damage Management EIR/EIS, Project Website, California Department of Food and Agriculture. Served as the lead web developer/designer for the project website, which was designed to provide detailed information about the project's goals and to engage stakeholders. The website was built from the ground up to meet the state's strict requirements for accessibility and readability (WCAG 2.0). Users of the site can choose between four different languages via a customized machine translation plugin. Worked with the project team to create a web presence on the WordPress platform that could be easily edited by non-technical staff and increase the ease of transfer of ownership of the site upon project completion (https://californiawdm.org/).

Indio Transformative Climate Communities Plan Public Outreach Website, City of Indio, California. Worked with the graphic design team to design and developed a mobile-friendly website to guide the general public through the many goals of this climate plan. The site includes an interactive map of the plan boundary, webinar registration information, Spanish translation, and mailing list registration forms. The site theme was custom-designed for the client on the WordPress platform to allow for easy transfer of ownership upon project completion (https://indiotccplan.com).

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EDUCATION

M.A., Anthropology, California State University, Los Angeles, 2013

B.A., Anthropology, California State University, Northridge, 2003

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Society of Architectural Historians

National Trust for Historic Preservation

PROFESSIONAL CERTIFICATIONS

Registered Professional Archaeologist (2013)

Samantha Murray, MA

PRINCIPAL ARCHITECTURAL HISTORIAN

Samantha Murray is the cultural resources director at South Environmental and the principal architectural historian and archaeologist with over 16 years' experience in all elements of cultural resources management, including project management, architectural history studies, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level designation criteria. Ms. Murray has conducted thousands of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles. She has also provided expertise on numerous projects requiring conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Archaeology. She is experienced managing multidisciplinary projects in the lines of private development, transportation, transmission and generation, federal land management, land development, and state and local government. She is an expert in preparation of cultural resources compliance documentation for 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 (NHPA). Ms. Murray has also served as an expert witness in legal proceedings concerning historical resources under CEQA and local ordinance protection.

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical, archaeological, and tribal cultural resources, and historic properties.
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.
- Assistance with complex mitigation including HABS/HAER/HALS, salvage, and interpretive displays.
- Peer review.

RECENT PROJECT EXPERIENCE

Southern California Edison (SCE) Sub Consultant Agreement for Environmental Clearance Projects (2021-ongoing). South Environmental is a subconsultant to Rincon Consultants, Inc. on SCE's Environmental Clearance contract and provides cultural resources services throughout SCE's service territory in Southern California. Ms. Murray functions as an Archaeological Principal Investigator and oversees both archaeological and historic built environment components of large utility projects subcontracted to South Environmental, including NRHP/CRHR significance evaluations for a variety of electrical substations and transmission lines. Projects currently in progress include the Del Valle Substation Project in Los Angeles and Ventura Counties and the Cal City 115 kv Upgrade Project in Los Angeles and Kern Counties.

Santa Clarita TTM 68203 Project, City of Santa Clarita, Los Angeles County, California (2021). South Environmental was retained to complete a cultural resources technical report for the Tentative Tract Map (TTM) 68203 Project (proposed project) located in the City of Santa Clarita, Los Angeles County, California. Ms. Murray served as principal archaeologist and architectural historian and prepared the report which included the results of a California Historical Resources Information Center (CHRIS) records search of the project site and a one-mile radius; a California Native American Heritage Commission (NAHC) Sacred Lands File search and informational letters to local tribes; an intensive pedestrian survey of the project site; building development and archival research; and recordation and evaluation of the existing single-family residence (built 1966) for historical significance and integrity in consideration of CRHR and City of Santa Clarita designation criteria. No archaeological or historical resources were identified within the project site.

Phase I and II Historical Resource Assessment Report for 4607 W. Melbourne Avenue, City of Los Angeles, California (2021). South Environmental was retained to complete a Historical Resource Assessment (HRA) for a property located at 4607 W. Melbourne Avenue in the City of Los Angeles, California. The HRA included the results of a pedestrian survey of the project site by a qualified architectural historian; building development and archival research; recordation and evaluation of one single-family residence for historical significance and integrity; meeting with Office of Historic Resources staff to discuss findings and recommendations; and review of proposed design plans for conformance with the Secretary of the Interior's Standards for Rehabilitation. The property was found eligible for designation in the NRHP, CRHR, and as a City HCM under Criteria C/3/3 as an individual property for its embodiment of the Craftsman-style of architecture and serving as an example of the airplane bungalow sub-type. The proposed project was found to be in conformance with the Standards for Rehabilitation such that the residence would continue to retain all its major character-defining features and would remain unchanged when viewed from the public right-of-way.

Hope Gardens Sequoia Building Project, Los Angeles County, California (2021). South Environmental was retained by Union Rescue Mission to complete a cultural resources technical report for the Hope Gardens Sequoia Building Project located at 12249 Lopez Canyon Drive in unincorporated Los Angeles County, California, which proposes demolition of the existing building on the site and construction of a new facility. Ms. Murray authored the cultural resources technical report, serving as principal archaeologist and architectural historian. This study included a CHRIS records search; Native American coordination; an intensive pedestrian survey of the project site; building development and archival research; and recordation and evaluation of the Hope Gardens property for historical significance and integrity in consideration of CRHR and Los Angeles County designation criteria. As a result of the property significance evaluation, eight buildings on the property were found eligible as contributing resources to the newly identified Forester Haven Historic District under CRHR and County

Criterion 3. South Environmental is currently assisting Union Rescue Mission with implementation of project-specific mitigation.

City of La Canada I-210 Soundwalls, Phase III Project, Los Angeles County, California (2021). While working for her previous firm, Ms. Murray served as principal architectural historian and oversaw all final deliverables. Dudek was retained by Ardurra and the City of La Canada for Phase III of a multi-phase traffic noise abatement project in the city along the I-210 during which three soundwall segments, S311, S335, and S336, will be constructed. Ms. Murray oversaw preparation of the HPSR which included multiple property exemptions under Attachment 4 of the Caltrans PA. The overarching finding for the HPSR was No Historic Properties Affected. The HPSR was approved by Caltrans PQS with no comments .

Wilmington Avenue Bridge Over Compton Creek Project, Los Angeles County, California (2020). While working for her previous firm, Ms. Murray served as principal architectural historian and oversaw all final deliverables and direct communication with the County of Los Angeles (CEQA lead agency) Caltrans District 7. The Los Angeles County Department of Public Works proposed to replace the Wilmington Avenue Bridge over Compton Creek. The proposed project has the potential to effect three historic properties: the Los Angeles County Flood Control District (LACFD) and two of its contributing resources (the Compton Creek Channel and the Wilmington Avenue Bridge), all of which were assumed eligible for the NRHP under Criterion A for the purposes of the project with CSO approval. As part of the required cultural resources documentation, Ms. Murray oversaw preparation of a Finding of No Adverse Effect document and a Secretary of the Interior's Standards Action Plan. The overarching finding for the proposed project was No Adverse Effect to Historic Properties with respect to the LAFCD. This overall finding incorporated a FNAE-SC SOIS AP for the Compton Creek Channel and a FNAE without Standard Conditions for the Wilmington Avenue Bridge. All documents have received SHPO concurrence.

Enlightenment Plaza/Juanita Avenue Project, City of Los Angeles, Los Angeles County, California (2020). While working for her previous firm, Ms. Murray served as principal architectural historian, co-author of report, and QA/QC of final work products. The applicant completed an historical resources evaluation report for a project that proposed to demolish buildings on four parcels to develop 400-500 units of housing dedicated to Permanent Supportive Housing for formerly homeless individuals. Buildings that will be directly impacted by this Project include 316 N. Juanita Avenue, 340 N. Juanita Avenue, 3812 Oakwood Avenue, and 3820 Oakwood Avenue. Indirect impacts were anticipated for adjacent properties, which include 3701 Beverly Boulevard, 3725 Beverly Boulevard, and 307 N. Madison Avenue. As a result of extensive archival research, field surveying, and property significance evaluations, six of the built environment resources located in the project site were found not eligible; however, the building located 307 N. Madison Avenue (APN 5501-001-027) was found eligible as a Los Angeles Historic Cultural Monument under Criterion 3, for being an excellent example of a Quonset hut building type.

14545 Lanark Street Project, Panorama City, City of Los Angeles, California (2019). While working for her previous firm, Ms. Murray served as principal architectural historian, co-author, and QA/QC of final work products. The County of Los Angeles retained Clifford Beers Housing Inc. (CBH) to develop a mixed-use affordable housing project in the City of Los Angeles on land owned by the County. The proposed Project involves the development of 120 studios, one-, two-, and three-bedroom apartments serving low-income individuals and families. The cultural resources technical report included conducting a CHRIS record search, reviewing permits held by the City of Angeles, archival research, historical context development, developing building and structure descriptions, and historical significance evaluations for the former Los Angeles County Social Services office in Panorama City. The building located at 14545 Lanark Street was found not eligible for the NRHP, CRHR, or as a City of Los Angeles HCM due to a lack of significant historical associations and architectural merit. (2019)



The Santa Fe Springs Transitional Living Center, City of Santa Fe Springs, Los Angeles County, California (2019). While working for her previous firm, Ms. Murray served as principal architectural historian, co-author, and QA/QC of final work products. The applicant required an historical significance evaluation report for a property located at 12000 Washington Boulevard in the City of Santa Fe Springs, California. The subject property was previously evaluated for historical significance 2010. The evaluation report study included a pedestrian survey of the property by a qualified architectural historian, a records search, building development and archival research, development of an appropriate historic context for the property, and updated recordation and evaluation of the property (19-191100) for historical significance and integrity. As a result of extensive archival research, field survey, and updated property significance evaluation, the property located at 12000 Washington Boulevard was found not eligible for the NRHP, CRHR, or as a locally significant resource, due to a lack of significant historical associations, architectural merit, and compromised integrity.

Los Angeles Department of Water and Power (LADWP) As-Needed Environmental Compliance Services, City of Los Angeles, California (2016-2020). While working for her previous firm, Ms. Murray prepared both CEQA and CEQA+ cultural resources documentation for a wide range of infrastructure projects throughout LADWP's service territory. When LADWP project funding sources include the State Water Resources Control Board's (SWRCB) Drinking Water State Revolving Fund (DWSRF), applications for funding must include proof of CEQA compliance and of compliance with federal requirements. CEQA+ documentation (addressing both CEQA and Section 106 of the NHPA regulatory requirements) typically includes development of an area of potential effects, completion of a CHRIS records search, Native American coordination, intensive pedestrian survey, identification of historical resources/historic properties, and an assessment of project-related impacts/effects to both archaeological and historic built environment resources. Role: while working for her previous firm, Ms. Murray served as the cultural resources principal investigator for both architectural history and archaeology, co-authored nearly all technical reports, and provided quality assurance/quality control (QA/QC) of numerous technical documents for a variety of projects.

Kaiser Permanente Los Angeles Specialty Medical Center Project, Los Angeles, Los Angeles County, California (2019). While working for her previous firm, Ms. Murray served as principal architectural historian; co-author, and QA/QC of all work products. The cultural resources technical report involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations for buildings greater than 45 years in age, and DPR forms for the medical center buildings and structures that were proposed for demolition as part of the multiphase project. As a result of the evaluations, all buildings were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements.

Kaiser Permanente Los Angeles Medical Center Project, Los Angeles, Los Angeles County, California (2019). While working for her previous firm, Ms. Murray served as principal architectural historian; co-author, and QA/QC of all work products. The cultural resources technical report included extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations, and DPR forms for six buildings over 45 years old that are proposed for demolition as part of the multiphase project. As a result of the evaluations, all buildings proposed for demolition were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements. DEIR chapter also analyzed potential indirect impacts on two other NRHP-listed or eligible sites: the Aline Barnsdall Complex and the Hollywood Presbyterian Medical Center.



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EDUCATION

M.A., Public History, California State University, Sacramento, 2006

B.A., History and Chicano Studies, California State University, Dominguez Hills, 2003

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Society of Architectural Historians

National Trust for Historic Preservation

Laura G. Carias, MA

SENIOR ARCHITECTURAL HISTORIAN

Laura Carias has over 17 years of experience in the field of historic and cultural resources evaluation, identification, documentation, and preservation Ms. Carias specialized in historic resources assessments including historic significance evaluation in consideration of the California Register of Historical Resources (CRHR), and the National Register of Historic Places (NRHP), and local-level evaluation criteria. She also has experience in intensive-level field surveys, historic structure reports, design consultation, conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, Historic American Buildings Survey and Historic American Engineering Record documentation, local Mills Act contracts, and local, state, and nation landmark designations.

Ms. Carias meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA/National Environmental Quality Act (NEPA), and Section 106 of the National Historic Preservation Act (NHPA).

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties
- Historic resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria
- Project design review for conformance with the Secretary of the Interior's Standards
- Preparation of archival documentation for HABS/HAER/HALS
- Historic Structure Reports
- Historic Preservation Certification Part 1 and 2 Tax Credit Applications

RECENT PROJECT EXPERIENCE

Historic Cultural Landmark Designation, Desmond's Department Store, Los Angeles, California (2019) While working for her previous firm, Ms. Carias served as architectural historian and principal author of the Historic Cultural Landmark Designation of the Desmond's Department Store on Broadway in downtown Los Angeles. The property is a contributor to the Broadway Theater and Commercial District and was nominated for its unique for the important contribution it made to the development of Broadway as the City's prime commercial corridor in the first half of the 20th century; as the much celebrated eighth home of Desmond's department store thus signifying the store's expansion; for its association with master architect Albert C. Martin, Sr, and architect Frank L. Stiff; and as an early 20th century Spanish Baroque commercial architecture, with uncharacteristic 1930s Streamline Moderne alterations.

Mills Act Historic Property Contract, Desmond's Department Store, Los Angeles, California (2019) While working for her previous firm, Ms. Carias served as architectural historian and principal author of the Mills Act Historic Property Contract for Desmond's Department Store.

Federal Investment Tax Credit, Hamburger's Department Store, Los Angeles, California (2017) While working for her previous firm, Ms. Carias served as architectural historian and principal author for the Investment Tax Credit application and design collaboration on rehabilitation of former Hamburger's Department Store for rehabilitation as a mixed-use property. Project involves review of construction plans for conformance with the Secretary of the Interior's Standards (Secretary's Standards).

Sears Boyle Heights, Los Angeles, Federal Investment Tax Credit, Los Angeles, California. While working for her previous firm, Ms. Carias served as architectural historian and principal author and submitted and received conditional approvals on Part II Federal Investment Tax Credit application for former Sears, Roebuck and Company retail store and warehouse in Boyle Heights. Participated in design collaboration on rehabilitation of subject property as a mixed-use property with retail, creative office, and residential space. Prior to South Environmental, Chattel, Inc.

Lincoln High School Small Learning Community Improvements, Los Angeles Unified School District, Los Angeles, California (2012) While working for her previous firm, Ms. Carias served as architectural historian and principal author of a historic resources assessment for Lincoln High School as part of the environmental compliance work performed for proposed landscaping and American Disabilities Act (ADA) compliance. Work was completed to confirm historic significance of school and character-defining features and document project conformance with the Secretary's Standards for Rehabilitation in support of Work compliance with California Environmental Quality Act (CEQA)

Central City North Community Plan Area, SurveyLA, Los Angeles, California (2012) While working for her previous firm, Ms. Carias served as architectural historian and managed the historic resources survey for the Central City North Community Plan Area. Work included the field survey and report with survey findings.

Historic Built Environment Evaluation Report for the 1200-1340 Old Bayshore Highway Project, Burlingame, San Mateo County, California (2022). South Environmental was retained by FirstCarbon Solutions to prepare a historic built environment assessment report for the City of Burlingame in support of the 1200-1340 Old Bayshore Highway Project. Three resources were identified within the proposed project area; a hotel, restaurant, and commercial building. The entire property was recorded and evaluated for historical significance in consideration of CRHR and City of Burlingame Zoning Code and integrity requirements. The property was found not eligible under all designation criteria due to a

lack of significant historical associations and integrity. The proposed project was found to have a less than significant impact on historical resources under CEQA.

Historic Built Environment Evaluation Report for the 215 Skelly Project, Hercules, Contra Costa County, California (2022) South Environmental was retained by FirstCarbon Solutions to prepare a historic built environment assessment report for the City of Hercules in support of the 215 Skelly Project. One historic built environment resource over 45 years old was identified within the project site: the previously identified Ellerhorst Home which consists of the main residence built circa 1873 along with several other outbuildings and structures. The entire property was recorded and evaluated for historical significance in consideration of CRHR criteria and integrity requirements. Although the property has important historical associations with early settlement patterns and significant individuals in Hercules, a recent fire destroyed much of the main residence such that the property can no longer convey these important associations. The proposed project was found to have a less than significant impact on historical resources under CEQA.

Historic Built Environment Evaluation Report for 1442 North Dale Avenue Project, Anaheim, Orange County, California (2022). South Environmental was retained by EcoTierra Consulting to prepare a historic built environment assessment report for the City of Burlingame in support of the 1442 North Dale Avenue Project. One resource, a single-family resource and associated ancillary buildings, were identified within the proposed project area. The entire property was recorded and evaluated for historical significance in consideration of CRHR and the City of Anaheim's Mills Act Program Guidelines. The property was found not eligible under all designation criteria due to a lack of significant historical associations and integrity. The proposed project was found to have a less than significant impact on historical resources under CEQA.

G-P Site Restoration Project, Long Beach, California. November 2021 – ongoing. While working for her previous firm, Ms. Carias served as architectural historian and principal author of the Historic Resources Cultural Report (report). The Port of Long Beach retained LSA Associates to prepare a cultural resources study in support of the Georgia-Pacific Gypsum Board Plant located at the port in Long Beach, California. The study included a pedestrian survey of the subject property for building and structures over 45 years of age; building development and archival research for the identified buildings located within the project site; recordation and evaluation of cultural resources identified within the study area for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local eligibility criteria and integrity requirements; and an assessment of potential impacts to historical resources in conformance with CEQA and all applicable local municipal code and planning documents. Responsibilities included site specific background research, authoring the cultural technical report. Prior to South Environmental, LSA Associates.

Historic Built Environment Evaluation Report for the Sycuan Fee to Trust Project, Sycuan Band of the Kumeyaay Nation Reservation, San Diego County, California (2020). While working for her previous firm, Ms. Carias co-authored a Historic Properties Inventory and Evaluation Report for the Sycuan Band of the Kumeyaay Nation Reservation (Sycuan) for the proposed Sycuan Fee to Trust Project (Project), located on the within the vicinity of El Cajon, California in unincorporated San Diego County. The Project proposes a fee-to-trust transfer of five (5) parcels that cumulatively total approximately 40 acres. The transfer of land from Sycuan to the Bureau of Indian Affairs (BIA), the federal lead agency. Responsibilities for the project included: background research and authoring the cultural resources report. Prior to South Environmental, DUDEK

Department of Veterans Affairs, Sepulveda Ambulatory Care Center, Van Nuys, California. Authored Finding of Effects report to satisfy Section 106. Project includes the demolition of 12 buildings located on a campus that has been determined ineligible as a historic district by the California Office of Historic Preservation. Prior to South Environmental, Chattel, Inc.

Second Church of Christ, Scientist, Historic Structure Report, Long Beach, California. Complied a Historic Structure Report to assist current owner in obtaining much needed funds for rehabilitation of 1914 church with extensive water damage. Prior to South Environmental, Chattel, Inc.

San Juan Capistrano Substation, Historic American Engineering Record (HAER), San Juan Capistrano, California. Prepared and submitted HAER documentation to the Library of Congress for the Southern California Edison Company Capistrano Substation as mitigation compliance as part of system upgrades. Providing construction monitoring of the rehabilitation of former utility structure located on San Diego Gas & Electric Company substation as part of a mitigation measure. Conducts bi-monthly site visits, provides design consultation, and monthly observation reports. Prior to South Environmental, Chattel, Inc.