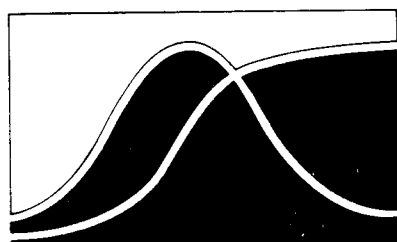


ARROYO SECO REGIONAL BRANCH LIBRARY
6145 HERRING BOULEVARD STREET
LOS ANGELES, CALIFORNIA 90042

The Highland Park and Mount Washington Historic Resources Survey

VOLUME I
Final Report

REFERENCE



**COMMUNITY
RESEARCH
GROUP**

5327 VALLEY BOULEVARD
LOS ANGELES, CA. 90032

The Highland Park and Mount Washington Historic Resources Survey

VOLUME I
FINAL REPORT

Prepared by
COMMUNITY RESEARCH GROUP (CRG)
a wholly owned subsidiary of
THE EAST LOS ANGELES COMMUNITY UNION (TELACU)
5327 Valley Boulevard
Los Angeles, California 90032
(213) 225-0085

This publication was funded by the National Historic Preservation Act of 1966 through the California Office of Historic Preservation and the City of Los Angeles Community Development Department.

April, 1981

CREDITS

The East Los Angeles

Community Union, President.....David Lizarraga
Community Research Group, President.....Luis Lopez
Community Research Group, Vice-President.....Saad Hafiz

Project Staff

Project Director.....Martin Olvera
Consultant.....Roger Hatheway
Consultant.....John Chase
Researcher.....Caroline Deuerling
Researcher.....Mary G. Jones
Researcher.....Renee Kesler
Researcher.....Pat Samson
Researcher.....Pat Swanson
Researcher.....Virginia Neely
Researcher.....Nicholas Warner
Typist.....Lily Bernal
Typist.....Carmen Martinez
Typist.....Roxanne Martinez
Art Work and Design, CRG Design Studio.....Jesse Torres

CRG would especially like to thank Mr. Phillip Ellison for generously contributing the entire "Developmental History of Highland Park and Mount Washington" component of the SECTION I OVERVIEW portion of this Final Report.

The project staff would like to express gratitude for contributions to the survey effort from the following individuals:

- Diana Barnwell, Program Director - Highland Park Improvement Administration
- Richard Byard, Chairman - Historic/Cultural Preservation Cultural Task Force Committee of the Highland Park Improvement Association
- Bill Mason, Los Angeles County Museum of Natural History
- Tom Owens, California History, Main Branch, Los Angeles City Library
- Maria Santillanes, Administrative Assistant, CRG

A special acknowledgement is made to the residents of the Highland Park and Mount Washington Community, without whose support and participation this project would not have been possible.

TABLE OF CONTENTS

SECTION I. OVERVIEW..... 1
 Cultural and Architectural Composition..... 4
 Developmental History of Highland Park
 and Mount Washington..... 6

SECTION II. STATEMENT OF PURPOSE.....15

SECTION III. METHODS USED.....16
 Personnel.....16
 Methodology for Surveying the City.....19

SECTION IV. FINAL RESULTS.....24
 Highland Park and Mount Washington Historic
 Resources Survey Master List.....25
 Highland Park and Mount Washington Historic
 Resources Survey List of Architects.....31

SECTION V. RECOMMENDATIONS.....35

SECTION VI. CONCLUSIONS.....37

BIBLIOGRAPHY.....42

APPENDIX I. Research Guide for the Highland Park
 and Mount Washington Historic Resources Survey.....43

SECTION I. OVERVIEW

The Highland Park Improvement Association, Inc., is a nonprofit community organization that was founded in January, 1979. The Improvement Association provided a focal point for inter'acing community and public agencies that work in Highland Park. The Improvement Association is actively planning and implementing such projects as a three block commercial revitalization demonstration project, an historical and cultural preservation survey, a local economic development corporation, and many other projects. The Improvement Association emphasizes a strong grass roots participation from the community that utilizes a corps of volunteers, citizen task force groups and the merchant sector.

The Highland Park Improvement Association Inc. Historical/Cultural Preservation Task Force Group was initiated on December 10, 1979. Its membership includes local citizens with interest and expertise in history, real estate, museum curatorship, house rehabilitation and architecture. The Historical/Cultural Preservation Task Force Group was created out of a need to ensure comprehensive and sensitive planning for the Highland Park Improvement Association's economic revitalization efforts. In this manner economic revitalization efforts could be coordinated with preservation of the community's historical resources.

In April of 1980 the Historical/Cultural Preservation Task Force, chaired by Richard Byard, a museum curator and historical consultant, conducted a windshield survey of the communities of Highland Park

and Mount Washington. The volunteers of the Task Force Group were instructed to canvass specifically assigned areas of the two communities. Volunteers then turned in lists of significant sites and related features (street furniture, parkways, etc.), with accompanying brief descriptions and some photos. This initial windshield survey was intended as a vehicle for generating interest and awareness of the historical resources in Highland Park. For this reason minimal attention was focused on producing a complete and final product. Therefore the product generated from the windshield survey ranged from address lists to comprehensive portfolios with carefully mounted photographs.

All meetings of the Task Force Group were sponsored directly by the Highland Park Improvement Association. The Improvement Association also provided the services of a recording secretary, Karen Erickson, who was an important factor for maintaining continuity and a steady progress for the Task Force Group. However, in the summer of 1980, funding for Karen Erickson's position ended and consequently some momentum was lost.

However, in between the initial windshield survey and the current historical resources survey which has just been completed, three main tasks were completed. First, the Task Force was able to meet with Mr. Don Napoli of the California State Office of Historic Preservation in order to clarify the need and merit of a California Resources Survey. Mr. Napoli was given a windshield tour of Highland Park's many significant sites. The outcome of this presentation was

to clarify the State Office of Historic Preservation's role in local surveys in respect to funding, technical assistance and survey requirements.

The second major task completed by the Task Force Group was securing a presentation from Mr. Gene Rodenberger, Senior Loan Representative on Urban Activities for the Federal National Mortgage Association. Mr. Rodenberger delivered a comprehensive presentation on how the Federal National Mortgage Association cooperates with local banks and savings and loans in order to provide mortgage loans that include both the purchase price for a home and the value of that home once the necessary improvements have been made. This presentation was quite valuable for Task Group members and also attracted many community residents.

Thirdly, the Historical/Cultural Preservation Task Force Group approved a motion to establish a Highland Park Historical/Cultural Preservation Association separate from the Highland Park Improvement Association. This would permit the Task Force Group to become a more permanent entity with a formalized structure. This structure would allow specific funding appeals, an advocacy role and a distinct policy formation body in regards to specific historical projects throughout the community.

Finally, the Historical/Cultural Preservation Task Force Group, in cooperation with the Improvement Association, approved the contracted services of the Community Research Group to conduct an Historic Resources Survey of the Highland Park and Mount Washington com-

munities. This survey was conducted in cooperation with the California State Office of Historic Preservation. The Community Research Group implemented a survey program that utilized a core staff of six volunteers that were trained in the research aspects and survey techniques required to complete the Highland Park and Mount Washington Historic Resource Survey.

Cultural and Architectural Composition

Highland Park was one of Los Angeles' first suburban developments. Due to the natural features of its terrain, Highland Park has always retained some linkage to its historical past. Even today, thanks to the preservation efforts of people like Charles F. Lummis, one can still enjoy the natural beauty of the Arroyo Seco along the Pasadena Freeway as it is now preserved with its many sycamore trees.

Men like Lummis inspired the building of the Southwest Museum in 1913 to house the many First American and Colonial Period artifacts that local residents had salvaged and cherished. The Southwest Museum continues to serve the Southern California community.

More recently, on the south side of the Pasadena Freeway is a small park area known as Heritage Square. Operated and maintained by the Los Angeles Cultural Affairs Cultural Heritage Board, this park area is now the home of several famous historic homes from throughout the Los Angeles area. Some of these homes include the Mount Pleasant House, the Hale House, and the Valley Knudsen Garden Residence.

Heritage Square is open at selected times throughout the year. As funding becomes available, more homes have been moved to Heritage Square and saved from possible demolition.

Architecturally Highland Park shares many similarities with its neighboring communities of South Pasadena and Pasadena in respect to the abundance of Craftsman Style Bungalows. Highland Park witnessed its most rapid growth during the first decade of the twentieth century. Naturally most of the buildings throughout Highland Park reflect this in that while other styles of architecture can be found, the predominant influence is the Craftsman style.

The Craftsman Style is rooted not so much in a specific time frame as it is in the cultural climate of the early 1900's in respect to both aesthetics and morality. The Craftsman movement implied that real virtue was found in the simple life, and that hand labor was more satisfying to artisan and consumer alike than mass produced work.

The picturesque topography of the Arroyo Seco was a logical place for this international movement to find one of its homes. Important figures in the Southern California Craftsman movement, like William Judson, and Charles F. Lummis settled in the Highland Park area and worked to culturally, academically and morally legitimize this new movement. The Craftsman buildings of the Highland Park and Mount Washington communities represent more than a style; they represent one of the earliest artistic and intellectual communities in Los Angeles. Craftsman buildings display an interest in simple de-

tailing, forms, and materials used in their natural state. These buildings are physical reminders of an earlier period in the history of both Highland Park and Mount Washington.

Developmental History of Highland Park and Mount Washington

On a path between the Mission San Gabriel and the heart of the Pueblo de Los Angeles, lay the hill sheltered grazing lands of the Rancho Verdugo, a fertile crescent criss-crossed by rivers and streams, and dotted with natural wellsprings. It was a land of unassuming, gentle beauty that supported thousands of sheep and other livestock. What we now know as Highland Park was the outback of the local economy. In the days of Southern California's vassalage to the Spanish crown such land was a prized possession, as a bountiful land ensured the social status of its people when wealth was measured by the size of a hacienda's herd.

By mid 1800's, the days of the large hacienda were numbered. With the movement west of the American nation, Southern California was to be forever changed. At the same time, however, the drought of 1864 and high taxes drove large landowners to dissolve their vast holdings. Starting in a piecemeal fashion, but later more extensively, a movement towards the subdivision and the establishment of an agriculturally-based Southern California economy occurred.

This change in economic base brought a diversity to the old pueblo and its environs. The much touted beauty and climate of Los Angeles brought great waves of immigrants to the area. The wild oaks, the sycamores and the rolling flower-clad hillsides of the Highlands

began to attract the attention of the sheep-rancher, the artist, the developer, and the wealthy pioneers of the teaming new frontier town to the south.

To the north, San Francisco had been the "boom town" of the 1850's and 1860's thanks to the discovery of gold in the interior of the State. But dusty Los Angeles, without the glittering promise of instant fortunes being made in gold, was only discovered and prized for its more subtle attributes.

Among the early pioneers lured by the natural beauty and the economic plight of the Verdugo heirs were two land speculators, A.C. Chapman and Andrew Glassell. Having weathered the drought years, they were able to raise enough capital to purchase most of present day Highland Park at the bargain rate of \$1.00 an acre in 1870. While they initially leased the land for continuing grazing, it was clear that a placid pastoral life would soon evolve into a more complicated and busy one, especially when the transcontinental railroad was extended south in 1876.

This historic event lead greatly to shaping Highland Park into a residential haven from the commercial and industrial life growing around the downtown core in the 1880's. It was in the decade of the 80's that all of Southern California felt the speculative fever of competing real estate developments. For a time it seemed that, with the establishment of a rail link to the East, all of America was moving west.

Competing railroad companies fought for passengers, encouraging migrants with rate wars that at one time brought the price of a ticket to Los Angeles from Kansas City down to a single dollar. While such fares were not the rule, competition kept the price of a place in the sun to a seductive minimum. Having large land holdings and a need to sustain traffic in this area, railroad operators stood to doubly gain by the westward movement. This westward movement seemed to be the American story for most of the nineteenth century. Of this movement was Highland Park born.

The need for comfortable housing away from the cares of the city caused the more affluent of the settlers to look to the unincorporated lands beyond the city limits. They went to Santa Monica, to Westlake, to Pasadena, and to the newly subdivided valleys of the northeast. Two subdivisions developed by G.W. Morgan, the "Hunter Highland View Tract," and the "Highland Park Tract," opened in May 1882, and May 1883, respectively. They formed the nucleus for this somewhat amorphous new community. Nearby sprang up the "Town of Garvanza." Not a town really, but another outpost of development subdivided in December of 1886 from the holdings of the Garvanza Land Company. With this development, and the opening of the Garvanza Villa Hotel in November of 1886, as well as the opening of Miller's Hall, the first commercial and business structure in the area, Highland Park had entered the early stages of becoming a real community. Neither of these buildings exist today.

These were, however, isolated villages, quite an arduous buggy ride from the downtown hub of Los Angeles. Without a good road system,

and before the automobile was to revolutionize the Southern California life style, Highland Park was still a gleam in the developer's eye. As great as its future seemed in the extravagant broadsides published in an effort to sell the subdivided land, there were but a handful of houses in all of Highland Park, Garvanza, and Annandale Village nearby. This was a time of "boosterism," a time when real estate was marketed not for what it was but for what it could become. It was the coming of the railroad however, which provided the catalyst for the speculator's dreams to at least partially be realized.

When plans were announced by the Los Angeles and San Gabriel Railroad (later the Santa Fe) for the laying of track and service between Pasadena and Los Angeles, Highland Park found a place on the map. The link this provided for commerce proved an invaluable lure, and by the end of 1887, the population of the Garvanza district (named, by the way, for the garbanzo bean-covered hills of the area) topped five hundred (500). The boom was reflected in land prices as well. Lots went for as much as \$350 to \$400. Shortly following the opening of the rail line, which was principally meant for passenger travel, came other evidence that Highland Park had "arrived". Both the Church of the Angeles, built by the Campbell-Johnstons, and the Garvanza Methodist Church had opened by the end of the decade and a public school and reading room were established at Miller's Hall.

As the village grew it found itself in need of an organized means for providing the infrastructure and amenities of city life. While, the area's artesian wells provided water for some, the growth in population caused a demand for new sources of irrigation and drinking

water. Further, the influx of new residents meant a greater need for roads and road repair along with such services as refuse disposal, landscaping, sewers, and the like. The first response of the community was to form volunteer neighborhood improvement associations.

Notable Improvement Associations included the Garvanza, Annandale and Highland Park Improvement Associations, the first being the earliest and most active. These associations were a valuable asset to their communities but, by their nature, could not keep up with the needs of a rapidly growing population in respect to providing municipal services.

Water has always posed a problem for any permanent settlement in the Southern California coastal areas. The Highland Park Water Company, founded by the early subdividers, was dependent on the Arroyo Seco from which they pumped drinking water for their customers. That source of water was however, limited by the sparse and erratic rainfall typical of this area. Even in the best of times, the Arroyo was rarely more than a stream and in the worst of the drought years, the reservoirs were drained as the stream dried to a trickle. To complicate matters further, the City of Pasadena had a similar pumping station upstream, which siphoned off much of this rather limited resource before it could travel as far south as Highland Park. It became clear that without a dependable source of water, the development of Highland Park, and land values, would be stunted.

Issues other than the shortage of water began to plague the citizens of the Highland Park area as it continued to expand. This was a time of growing prohibitionist sentiment among a population largely made up of devout, church-going, transplanted midwesterners. The fact that Sycamore Grove, running the length of the Arroyo Seco, was the site of a variety of rather notorious roadhouses did not sit well with the community. Without an organized police power, and no willingness to engage in vigilante practices, the citizens of Highland Park in 1895, and of Garvanza in 1899, decided to join forces with the City of Los Angeles for the establishment of order. Equally important, this annexation vote and union gave the area access to "city" water and a stake in the capital developments planned for further water acquisition. In addition, this decision promised the development of Pasadena Avenue, now North Figueroa Street, into a major avenue for commerce.

For the rest of the country as well as for Los Angeles, the 1890's were a time of economic depression. Highland Park did not escape the trauma of this lean time as business properties and residential lots plummeted in value. What is remarkable, however, is that in the years to follow, Highland Park proved its resiliency which along with its inherent attributes brought local property value to new heights as the national economy recovered. Even in the middle of this depression, the people of the community chose to look ahead. The decade saw both the establishment of a modern utility company, the Eastside Electric Lighting Company, and at the Los Angeles Pacific (later the Pacific Electric inter-urban) Railway.

Thanks to the generous land offerings of public spirited citizens, in 1898 Occidental College was moved from Boyle Heights to Highland Park, which helped establish the reputation of Highland Park as a community dedicated to learning and the arts. This was the same community that had earlier established the first branch library in the City of Los Angeles through the efforts and support of private citizens.

The next decade brought further development which expanded the cultural and economic life of the community as it became a part of Greater Los Angeles. William Lee Judson founded the now famous Judson Studios, then known as the College of Fine Arts of the University of Southern California, in Highland Park in 1901. The Highland Park Ebell Club was founded in 1903, to which the community owes a great debt as it took a leadership role in establishing the Arroyo Seco Park. In 1904, Los Angeles Pacific College was established in the Hermon district to the northeast.

In 1905 the Highland Park "Herald" was established, taking up the mantle of the "Garvanza Gazette" and giving the people of local news organ. In 1906, the first bank was founded in the area, the Highland Park Bank, under the leadership of its president, G.W.E. Griffith (of Griffith Park fame). In 1913 Highland Park was to be further enriched with the establishment of the Southwest Museum, at least in part, due to the efforts of perhaps Highland Park's most famous early resident, Charles F. Lummis, the famous naturalist and anthropologist.

The first decade of the twentieth century witnessed the greatest growth in Highland Park. With the assurance of consistent municipal services in respect to water and police, Highland Park became even more attractive. As the City of Los Angeles grew, new suburban developments also grew. Highland Park was to grow quite steadily throughout the first three decades of the twentieth century until most of the available lots had been built upon. The majority of construction after 1930 has either been devoted to commercial spaces or multi-residential units that have replaced single family homes. Today practically all vacant land available for building is located within the Mount Washington Hills. Development of the steep hills continues, but at a slower pace. However, being some of the oldest suburban areas in Los Angeles, Highland Park and Mount Washington are both undergoing a re-evaluation in respect to the community's value in light of its proximity to major freeways and downtown Los Angeles.

Though Highland Park is only a small neighborhood in one of the nation's largest cities, it is the belief of those who live here that it has a distinctive rich and varied character worthy of both sustenance and preservation. That character derives in part from the people, events and conditions of its special past as well as from the general tides of history that have swept over the nation. The community began as a country village, its natural beauty attracting more than its share of thinkers, writers, cultural and social leaders. The growth of Highland Park was sustained by the civic pride of the people who settled here, people who sought and worked for a better

community. The vibrancy of the new settlement that characterized Highland Park had for a time in recent decades given way to senescence and the pessimism now widespread in our society. There is new hope in the community that the slide into desperate straits can be halted. Highland Park is once again awakening to its abundant natural and cultural resources, as well as to the strength of its people, to confidently take this first step in its revitalization.

SECTION II. STATEMENT OF PURPOSE

The Highland Park and Mount Washington Historic Resources Survey was undertaken to ensure comprehensive and sensitive planning for the Highland Park Improvement Association's economic revitalization efforts. In this manner economic revitalization efforts could be coordinated with preservation of the community's historical resources. By coordinating survey requirements and reporting techniques with the California State Office of Historic Preservation, an historic resources survey could satisfy the planning needs of more than just one agency.

The specific areas of the communities surveyed and the dates of the survey shall be presented in the following section. Contractural requirements specified that the Community Research Group would ultimately produce the survey product documents which would consist of the completed California State Historic Resources Forms 523 and 660, and a Final Report. Because this survey was to locate buildings and sites of architectural as well as historical significance, the survey did not exercise the use of a cut off date. Thus there are some buildings listed on the survey that were built in the 1960's, making them less than twenty years old. However, to reiterate, age was not the only consideration, architectural quality was equally important.

SECTION III. METHODS USED

Personnel

The Highland Park and Mount Washington Historic Resources Survey strived to, and to some extent, succeed in incorporating as much community and professional participation and interaction in the survey process as possible, both in respect to the actual survey and the preparation of the Final Report.

In respect to the professional personnel utilized during the survey process, they included the following:

Martin Olvera

Director of the Historic Preservation Project for the Community Research Group (CRG), a subsidiary of The East Los Angeles Community Union (TELACU). Mr. Olvera's duties were to coordinate the volunteer staff, train the volunteer staff in research techniques, and act as final editor for the survey products to ensure consistent survey products. Essentially, Mr. Olvera's duties were to ensure that California State and Highland Park Improvement Association contractual requirements were satisfied. Mr. Olvera had participated briefly in the previous Greater East Los Angeles Cultural Resources Survey produced by TELACU in 1979 and is a member of the National Trust for Historic Preservation.

Diana Barnwell

Project Administrator for the Highland Park and Mount Washington Historic Resources Survey and an Administrative Staff person with the Highland Park Improvement Association. Ms. Barnwell was responsible for securing volunteers as well as the coordination of volunteers. Ms. Barnwell also provided a strong community link in order to attract community input as to specific suggested sites and oral historical data. Much of this information continued even into the final stages of the survey process.

Roger G. Hatheway

Architectural/Historical consultant was responsible for recommending sites and buildings, describing them and defining their architectural or historical significance. He also reviewed survey generated products to ensure that State contractual and quality requirements had been satisfied. Mr.

Hatheway has participated in numerous surveys throughout the Los Angeles metropolitan area and last collaborated with TELACU in 1978-79 on the Greater East Los Angeles Cultural Resources Survey.

John Chase

Architectural/Historical consultant was responsible for recommending sites and buildings, describing them and defining their architectural or historical significance. He also reviewed survey generated products to ensure that State contractual and quality requirements had been satisfied. Mr. Chase has participated in numerous surveys throughout the Los Angeles Metropolitan area and last collaborated with TELACU on the Greater East Los Angeles Cultural Heritage Survey, 1979.

In respect to volunteer services utilized during the entire survey process, the following personnel contributed their invaluable services during the research phase of the survey.

Caroline Duerling

Caroline had some previous experience with historical resources surveys conducted in Pasadena. Ms. Duerling, a resident of La Crescenta, was greatly interested in the Highland Park community and historic preservation. She was the only volunteer who was not a resident of the surveyed communities.

Renee Kesler

Renee, who had no experience whatsoever in respect to historical resources survey techniques, but who was a history buff and had studied history in college, produced some of the best researched data throughout the entire survey. She is a resident of Glassell Park, a community adjacent to Highland Park. Ms. Kesler was a product developer for Joshua Tree, a clothing manufacturer.

Mary Givan Jones

Mary is a retired Los Angeles City Schools teacher and resident of Mount Washington. Ms. Jones is a member of the Mount Washington Association and is quite active in the community due to her strong affiliation with the Southwest Museum and the Charles F. Lummis Memorial Home as a docent. Ms. Jones knowledge of the community's history was quite extensive and very helpful. Most helpful was Ms. Jones strong personal ability to utilize interviews effectively and secure invaluable oral histories that often proved to be as colorful as they were interesting.

Pat Swanson

A retired medical technician, former resident of Long Beach and now a resident of Mount Washington; has had extensive experience as a volunteer. Ms. Swanson is an active volunteer for both the Los Angeles County Museum of Natural History as a docent as well as the Braile Institute.

Pat Samson

An enthusiastic researcher for the entire survey was quite helpful in ensuring that the survey did not miss or exclude buildings that were significant to the community. Ms. Samson is presently the president of the Mount Washington Association. Like Mary Jones, her strong personal contact with many Mount Washington homeowners proved invaluable in securing oral history data.

Nicholas Warner

A resident of Glassell Park and auto mechanic was a tremendous help during the initial research phases of the survey. Unfortunately, Mr. Warner had to withdraw as a volunteer due to conflicts with his work schedule.

Virginia Neely

An absolute historical wealth of information, Ms. Neely is a local "weekend" historian with much research experience, specifically in respect to securing historical photos and genealogical research. Ms. Neely was born in Highland Park and comes from a family that has lived in Highland Park since the early 1900's. She is a bakery goods supervisor for Boys Market.

All research volunteers were unpaid, except for the reimbursement of costs incurred in respect to mileage and parking fees during the research process. Although there were only six active volunteers throughout the bulk of the research process, these six volunteers performed an excellent job in respect to research and community input. The Highland Park and Mount Washington Historic Resources Survey was fortunate to receive additional volunteer services from Phillip Ellison, a resident of Mount Washington who was the primary author for the "Developmental History of Highland Park and Mount

Washington." Mr. Ellison currently works for the Southern California Association of Governments (SCAG).

Methodology for Surveying the City

The Highland Park and Mount Washington communities were surveyed for this study. The area to be surveyed was bounded by the Pasadena Freeway on the east, going north to York Boulevard. The boundary then extends northwest to Figueroa Street then north to Meridian Street. At this point, the boundary goes west to Avenue 50, then south to El Paso Drive. The boundary then extends northwest to Cleland Avenue. At this point it extends south and continues southwest on Division Street. At Avenue 33 it extends one block to Isabel Street, then east to Avenue 37. It then extends southeast to Pasadena Avenue and southeast on Pasadena Avenue to the Pasadena Freeway.

Previous to the survey coordinated by CRG, The Highland Park Improvement Association's Historic/Cultural Task Force Group conducted a survey of their own of Highland Park and Mount Washington. This initial windshield survey was utilized by CRG and the architectural consultants in order to evaluate the community input suggested sites. The majority of community suggested sites eventually were included in the final inventory. Unfortunately, the initial windshield survey was inconsistent in respect to its comprehensiveness and uniformity. Therefore, only a small part of the Task Force generated data could be effectively utilized by CRG, HPIA, and the volunteer staff.

Initially the volunteers were assigned specific areas to concentrate on. However, since there were so few volunteers in relationship to the magnitude of the research process, it became apparent that boundaries would have to be abandoned as the area of responsibility doubled and tripled meaning an unusually large caseload for each volunteer (from twenty-five to thirty-five properties for each volunteer). Due to the lack of research volunteers, the Project Director, Martin Olvera naturally assumed responsibility for researching fifty-five (55) properties so as to keep the volunteer caseload from swelling to unreasonable proportions.

The products of the initial windshield survey were reviewed by the professional staff, (Ms. Barnwell, and Messrs. Hatheway, Chase, and Olvera). From this data an initial list was generated from which to check in the field. The architectural consultants then conducted a block-by-block survey throughout the entire area.

The area selected to be surveyed were the Highland Park and Mount Washington communities. These communities were selected because it was from these areas that greater interest in historical surveys existed. In addition there was a pending contractual agreement between TELACU and the California State Office of Historic Preservation that required TELACU to complete a survey of Highland Park either by themselves or in collaboration with another agency. In this specific case, TELACU collaborated with the Highland Park Improvement Association.

The criteria for selecting sites consisted of the following:

- Architectural importance;
- Historical importance;
- Architectural rarity of style within the context of the specific communities of Highland Park and Mount Washington.

The first two criteria require little explanation, however the third requires clarification. This survey included some examples of architectural styles that while common in some parts of Los Angeles, are extremely rare in Highland Park. For example, such styles as Hollywood Regency, Tudor Revival and Mission Revival were included in the final survey because of their architectural rarity in Highland Park and Mount Washington. In addition to including stylistic rarities, this survey strived to include structures that would give an accurate sample of the true stylistic composition existing within the two communities.

The entire communities of Highland Park and Mount Washington were surveyed by historical architectural consultants John Chase and Roger Hatheway. The initial block by block survey produced a list of some two hundred and thirteen (213) properties. From this initial list research and continual site assessments were made on the part of the professionals and volunteers. After the appropriate photos had been obtained, a review session involving the evaluation committee was conducted. Through the determination of the Evaluation Committee, one hundred and eighty-seven (187) properties were finally selected for inclusion on the final list.

In Appendix I of this Final Report the reader may review the Research Guide that was utilized by the volunteers for conducting research on specific properties. The Research Guide was specifically designed for the volunteers only. Volunteer tasks were to and did emphasize research aspects as opposed to site assessments, descriptions, etc.

A total time of five months was spent on the Highland Park and Mount Washington Historic Resources Survey. Due to the lack of volunteers, the project was somewhat delayed from the originally planned three month period. The specific reasons for these delays will be fully elaborated on in Section VI. Conclusions of this Final Report.

Due to the project delays encountered during the survey period, certain budget line items had to be readjusted from the originally proposed budget in order to complete the survey. These readjustments consisted of additional CRG in-kind project contributions in regards to secretarial services, duplications services, and graphic services.

The Evaluation Committee was composed of all persons who had significantly participated in the survey in respect to research, coordination, and professional consultation. Therefore the participants included all of the professional staff and volunteer staff whose backgrounds were previously elaborated on in this Final Report. The

consensus among the survey personnel (both professional and volunteer) was to include all persons in the Evaluation Committee who had contributed substantial work during the survey process.

During the survey process, research in varying degrees was conducted on the initial list of two hundred and thirteen (213) buildings.

When the photos were secured, three review sessions were conducted.

Each review session consisted of the following steps:

1. The architectural consultants would display the specific photo for the concerned property.
2. The architectural consultants would state why the property is significant.
3. The volunteer would then provide historical data concerning that property.
4. A member of the Evaluation Committee would move whether to include or exclude the property in the final list of survey properties.
5. Discussion would then begin whereby proponents for the property's inclusion or exclusion on the final list would have to formulate a supporting or critical argument (in some cases, the architectural historical consultants would have to explain the merit of certain properties that the volunteers either questioned or had not recognized.

Member List 111

- 1. 1911 W. ...
- 2. 1912 R. ...
- 3. 1913 W. ...
- 4. 1914 W. ...
- 5. 1915 W. ...
- 6. 1916 W. ...
- 7. 1917 W. ...
- 8. 1918 W. ...
- 9. 1919 W. ...
- 10. 1920 W. ...
- 11. 1921 W. ...
- 12. 1922 W. ...
- 13. 1923 W. ...
- 14. 1924 W. ...
- 15. 1925 W. ...
- 16. 1926 W. ...
- 17. 1927 W. ...
- 18. 1928 W. ...
- 19. 1929 W. ...
- 20. 1930 W. ...
- 21. 1931 W. ...
- 22. 1932 W. ...
- 23. 1933 W. ...
- 24. 1934 W. ...
- 25. 1935 W. ...
- 26. 1936 W. ...
- 27. 1937 W. ...
- 28. 1938 W. ...
- 29. 1939 W. ...
- 30. 1940 W. ...
- 31. 1941 W. ...
- 32. 1942 W. ...
- 33. 1943 W. ...
- 34. 1944 W. ...
- 35. 1945 W. ...
- 36. 1946 W. ...
- 37. 1947 W. ...
- 38. 1948 W. ...
- 39. 1949 W. ...
- 40. 1950 W. ...
- 41. 1951 W. ...
- 42. 1952 W. ...
- 43. 1953 W. ...
- 44. 1954 W. ...
- 45. 1955 W. ...
- 46. 1956 W. ...
- 47. 1957 W. ...
- 48. 1958 W. ...
- 49. 1959 W. ...
- 50. 1960 W. ...
- 51. 1961 W. ...
- 52. 1962 W. ...
- 53. 1963 W. ...
- 54. 1964 W. ...
- 55. 1965 W. ...
- 56. 1966 W. ...
- 57. 1967 W. ...
- 58. 1968 W. ...
- 59. 1969 W. ...
- 60. 1970 W. ...
- 61. 1971 W. ...
- 62. 1972 W. ...
- 63. 1973 W. ...
- 64. 1974 W. ...
- 65. 1975 W. ...
- 66. 1976 W. ...
- 67. 1977 W. ...
- 68. 1978 W. ...
- 69. 1979 W. ...
- 70. 1980 W. ...
- 71. 1981 W. ...
- 72. 1982 W. ...
- 73. 1983 W. ...
- 74. 1984 W. ...
- 75. 1985 W. ...
- 76. 1986 W. ...
- 77. 1987 W. ...
- 78. 1988 W. ...
- 79. 1989 W. ...
- 80. 1990 W. ...
- 81. 1991 W. ...
- 82. 1992 W. ...
- 83. 1993 W. ...
- 84. 1994 W. ...
- 85. 1995 W. ...
- 86. 1996 W. ...
- 87. 1997 W. ...
- 88. 1998 W. ...
- 89. 1999 W. ...
- 90. 2000 W. ...
- 91. 2001 W. ...
- 92. 2002 W. ...
- 93. 2003 W. ...
- 94. 2004 W. ...
- 95. 2005 W. ...
- 96. 2006 W. ...
- 97. 2007 W. ...
- 98. 2008 W. ...
- 99. 2009 W. ...
- 100. 2010 W. ...
- 101. 2011 W. ...
- 102. 2012 W. ...
- 103. 2013 W. ...
- 104. 2014 W. ...
- 105. 2015 W. ...
- 106. 2016 W. ...
- 107. 2017 W. ...
- 108. 2018 W. ...
- 109. 2019 W. ...
- 110. 2020 W. ...
- 111. 2021 W. ...

SECTION IV
FINAL RESULTS

Highland Park and Mount Washington Historic Resources Survey

*** Master List ***

1. 5332 Abbott Place
2. 5030-38 Aldama Street
3. 5336 Aldama Street
4. 5700 Aldama Street
5. 5768 Aldama Street
6. 6211 Arroyo Glen Street
7. 5433 Ash Street
8. 5610 Ash Street
9. 5612-14 Ash Street
10. 5616 Ash Street
11. 5660 Ash Street
12. 321 W. Avenue 37
13. 914 W. Avenue 37
14. 239 E. Avenue 38
15. 112 E. Avenue 41
16. 141 E. Avenue 40
17. 127 E. Avenue 41
18. 131 E. Avenue 41
19. 201 E. Avenue 41
20. 206 E. Avenue 41
21. 200-202 E. Avenue 42
22. 200 E. Avenue 43
23. 200 W. Avenue 43
24. 116 E. Avenue 45
25. 118 W. Avenue 45
26. 135 W. Avenue 45
27. 460 W. Avenue 45
28. 137 S. Avenue 49
29. 121 S. Avenue 50
30. 701-703 N. Avenue 50
31. 705-709 N. Avenue 50
32. 215 S. Avenue 52
33. 221 N. Avenue 52
34. 318-20 N. Avenue 52
35. 457 N. Avenue 52
36. 115 N. Avenue 53
37. 116 N. Avenue 53
38. 219 N. Avenue 53
39. 319 N. Avenue 53
40. 120 N. Avenue 54
41. 126 N. Avenue 54
42. 130 N. Avenue 54
43. 501 N. Avenue 54
44. 534 N. Avenue 54
45. 540 N. Avenue 54
46. 211 S. Avenue 55
47. 104 N. Avenue 56
48. 105 N. Avenue 56
49. 115-117 S. Avenue 56
50. 218 N. Avenue 56
51. 220-222 N. Avenue 56

52. 226-226½ N. Avenue 56
53. 448 N. Avenue 56
54. 454 N. Avenue 56
55. 471 N. Avenue 56 or 5600 Aldama Street
56. 131 S. Avenue 57
57. 199 S. Avenue 57
58. 212 N. Avenue 57
59. 332 N. Avenue 57
60. 336-342 Avenue 57
61. 346 N. Avenue 57
62. 367 N. Avenue 57
63. 390 N. Avenue 57
64. 402 N. Avenue 57
65. 915 N. Avenue 57
66. 124½-126½ S. Avenue 58
67. 136-138 S. Avenue 58
68. 139 S. Avenue 58
69. 149 S. Avenue 58
70. 218½ N. Avenue 58 records under 214 N. Avenue 58
71. 235 N. Avenue 58
72. 140 S. Avenue 59
73. 322 N. Avenue 59
74. 116 S. Avenue 60
75. 220 S. Avenue 60
76. 236-238 S. Avenue 60
77. 225 N. Avenue 61 corner of Monte Vista & Avenue 61
78. 322 N. Avenue 61
79. 337-339 N. Avenue 61
80. 200 S. Avenue 66
81. 233 S. Avenue 66
82. 5512 Baltimore Street
83. 5652 Baltimore Street
84. 6228 Bertha Street
85. 5024 Buchanan Street
86. 4938 Echo Street
87. 5029 Echo Street
88. 5552 Echo Street
89. 5555 Echo Street
90. 5560 Echo Street
91. 5564 Echo Street
92. 5901-5903 Echo Street
93. 5907 Echo Street
94. 5915 Echo Street
95. 5917-19 Echo Street
96. 5959 Echo Street
97. 6014 Echo Street
98. 6026 Echo Street
99. 5905 El Mio Drive
100. 815 Elyria Drive
101. 4000 N. Figueroa Street
102. 4015 N. Figueroa Street

103. 4025 N. Figueroa Street
104. 4204 N. Figueroa Street
105. 4219 N. Figueroa Street
106. 4405 N. Figueroa Street
107. 4410-14 N. Figueroa Street
108. 4418-22 N. Figueroa Street
109. 4601 N. Figueroa Street
110. 4605 N. Figueroa Street
111. 4665 N. Figueroa Street
112. 4671 N. Figueroa Street
113. 4757 N. Figueroa Street
114. 4900 N. Figueroa Street
115. 4939 N. Figueroa Street
116. 4967 N. Figueroa Street
117. 4973 N. Figueroa Street
118. 4979 N. Figueroa Street
119. 4985 N. Figueroa Street
120. 5101 N. Figueroa Street
121. 5115 N. Figueroa Street
122. 5206 N. Figueroa Street
123. 5212 N. Figueroa Street
124. 5600-04 N. Figueroa Street
125. 5908 N. Figueroa Street
126. 6301 N. Figueroa Street
127. 6118 Garrison Drive
128. 4211 Glenalbyn Drive
129. 4224 Glenalbyn Drive
130. 4344 Glenalbyn Drive
131. 4211 Glenwood Avenue
132. 5625 Hub Street
133. 5650 Hub Street
134. 5944 Hayes Avenue
135. 5960-62 Hayes Avenue
136. 6028 Hayes Avenue
137. 6048 Hayes Avenue
138. 6050 Hayes Avenue
139. 6056 Hayes Avenue
140. 6062 Hayes Avenue
141. 6070-6072 Hayes Avenue
142. 901 Isabel Street
143. 1941 Isabel Street
144. 5260 Lincoln Avenue
145. 4105-09 Marmion Way
146. 4201 Marmion Way
147. 4307-4309 Marmion Way
148. 4521 Marmion Way
149. 4547 Marmion Way
150. 4563 Marmion Way
151. 904 Mayo Street
152. 6035 Mesa Avenue
153. 5004 Monte Vista Street
154. 5616 Monte Vista Street

155. 5705 Monte Vista Street & 313 N. Avenue 57 (records under this)
156. 5721-5729 Monte Vista Street
157. 5817 Monte Vista Street
158. 6043 Monte Vista Street
159. 5046 Montezuma Street
160. 234 Museum Drive
161. 329-331 Newland Street
162. 4901 Oak Terrace Drive
163. 4927 Oak Terrace Drive
164. 3730 Pasadena Avenue
165. 4911 Pasadena Avenue
166. 5815 Piedmont
167. 6150 Piedmont
168. 834 Rome Drive
169. 890 Rome Drive
170. 932 Rome Drive
171. 3740 San Rafael Avenue
172. 3825 San Rafael Avenue
173. 3880 San Rafael Avenue
174. 3923 San Rafael Avenue
175. 3940 San Rafael Avenue
176. 4114 Sea View Lane
177. 4163 Sea View Lane
178. 4234 Sea View Lane
179. 4252 Sea View Lane
180. 4260 Sea View Lane
181. 206 Thorne Street
182. 216 Thorne Street
183. 256 Thorne Street
184. 5717 Via Marisol
185. 5059 York Boulevard
186. 5676 York Boulevard
187. 6045 York Boulevard

The Highland Park and Mount Washington Historic Resources Survey surveyed each and every street throughout the communities of Highland Park and Mount Washington searching for significant sites and buildings. The block-by-block survey was supplemented by the volunteers' own block-by-block surveys. In addition, photos necessitated canvassing the area a third time. The boundaries for the survey areas have already been stated in the previous section of this Final Report.

The following categorized list shows the number of structures for each building use category:

1. Commercial: 6 or 3%
2. Residential: 160 or 86%
3. Industrial: 2 or 1%
4. Private Non-commercial: 17 or 9%
5. Government: 2 or 1%

Since both communities are primarily residential in nature, it should come as no surprise that the residential buildings compose the largest proportion of buildings within the survey area. Even though there are railroads running through the community, there is not much of an industrial area within the two communities and the two buildings designated as such in this survey are not prime examples of industrial/manufacturing buildings. The following list has categorized the number of buildings in respect to the decade in which they were built:

1. 1880-1899 - 15 or 8%
2. 1900-1909 - 88 or 47%
3. 1910-1919 - 42 or 23%
4. 1920-1929 - 25 or 13%
5. 1930-1939 - 5 or 3%
6. 1940-1949 - 7 or 4%
7. 1950-1969 - 4 or 2%

Based on the narrative history presented in Section I of this Final Report, it should not come as any surprise that the plurality of buildings contained in this survey were built between 1900 and 1909. Recall that during the 1890's there was a depression. However, as the economy revived in the early 1900's, the two communities experienced a building boom that favored the Craftsman bungalow style.

As stated previously, this survey attempts to include a fair representation of what exists in the two surveyed communities. Therefore, assuming that this survey could be considered a representative sample of buildings throughout Highland Park and Mount Washington, it becomes apparent that there were few buildings in the two communities during the 1890's. Also, the few buildings that did exist prior to 1900 could more accurately be described as wealthy suburban extensions of Los Angeles similar to country estates.

Although the southern portions of Highland Park are further away from downtown Los Angeles than the communities of Cypress Park and parts of Mount Washington, the southern portions of Highland Park were developed sooner. The reason for this is that much of the

Cypress Park area was once part of the Jim Jeffries estate. Jim Jeffries was a famous heavyweight prize fighter of the late 1800's who retired to his Southern mansion like home at 901 Isabel Street in Mount Washington. Eventually the Jeffries Estate was subdivided and developed between 1910 and 1915 under the ownership of Rebecca Jeffries Estate.

While there is a tremendously noticeable number of late nineteenth century styled residences in the area, many of these buildings were actually built after 1900. From the above data it is apparent that a great part of the building occurred between 1900 and 1909. This should come as no surprise since this massive building occurred after Highland Park was annexed to the City of Los Angeles, thus ensuring a reliable water supply and full City service.

The following is a list of architects that this survey was able to secure. Some of these names are quite famous, others not so famous. Many of the larger buildings were designed by important local architects. Only the architectural partnership of Hunt and Burns and architect DeLong have designed more than just one building listed in the survey. Hunt and Burns designed three buildings and DeLong designed two buildings included in this survey.

Highland Park and Mount Washington
Historic Resource Survey

List of Architects

- | | |
|--|---------------------------------------|
| 1. Artistic Bungalow
Building Company | 26. John Lautner |
| 2. Leo W. Attenberg | 27. L.A. City Construction Department |
| | 28. Charles F. Lummis |

- | | |
|--------------------------|-------------------------|
| 3. Austin & Brown | 29. Paul Martin |
| 4. Charles E. Bent | 30. Meyer & Holler |
| 5. A.B. Benton | 31. Ross Montgomery |
| 6. Bergan & Morland | 32. T. Moore |
| 7. Clyde J. Browne | 33. E.B. Muggett |
| 8. Burton | 34. Richard Neutra |
| 9. B.W.S. Clark | 35. F.E. Palmer |
| 10. Charles Conrad | 36. H.M. Patterson |
| 11. D.Cook | 37. Ivarr Philips |
| 12. William E. Coolbaugh | 38. William Previss |
| 13. James DeLong (2) | 39. Thomas Purton |
| 14. E.K. Foster | 40. Fredrick L. Roehrig |
| 15. Greene & Greene | 41. A.B. Rosenthal |
| 16. John Harnish | 42. Jeffery Schaefer |
| 17. F.D. Harrington | 43. L.A. Smith |
| 18. H.H. Harris | 44. Smith & Williams |
| 19. Paul F. Hartman | 45. Daniel Song |
| 20. H.C. Howard | 46. T.B. Stewart |
| 21. Hunt & Burns (3) | 47. E.W. Stillwell |
| 22. Johnson & Cushman | 48. Van Trect & Jeffrey |
| 23. Walter Lee Judson | 49. Mann Walker |
| 24. Willis E. Keller | 50. T. Walker |
| 25. Edward Kendall | |

Architecturally, Highland Park is a showcase of architectural creat by Sumner Hunt and Silas Burns. Their partnership formed in 1908 and continued for twenty years. Notable buildings by these architects include the Southwest Museum (1914), the Highland Park Ebell Club, the Highland Park Recreation Center (1923), the Los Angeles Automobile Club of Southern California, the Wilshire Ebell Club (1927), the Los Angeles Country Club, as well as buildings for Virgil Avenue School, David Starr Junior High School, and Scripps College. Within Highland Park alone, three of their buildings rang in style from Mission Revival to Utilitarian to Prairie.

James DeLong is a local resident of the Mount Washington community and was a student of Frank Lloyd Wright. He has recently returned to private architectural services after being editor for House

Beautiful. His residences were designed in the early 1950's and are prime examples of Mount Washington's International Style.

Other notable architects within the survey area include Richard Neutra (#19-90012-175), Greene and Greene (#19-90012-181), Walter Lee Judson (#19-90012-80), Charles Fletcher Lummis (#19-90012-22), and Frederick L. Roehrig (#19-90012-77). Some of these names have already been discussed in the narrative, but the last one merits discussion. The numbers in parenthesis refer to the serial number for the inventory form.

Frederick L. Roehrig was quite important locally throughout the Southern California area for his other buildings, such as the famous Hotel Green in Pasadena, another DWP Building on Sunset and Via de la Paz. Roehrig was known to design in the style that was popular.

Finally one of the surprises encountered during the course of this survey was an early residence designed by Arthur B. Benton (#19-90012-32). This 1907 Eclectic/Queen Anne Influence residence is a far cry from his famous Mission Revival works. His more famous buildings include the Mission Inn (Riverside), the Arlington Hotel (Santa Barbara, this building collapsed during the earthquake of 1925), and the Friday Morning Club.

The survey was by and large based upon factors of visual merit. Granted some historical research was conducted, but many of Highland Park's early buildings were either demolished or of small architectural note after repeated alterations to the building's original

architectural intent. Therefore the survey concentrated heavily on architecture. However this did not exclude sites of cultural and historical importance for in most cases when an important site was located the three factors, architecture, culture, and history, all played an important part in the significance of the site.

By far the most predominant building style throughout the entire survey area was the Craftsman Bungalow. The bulk of these residences were built during the first two decades of the twentieth century during the phenomenal growth period that Highland Park experienced. As was stated earlier, there are very few nineteenth century houses.

Thanks to the mystifying allure of the Mount Washington Hills that even today allows one to visit the country without leaving the city, there has always been some kind of new home construction projects on one of the hillsides. Because of this phenomenon, Mount Washington boasts some marvelous private residences fashioned in the International Style along Sea View Lane and Rome Avenue. Architects for these homes include Harwell H. Harris, Richard Neutra and John Lautner.

SECTION V. RECOMMENDATIONS

First and foremost this survey will be made available to the local residents of the Highland Park and Mount Washington communities. Copies of the complete survey and Final Report shall be made available to local libraries and the office of the Highland Park Improvement Association.

Copies of this survey and Final Report shall also be forwarded to the Los Angeles City Board of Engineers. Presently the City of Los Angeles is conducting Historical Resources surveys throughout Los Angeles. By providing the City Board of Engineers with this survey data, the City need not survey the Highland Park area again and thus create duplicated efforts.

Copies of the survey products will also be made available for the Los Angeles City Planning Department and the Los Angeles City Cultural Affairs Department, Cultural Heritage Board.

Finally, copies will be forwarded to the Highland Park Historical/Cultural Preservation Association. The ultimate usefulness and utility of this survey document will in large part be determined by this community group. This community group will most likely become a separate and distinct group from the Highland Park Improvement Association. The Historical/Cultural Preservation Association already has objectives to design a walking tour of Highland Park and also to use the survey as a guide towards nominating buildings to various local and national registers. While the inventory makes note of buildings potentially suitable for local registers, it will

ultimately be the responsibility of the Historical/Cultural Preservation Association to initiate and complete the nomination process for buildings selected to be nominated to local or national registers.

It is highly recommended that every owner listed in the survey eventually be sent a copy of their Historic Resources Inventory Form along with a letter explaining the purpose of the Highland Park Historical/Cultural Preservation Association. This kind of communication is recommended highly due to CRG's experience with other community preservation groups. Last year CRG assisted the Lincoln Heights Preservation Committee by providing mailing lists to owners of historically or architecturally significant properties, thereby attracting interested citizens to historic preservation efforts. The results from utilizing the ownership mailing list were quite fruitful.

SECTION VI. CONCLUSIONS

The Highland Park and Mount Washington Historic Resources survey utilized the services of only one editor. While this was tremendously time consuming it did have the benefit of ensuring a uniformity of product and the same interpretation and understanding of State of California and Highland Park Improvement Association requirements.

The entire research and editorial process utilized cyclical deadlines. This proved to have both strengths and weaknesses. The cyclical deadline proved helpful for both the editor and volunteer in those sections of the research that could be checked, typed, and reviewed gradually. For instance, the first round would require items 1-6, 8-12, and 21-22 to be filled out (Form 523). The second round would require items 7-8, 13-18, and 20 to be filled out. Finally, item #19 would be filled out, a map sketched, a UTM coordinate secured, a photo prepared, a half tone prepared and a serial number assigned. If inconsistencies were detected, forms could be sent back to the volunteers for reworking or corrected by the editor. While this worked well for the volunteer by having several small deadlines instead of one grand crucial deadline, it proved to be somewhat of a problem for the editor who had to collate the data that came from two to four different sources. Collation of data occurred a minimum of three times for each form and this was a time consuming task.

The entire survey could have benefited from more time. The survey is quite extensive and for many properties a suitable amount of

research was obtained for substantiating a property's significance. Three months were originally allotted to conduct the survey, but given the lack of volunteers and delays encountered in conducting research, a minimum of five months was needed.

Difficulties were encountered with the Conservation Bureau Certificates division of the City of Los Angeles in regards to securing copies of building permits. Volunteers were not permitted to conduct their own research within the City Building Permits files for two reasons. First, non-City employees are not allowed around the files. Second, because the City of Los Angeles Board of Engineers was also under similar deadlines (April 1981) to complete their survey, the Certificates division was already committed for several weeks to filling out the Bureau of Engineers building permits requests. Therefore, no action could or was taken on requests for Highland Park and Mount Washington Historic Resources Survey concerned properties. After obtaining special assistance from City Councilwoman Peggy Stevenson's office, arrangements were made that allowed both professional and volunteer staff to utilize the building permit files. The special arrangement permitted research to be conducted by the Highland Park and Mount Washington Historic Resources Survey Team (both professional and volunteer) Monday thru Friday between the hours of 7:00 - 9:00 a.m. and 3:00 - 5:00 p.m.

Even though many of the owners were informed that their property was under consideration for inclusion in the survey document, there was only a moderate response by mail or phone, which lowered the amount of oral historical data that was expected.

The depth and quality of the researched statements for item #19, the Significance Statements, could have been better clarified for the participating volunteers. Also the demands made upon the volunteers in response to the consistent quality and depth of research for item #19 should have been intensified. While some volunteers did make use of subjective evaluations for item #19, more emphasis should have been made concerning the "hard" facts that should have been uncovered. For instance, with the exception of nineteenth century buildings, all buildings built after 1900 should have been researched as to the exact year of construction either through the Certificates Department of the Conservation Bureau or the Los Angeles County Tax Assessor Archives. Since many of the buildings listed in this survey are modest residential buildings, one would expect persons of notoriety to have been residents of the larger buildings. All large homes should have been researched in respect to the original owner and his biography. Many times the volunteer portion of #19, the Statement of Significance was inadequate and had to be further researched. In retrospect one assumes that an expanded research guide with samples of completed forms would function appropriately in order to secure a consistent and high quality product from the volunteer.

However, through the survey process experience, CRG has developed some suggestions that we ourselves implemented and that we would suggest to other agencies that conduct historic resources surveys. First, and most important, would be the use of half tone photostats for making xerox copies of the HR 523 form. Not only can the size

of a half tone be reduced to fit within the space limitations of the form, the half tone could be used later should photos ever be required to be printed. The advantage of a half tone is that economical reproductions of the survey inventory forms are improved in quality and because the photo portion is improved, the survey document as a whole becomes a better planning tool. Half tones are a reasonable compromise for quality improved reproductions without the tremendous costs of duplicating almost two hundred (200) photos for each survey document printed.

Secondly, it was clearly felt by the participants of the volunteer and professional staff that sketch maps are not only easier to secure, they are also easier to use. Although other surveys have utilized previously prepared maps enlarged to accommodate each property site, fabricated maps lack the flexibility that is needed for facilitating the location of a site in regards to an Historic Resources Inventory.

Completed survey forms should be shown to volunteers constantly as models from which they could work from. Finally, program directors and survey project directors should be more demanding of the volunteers in respect to the quality of their products.

CRG does not feel that the area merits additional surveying. The present survey was quite extensive and open to all and any community suggestions. Based upon other surveys within the Los Angeles area, one hundred and eighty-seven (187) properties for the two communities of Highland Park and Mount Washington is by no means inadequate.

CRG is not opposed to additions to the survey. Additions would be, however, completely dependent upon community input and involvement.

CRG would suggest that the survey be expanded to include some sites that are not listed in the current survey. The majority of these sites act as a border to the survey area and are barely within the survey area, yet this following annotated list of sites deserves further investigation and inclusion in the survey:

1. Sycamore Grove Park, this is one of Los Angeles' most naturally beautiful parks and is easily visible from the Pasadena Freeway. Sycamore Grove Park has an interesting history that included such advocates as the Highland Park Ebell Club, former President Theodore Roosevelt, and Charles Fletcher Lummis.
2. The Santa Fe Railroad Trestle crosses the Arroyo Seco and the Pasadena Freeway. This railroad trestle remains as an imposing monument to a previous era.
3. And finally, the Pasadena Freeway. This was Los Angeles' first freeway, and one of the first in the country. It is undoubtedly the most scenic and dangerous freeway in all of the Los Angeles Metropolitan area.

CRG strongly suggests that the Highland Park Historical/Cultural Preservation Association contact the State Office of Historic Preservation and investigate the manner in which to include these three sites listed above in the survey. It would prove a great learning experience for the Highland Park Historical/Cultural Preservation Association and would prepare them for the next step, which is one of securing nominations for various qualifying buildings throughout the Highland Park and Mount Washington communities on either local, State, or National registers.

BIBLIOGRAPHY

- A Digest of Southern California, Southern California Railway, Passenger Department, 5th ed., Los Angeles, 1894, p. 15.
- Gebhard, David and Winter, Robert, A Guide to Architecture in Los Angeles and Southern California, Santa Barbara: Peregrini Smith Inc., 1977.
- "Highland Park's Diamond Jubilee, 1888-1963", Highland Park News-Herald and Journal, October 17, 1963. pp. 1-9.
- "Improvements for Mount Washington", Los Angeles Times, December 13, 1908, Pt. V, p. 1; illus.
- "Project aims at reversing Urban Decay", Los Angeles Times, November 25, 1979, Pt. XI, pp. 1,5.
- Ronnie, Art, "Cable Car Days on Mount Washington", Westways, December 1936, pp. 15-16.
- Security Trust and Savings Bank, The Five Friendly Valleys: The Story of Highland Park, 1923.
- "Two Houses on Mount Washington, Los Angeles...", Southwest Contractor and Manufacturer, May 1, 1909, p.7; illus.

A P P E N D I X I

RESEARCH GUIDE
FOR THE
HIGHLAND PARK AND MOUNT WASHINGTON
HISTORIC RESOURCES SURVEY

RESEARCH GUIDE
for the
HIGHLAND PARK AND MOUNT WASHINGTON
HISTORIC RESOURCES SURVEY

Prepared by.
COMMUNITY RESEARCH GROUP (CRG)
a wholly-owned subsidiary of
THE EAST LOS ANGELES COMMUNITY UNION (TELACU)

5327 East Valley Boulevard
Los Angeles, California 90032
(213) 225-0085

This publication was funded by the National
Historic Preservation Act of 1966 through the
California Office of Historic Preservation
and the City of Los Angeles Community Develop-
ment Department.

February, 1981

TABLE OF CONTENTS

I.	Introduction.....	1
II.	State Historic Resources Inventory Form.....	1
III.	Step-by-Step Research Process.....	10
	Step 1: Los Angeles County Assessor's Office.....	10
	Step 2: Building Permit Cards - City.....	12
	Step 3: Sanborn Maps.....	14
	Step 4: Los Angeles County Museum of National History.....	16
	Step 5: City of Los Angeles Public Library.....	17
	Step 5a: Science Room.....	17
	Step 5b: California Room.....	18
	Step 5c: Newspaper Reading Room.....	18
	Step 6: Los Angeles County Archives.....	19
	Appendices.....	21
A.	Checklist for Research.....	21
B.	Notation Key for Bibliographic Sources.....	23
C.	Contact List.....	24
D.	Instructions for Completing California Historic Resources Data Encoding Sheets (DPR 660).....	25

CREDITS

Text and Research prepared by:

John Chase, Consultant
Roger Hatheway, Consultant

Martin Olvera, Project Director

Pages 7-8, and 25-32 are excerpts
that derived directly from

CALIFORNIA HISTORIC RESOURCES
INVENTORY SURVEY
WORKBOOK

Office of Historic Preservation
Department of Parks and Recreation
P.O. Box 2390
Sacramento, California 95811

April 1980

I. INTRODUCTION

The Highland Park Historic Resources Survey requires several research methods for individual sites as no one approach will likely reveal all of the information to successfully complete the State Historic Resources Inventory Forms. It will be necessary to correlate information from a variety of sources in order to obtain a complete historic profile on a site. To simplify the process, this research guide has been assembled for your use. It is organized first by the information requested on the State Form and second by the step-by-step process necessary to obtain the data.

This document is intended to serve as a general guide to follow during the research process. As you become more adept at handling the resource material you will no doubt be able to streamline the step-by-step process to some degree. Remember, however, that the procedural outline is directed towards the completion of a strictly defined product and that specific information must be generated as part of the research process. Within this step-by-step framework the overall quality of historical research will depend largely on your persistence and creativity.

II. STATE HISTORIC RESOURCES INVENTORY FORM (See Figure 1.)

Specific sites worthy of investigation will have been determined before you begin your research. You will be given a packet of data on each of these sites. This packet will include a photograph of the site, a map showing its location, the approximate street address, a partially completed State Inventory Form, the Checklist for Research (see Appendix A), a bibliography, and the Notation Key for Bibliographic Sources.

The purpose of the State Historic Resources Inventory Form is to provide a consistent framework for evaluation by state, federal, and local agencies. The check list enclosed in the research packet will ensure that all pertinent information is documented on the form. You are responsible for completing the items outlined below:

<u>Item #</u>	<u>Source</u>	<u>Research Task</u>
1	Sanborn, Dakin, and Baist Maps, Building Permits, LA City	<p>Enter the complete historic name of the resource. The historic name may refer to: the original owner or the builder; significant uses of the resource; original or later uses of the resource; innovative or unusual characteristics of the resource; or, accepted professional, scientific, technical or traditional names. If the historic name does not differ from the common name, reenter the common name in this space to simplify processing.</p> <p>For resources with a name taken from a natural feature, refer to a U.S. Geological Survey Map for the correct name.</p> <p>For resources named after a person, the last name should appear first. Example: Marsh (John) House.</p>

<u>Item #</u>	<u>Source</u>	<u>Research Task</u>
		<p>For resources identified and named by their address, place the street name first and then the number. Example: Wrenbow Way, 1325.</p> <p>For resources related to missions, place the word "mission" at the end. Example: San Juan Capistrano Mission.</p> <p>For resources whose name is based on their significance, for example "first", "old", "oldest", etc., the historic name should <u>not</u> include this qualifier unless widely accepted as a part of the name. Examples: Old Sacramento and Old Town San Diego are correct but "Oldest Shcoolhouse in Larkspur" should read Larkspur's Oldest Shcoolhouse. "First" and "oldest", when used as the first word in the name, should only refer to the first or oldest in the State, <u>not</u> in the region, county, or other local area. Example: First Commercial Oil Well in California.</p> <p>For sites of resources, always place word "site" at the end of the name. Example: Bella Union Hotel Site.</p> <p>Avoid abbreviations and acronyms in the names.</p>
5, 8	Los Angeles County Assessor's Role	Enter the name of the resource's present owner and the owner's address, if known. Specify whether ownership is public or private by checking the appropriate box. If ownership is both public and private, as is frequently the case with a historic district, check both boxes.
9, 10	Building Permits, Southwest Builders & Contractors Guide	Enter the name or names of the architect(s) and builder(s), if known.
11	Los Angeles County Assessor's Mapbook House Numbering Maps, Archives, Sanborn Maps	Enter the property dimensions in feet and acres.
16	On-site Visit	Observe and assess the site.
17	Building Permits, Archives	Check the appropriate box to indicate whether the structure was moved.
19	All sources listed above are appropriate	See Figure 2, "Significant Statements Check Volunteer Survey Worker/Staff".

<u>Item #</u>	<u>Source</u>	<u>Research Task</u>
21	All sources listed above are appropriate	List any sources, such as books, magazines, maps, documents, other surveys, photographs, interviews, etc., that were used in the preparation of the survey form. Include the date of each source.
23	(does not apply)	Here the task become one of drawing or sketching the locational map. For examples and exact requirements see Figure 3.
24	(does not apply)	This final task will be performed by the Community Research Group Design Studio.

FIGURE 1

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

4

Ser. No. _____

HABS _____ HAER _____ NR _____ SHL _____ Loc _____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street or rural address: _____

City _____ Zip _____ County _____

4. Parcel number: _____

5. Present Owner: _____ Address: _____

City _____ Zip _____ Ownership is: Public _____ Private _____

6. Present Use: _____ Original use: _____

DESCRIPTION

7a. Architectural style:

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Attach Photo(s) Here

8. Construction date:
Estimated _____ Factual _____

9. Architect _____

10. Builder _____

11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____

12. Date(s) of enclosed photograph _____

- 3. Condition: Excellent ___ Good ___ Fair ___ Deteriorated ___ No longer in existence ___
- 4. Alterations: _____
- 5. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ___ Industrial ___ Commercial ___ Other: _____
- 6. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: _____
- 7. Is the structure: On its original site? ___ Moved? ___ Unknown? ___
- 8. Related features: _____

SIGNIFICANCE

9. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

- 20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture _____ Arts & Leisure _____
 Economic/Industrial ___ Exploration/Settlement _____
 Government _____ Military _____
 Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

- 22. Date form prepared _____
 By (name) _____
 Organization _____
 Address: _____
 City _____ Zip _____
 Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

↑ NORTH

FIGURE 2

SIGNIFICANCE STATEMENTS CHECKLIST

VOLUNTEER SURVEY WORKER/STAFF

The major concerns of the volunteer survey workers include the following:

- (1) Documentation (background/historical importance)

- (2) Conclusion

- (a) why the structure merits preservation? _____

- (b) What does the structure say about the culture (past or present)? _____

- (c) What makes the structure a cultural resource? _____

Checklist of items to consider:

1. present use _____

2. past use _____

3. when was the structure built _____

4. who was responsible? _____

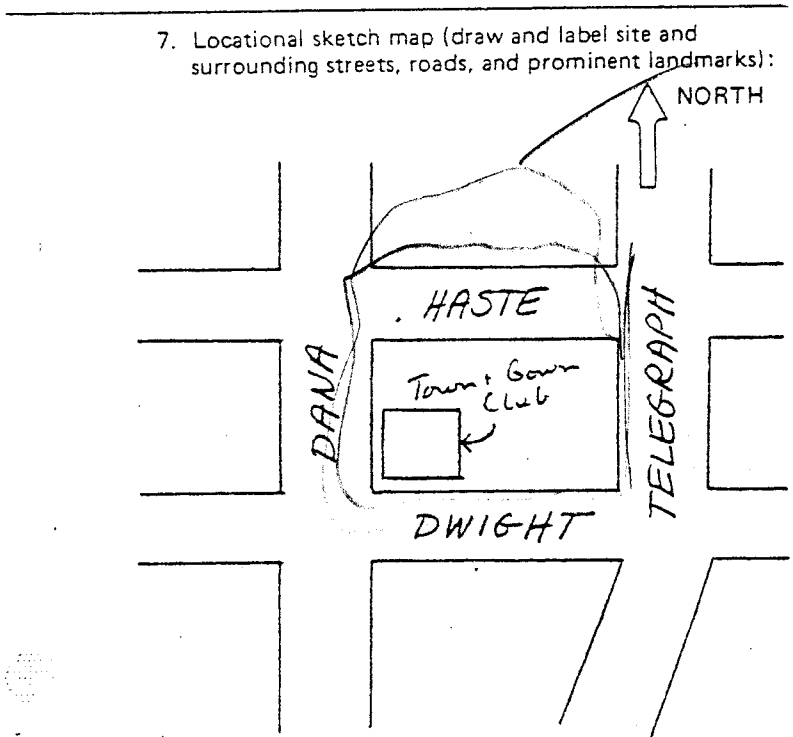
5. history and purpose _____

6. context of tract development _____

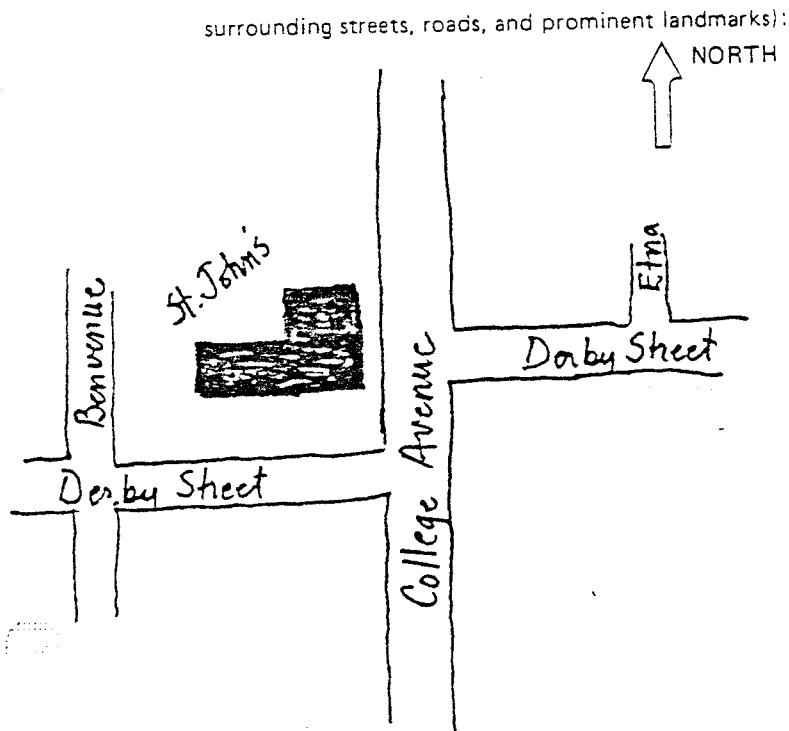
Completed Statement (second paragraph)

FIGURE 3

SAMPLES OF SKETCHED MAPS



OPR 523 (Rev. 7/75)



OPR 523 (Rev. 7/75)

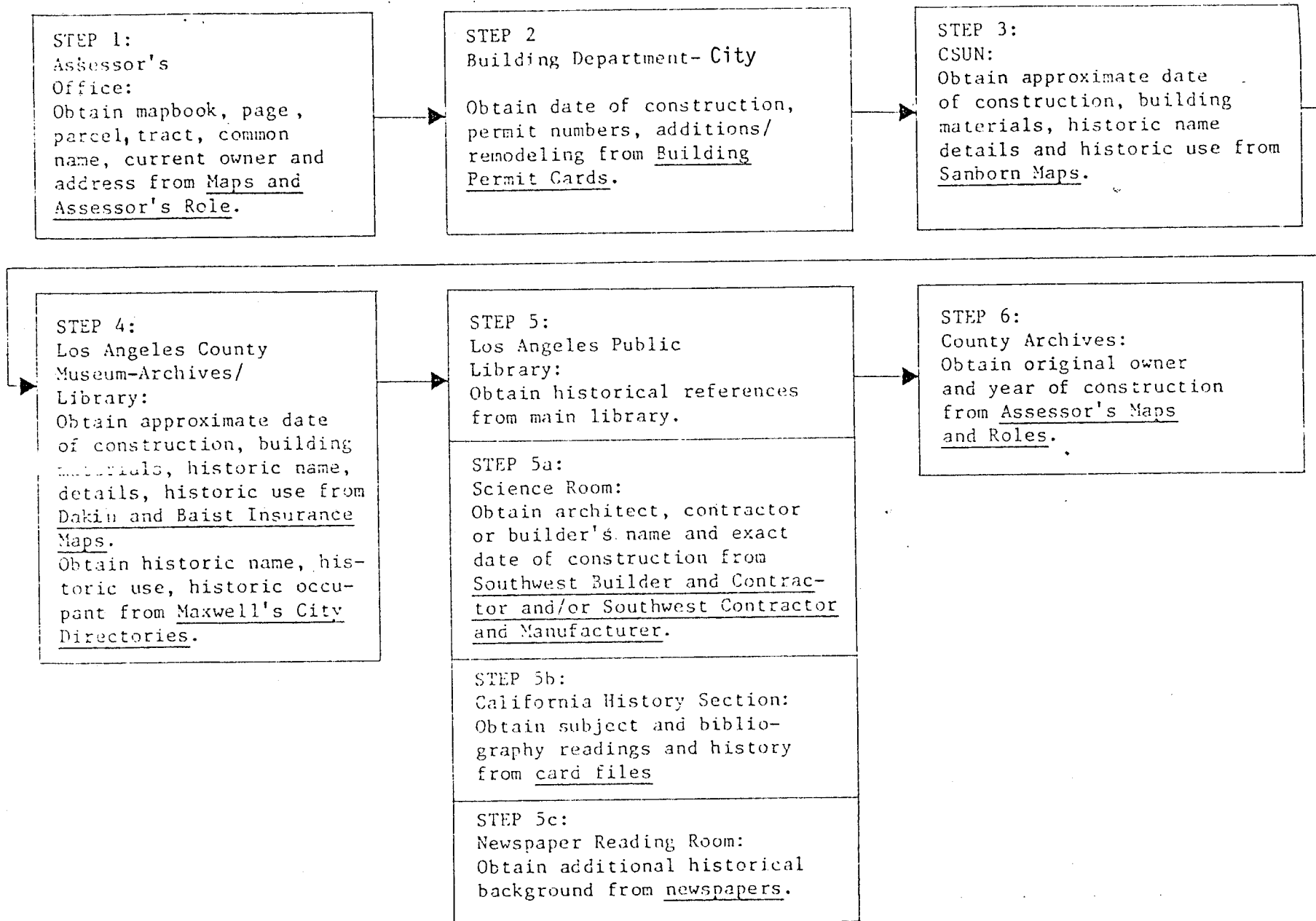
INSTRUCTIONS FOR MAPPING

One of the essential final steps of the survey is mapping the results. In the past, surveys have been mapped in a variety of ways -- from brightly colored large-scale neighborhood maps that show the outline of each building to small-scale quadrangle maps that are covered with hundreds of tiny dots. Some maps were drawn especially for the survey, while others were adapted from already prepared plat, insurance, or street maps. Sometimes one map is used for the entire survey area; sometimes several maps of the same scale; and sometimes several maps of differing scales. The visual representation of survey results may thus take many forms.

The design of the map should largely depend on the needs of the organization that will use the survey results. Large attractive maps are most appropriate for public presentations; small multi-colored maps make the best slides; page-size black-and-white maps are most easily reproduced; and so forth. The potential uses of the map should be determined before the map is designed.

The Office of Historic Preservation has some general requirements for maps submitted to it. The requirements derive from the OHP's major use of the maps, which is finding the locations of specific properties. Maps should meet these standards:

1. The scale of the map should be large enough to distinguish one property from another. (For example, USGS Quadrangle maps are suitable for rural areas but not cities.)
2. The address of each property should be identifiable.
3. If more than one map is used, each map should contain a coherent survey area.
4. Boundaries for neighborhoods or districts should be clearly drawn.
5. The National Register status or eligibility should be evident for each property.



III. STEP-BY-STEP RESEARCH PROCESS (Figure 4.)

The step-by-step process outlined below prioritizes the research activities to most effectively access the appropriate data. Following this procedure will effectively yield the maximum amount of information. Figure 2 summarizes this process, including the necessary information, its source and location. The Checklist for Research at the end of this section provides a convenient form to record the research data.

Step 1 - Los Angeles County Assessor's Office

Location

The Assessor's office is located in the Los Angeles County Hall of Administration, 500 West Temple, Los Angeles. The information desired is found in the Assessor's Mapping Service Reference Library, Room 250. The library is open Monday through Friday from 8:00 a.m. to 5:00 p.m.

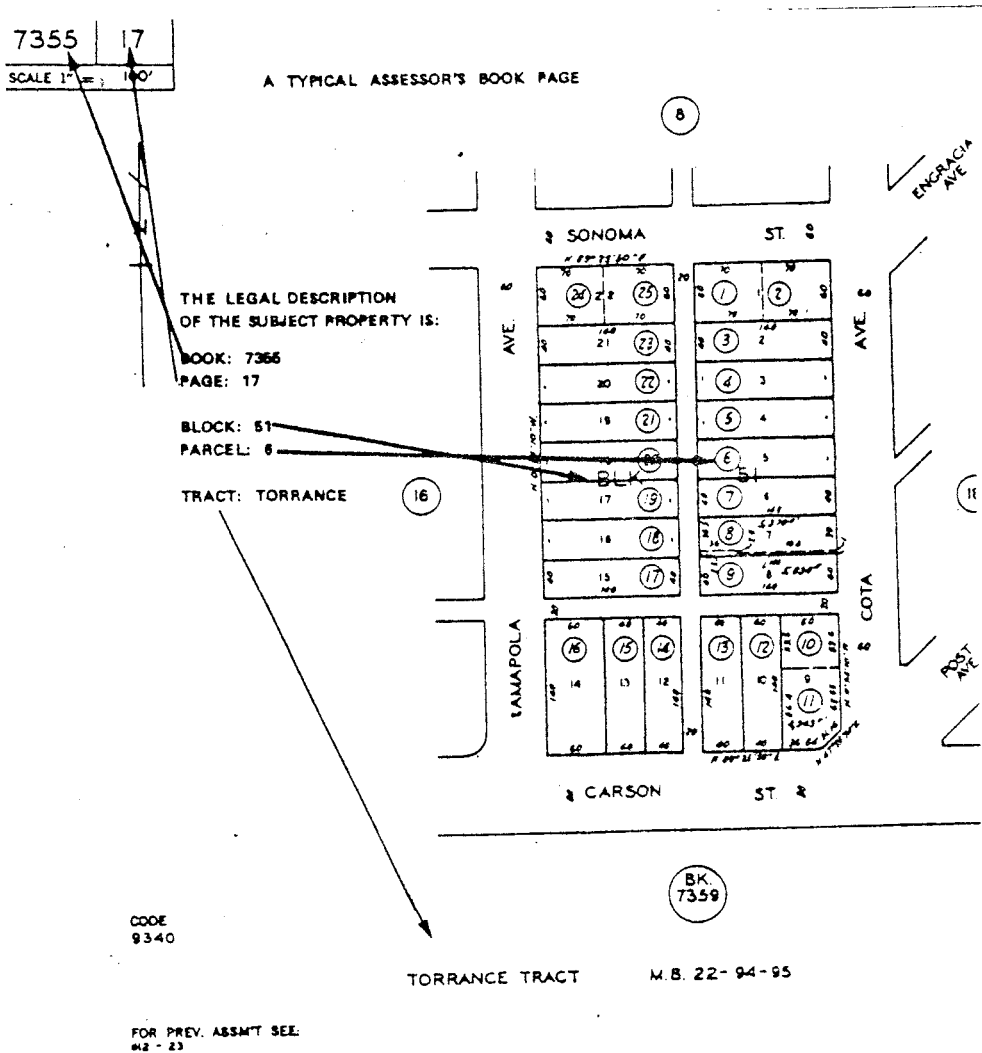
Purpose

The Los Angeles County Assessor's Office provides the means for determining the present ownership of a property, the address of the owner, and the legal address of the property. Proper use of the information should enable you to complete the State Inventory Form, items 2, 5 and 11 during your visit to the Assessor's Office.

Procedure

1. Go to the general index which is located at the central desk area.
2. The general index is a special Assessor's edition of the Thomas Brothers Maps of Los Angeles County. Look in the front of the volume at the general area guide to find the page on which your property is located.
3. Turn to the page indicated and look for the specific location of the property you wish to investigate. Once you have found the location, you must determine the mapbook in which it is located. The number of the proper book is printed in red with the area covered by each mapbook indicated by clearly defined, red-lined regions.
4. Go to the volume index posted on the wall to find the volume in which information contained in the mapbook is printed. Each volume contains information relating to several mapbooks.
5. Go to the stack area and locate the appropriate mapbook and volume. Go back to the desk area.
6. Look in the index in the front of the mapbook. The map will have circled numbers indicating the page for the area you wish to investigate. Turn to the proper page.
7. The page will contain the following information (see Figure 5):
 - a) Tract number or name
 - b) Block, lot and parcel number
 - c) The size of the lot is measured feet. In the case of large or irregular areas, the dimensions are also given in approximate acres and square feet.

FIGURE 5.



Sample of Assessor's mapbook page. Note that the location of information you should record (i.e. book number, page, block, parcel, and tract name or number) is shown by the arrows.

- d) The most recent Assessor's Mapbook number in the Archives under the heading "previous assessment".

Note: Record the mapbook page number and the tract, block, lot and parcel number of the site which you are investigating on the checklist for research. Also record the lot size in feet or acres.

8. Now turn to the Assessor's Role for the appropriate mapbook. Locate the corresponding mapbook, page, block, lot and parcel numbers. The information necessary to complete sections 1-4 appears on the left hand side of the page. Record this information in notation on your Checklist for each site.

Step 2 - Building Permit Cards - City

Once you have determined the correct address for the property you can proceed to the building permit office. Building permits should allow you to complete Inventory Form items 8, 9, 10, and 17.

Location

Building permits are located in the Department of Building and Safety, Conservation Bureau Office, Room 425, Los Angeles City Hall, 200 North Spring Street, Los Angeles. This office is open Monday through Friday from 8:00 a.m. to 5:00 p.m.

Purpose

Building permit cards provide an excellent means to determine the date of initial construction of a building as well as any alterations that have been made to the site or structure. Building permit records for Los Angeles date back into the nineteenth century. Records vary according to the date of annexation of specific areas. Do not be overly concerned if there is no building permit card for the site you are investigating as there are several alternate methods for locating the same information.

Procedure

1. Go to the location listed above with the Building Permit Request Letter filled out (see Figure 6.) You may mail the letter or deliver it personally depending upon your personal time constraints. List those properties on the Request Letter that you are responsible for.
2. You may wait or call the Conservation Bureau at 485-7094 to check when copies of the building permits have been secured and are available.
3. Copies of the building permits do require a fee. The fees are \$.25 for a copy of the original building permit and \$.10 for each other building permit for the same property. These costs will be reimbursed by CRG, therefore, please save your receipt.
4. Upon obtaining your building permit note the following:
If the building has significance (i.e. who it was built for and when it was built, if known), then maps, books, newspapers and additional library resources should be consulted. If the building is more obscure, then, it must be researched at a later time in the County Archives.

FIGURE 6

BUILDING PERMIT REQUEST LETTER

February 1, 1981

Department of Building and Safety
Conservation Bureau, Room 425
City Hall
200 N. Spring Street
Los Angeles, CA 90012

Attn: Drena

Below is a list of addresses for which I need a copy of the original or earliest building permit as well as all building permits for any alterations to the original building. This information is necessary in order to complete a survey of historically and architecturally significant properties throughout the communities of Highland Park and Mount Washington.

- | | |
|----------|-----------|
| 1. _____ | 9. _____ |
| 2. _____ | 10. _____ |
| 3. _____ | 11. _____ |
| 4. _____ | 12. _____ |
| 5. _____ | 13. _____ |
| 6. _____ | 14. _____ |
| 7. _____ | 15. _____ |
| 8. _____ | |

Thank you for your cooperation.

Sincerely,

Highland Park Improvement Association
Historic Preservation Task Force
Survey Worker

Step 3 - Sanborn Maps

Location

Sanborn Fire Insurance Maps are located in the California State University Northridge Map Library, Sierra Hall North, Room 138. (See Figure 7). The library is open from 8:00 a.m. to 7:00 p.m., Monday through Saturday. Volumes are available for the survey area beginning in 1921. Ask for Mr. Michael Swift, Map Librarian, concerning the use of these maps.

Purpose

Fire insurance maps are one of the most important resources in the historical survey process. In particular, Sanborn Fire Insurance Maps are relatively reliable. These maps are color coded to indicate the type of construction material. They also indicate the use of the building, its structural outline, number of stories, and alterations that have been made.

Additionally, an approximate date for a building's construction can also be established by the proper use of one or more insurance maps.

Procedure

1. Locate the volume for the area you are investigating. This is done by comparing the street address of the site to the area index in the front of the Sanborn Map with the recent house numbering map of the survey area. This map will be provided for you.
2. Once you have located the appropriate volume, turn to the color coded page and street index in the front. Determine the building's location according to this index and turn to the page indicated for each color coded area.
3. Refer to the parcel, photograph and map in your research packet to locate the corresponding property on the Sanborn Map. Record all the information found on this property provided by Sanborn Map. This includes, but is not limited to:
 - a) Type of construction. This is determined from the color coded key at the front of the Sanborn Map.
 - b) Number of stories
 - c) Basements (if any)
 - d) Use of the building
 - e) Relevant structural information (read the fine print)
 - f) Name of the building, or of the group that owns or uses it
 - g) Bibliographical information.

Note: The building you are investigating may not have been built by the date of the Sanborn Map. Record the information from the Sanborn Map in any case. It will be useful in preparing the final statement of significance. Indicate whether the information refers to the existing structure on the site.

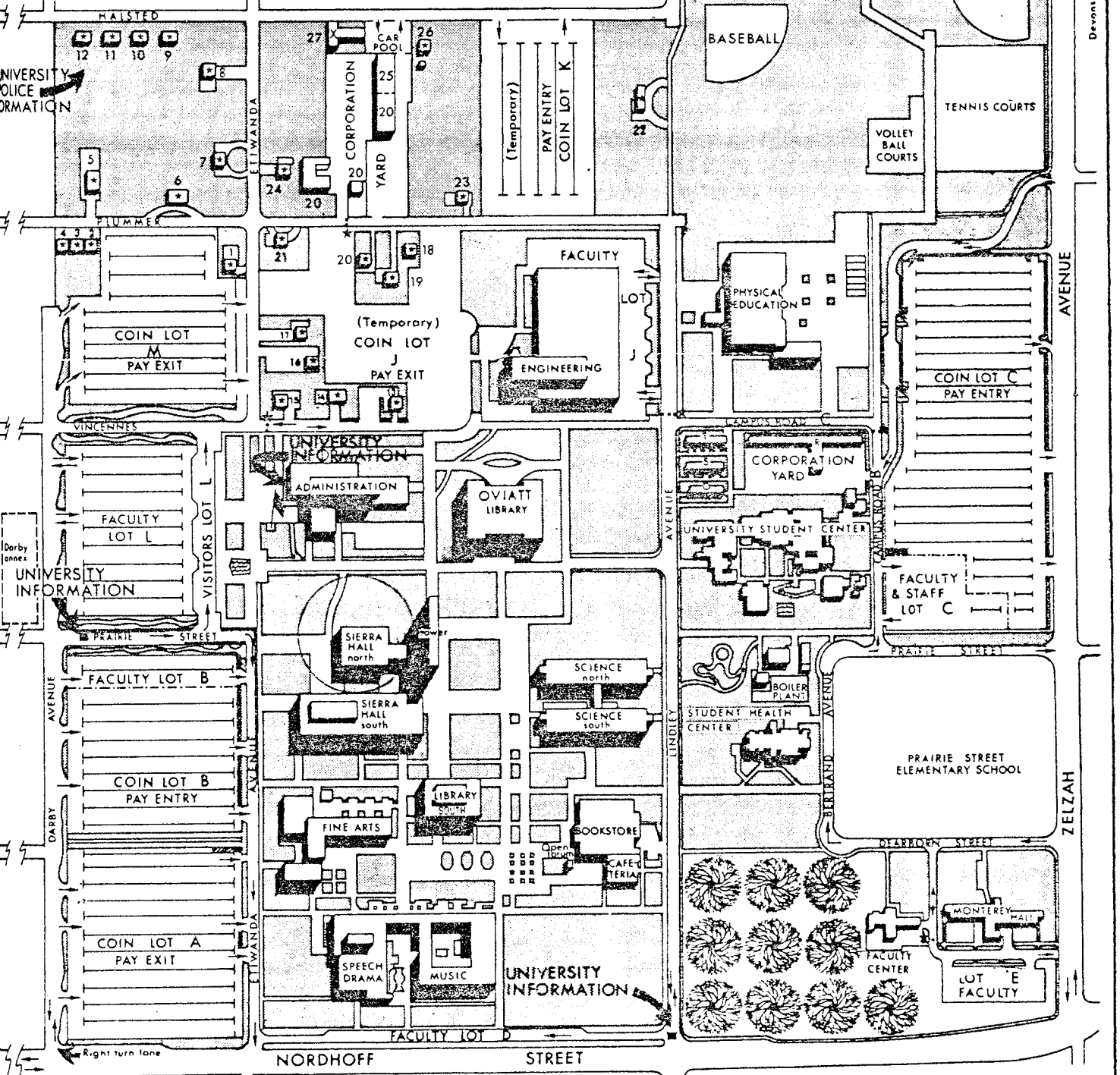
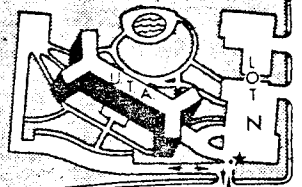
Be sure that you have accurately recorded all of the map's information as it is essential to the next Step.

California State University, Northridge

FIGURE 7

Legend

- ☐ METER PARKING
- ★ CONTROL GATE
- ☐ HOUSE OWNED BY CSUN
- ☐ MOTORCYCLE PARKING
- 1. DIALOGUE CENTER
- 2. ANTHROPOLOGY MUSEUM
- 3. SPEECH CLINIC
- 4. ENVIRONMENTAL HEALTH AND SAFETY
- 5. CHILDREN'S CENTER
- 6. ASSOCIATED STUDENTS
- 7. EXPAND
- 8. BIOLOGY HOUSE
- 9. PRE-SCHOOL
- 10. PRE-SCHOOL
- 11. UNIVERSITY POLICE, PUBLIC SAFETY
- 12. UNIVERSITY POLICE, PARKING
- 13. FACULTY HOUSE
- 14. ADOBE HOUSE
- 15. URBAN HOUSE
- 16. TUTORIAL
- 17. EPIC HOUSE
- 18. PROJECT HOUSE
- 19. CHICANO HOUSE
- 20. PLANT OPERATION
- 21. HOME MANAGEMENT HOUSE
- 22. RECREATION HOUSE
- 23. ARNOLD HOUSE
- 24. LIFE HOUSE
- 25. HALSTED ART ANNEX
- 26. ART HOUSE
- 27. PLANT OPERATION OFFICE BUILDING "X"



Step 4 - Los Angeles County Museum of Natural History

Location

The Museum of Natural History is located at 900 Exposition Boulevard, Los Angeles. Enter the building through the back entrance. Sign-in at the guard desk and proceed to the library. The library is open for visitors on Tuesday through Friday from 8:00 a.m. to 5:00 p.m. only. Be sure that you call to make an appointment to use the Archives.

Purpose

The Los Angeles County Museum of Natural History, Division Archives and Museum Library, are two excellent resources with the added advantage that they are under the same roof! Detailed information will be found here, including original owner, owner's occupation, exact date of structure and original company name.

Procedure

1. Go to the History Division Archives located in an annex to the library in the basement level of the museum.
2. Ask to see the appropriate insurance maps in the museum collection. Follow the same procedure described in Step 3 Sanborn Maps. The maps you will be using are by the Dakin and Baist Insurance Map Companies.
3. After examining these maps you should be able to determine the approximate date of construction for most buildings with a reasonable degree of accuracy.
4. Be sure that you have recorded all of the information and have made the correct bibliographic citation.
5. Ask the Archivist if there are any tract or birdseye maps that would help in your investigation.
6. Go to the microfilm newspaper reading room across the hall and request at the desk that you be shown the Maxwell's City Directories.
7. The Maxwell's City Directories are cross-referenced by street address from 1897-1905. In order to determine the occupant of a given address, simply match the appropriate address of the site you are investigating.
8. Record the name of the occupant or company at the address in the directory you have researched.
9. Once you have the occupant's name you can work backwards or forwards in time. Do this for buildings with scanty information. A change in use or ownership often indicates that a building was built in that year.
10. The insurance maps will indicate the year of construction which should correspond to the year of the directory.

Step 5 - City of Los Angeles Public Library

Location

The library is located at 630 West Fifth Street, Los Angeles and is open Monday through Saturday, 9:00 a.m. to 5:00 p.m. You will use three separate resource areas within the library: the California Room, located in the History Division on the second floor; the Newspaper Reading Room on the main floor; and, the Science Room on the second floor.

Purpose

The Los Angeles Public Library is perhaps the best single source of information that you will find. To use the library to its best advantage, the prior steps must have been adequately completed.

Step 5a - Science Room

If the building permit card was available for the site you are investigating, go to the Science Room. Stored here are the Southwest Contractors and Manufacturers (1908-1917) and the Southwest Builder and Contractors (1917-present). These journals will indicate the architect, builder and/or contractor of the structure as well as date of construction for a specific site.

Procedure

1. Using the appropriate permit number, order the corresponding volume of the contractor's journal. Obviously, this does not apply to structures built prior to 1905.
2. The permits are recorded in the back of each issue throughout the year. The smaller the permit number, the earlier in the year the permit was issued. It will take some guess work before you are able to pick the appropriate volume.
3. When you have located the permit number be sure to record the exact date that it was issued.

Note: An alternate location for the Southwest Builder and Contractor is the Watt Architectural Library at USC. There is a complete set of the journal, beginning in 1920 located here. The advantage of using this set is that you can take volumes directly off the shelves. This reduces the time spent in guessing and ordering volumes from the stacks at the Los Angeles Public Library.

4. The name of the building's architect (if any) will be recorded in the contractors journal along with the permit number. Note this information on the Checklist.
5. Information about the architect may be researched through the following sources within the Public Library:
 - a) The Biographical Dictionary of American Architects

- b) Guide to Architecture in Southern California (1977 edition) check in the index for other works by the same architect. In addition, the American Institute of Architect's Directories will furnish capsule biographies of architects.
- c) It is always wise to check the various Southern California yellow pages to see if the firm is still in business. A call to them may produce a conversation with the architect of the building or with someone who worked with him. Even if the firm is no longer in business a check of a Los Angeles City Directory for the year listed in the building permit, may indicate whether the architect represented a local firm.
- d) If the building appears to have been noteworthy, the date of the building permit can be used to look up any articles on the building in local newspapers. Newspaper articles may appear both before and after the date of the permit; so, a period of months rather than a single day should be researched.

Check the bibliographic list of newspapers for appropriate sources.

Step 5b - California Room

The card files, here, will provide references for the historical background for buildings, architects, and owners. Researching these sources will be a primary key to the site's significance.

Procedure

1. Go to the California Room and locate the card catalog.
2. The Catalog is divided into subject and biographical readings. Here, you must look up all of the names and titles that you have discovered in your previous research of insurance maps and city directories.
3. Using the catalog correctly is a matter of experience. Be sure to check all possible readings. If the building is a church check under the heading "Churches East Los Angeles".

If it is a residence look under "Residences - East Los Angeles". Also check under the biographical heading for the name of the tenant or owner of a given property address.

Note: This is a particularly important process. Do not give up until you have exhausted all possible categories. It is important that you look under both the historical and common name for a building, as well as its uses.

Step 5c - Newspaper Reading Room

While you are at the Los Angeles Public Library, check the Newspaper Reading Room. Do not spend too much time here since the information available is scanty.

Procedure

1. Go to the information desk and ask to see the Los Angeles Times Index on microfilm to 1935.

2. Locate the heading and time period you desire and order the appropriate roll of film.
3. You may have to try several headings before you find the information you desire.

Note: Be sure that you have noted the complete bibliographic citation for all information located in the Los Angeles Public Library in order to retrieve this information from other libraries.

Step 6 - Los Angeles County Archives

Location

If all other historical sources have been researched without results, the remaining possibility is to consult the County Archives. In most cases this will not be necessary, so this Step should only be undertaken with the advice or help of a staff member. The Los Angeles County Archives are located at 222 North Hill Street, Los Angeles, and are open on Monday through Friday, 8:00 a.m. to 5:00 p.m.

This is a self service library. The Assessor's Mapbooks are located on level 1, Room 103. There is an assistance line (#43435) that you can call from phones in the Library. Before you go to the Archives, be sure that you have determined the exact tract, block and lot number.

Purpose

The County Archives are often the only means of determining who has previously owned a particular property. They are also one of the best ways to determine when a structure was built. By looking at the dollar value of improvements made on the property, it becomes clear when building activity occurred. The Archives are often the only way of retracing the history of a site. They are an invaluable aid to the survey investigator. However, archival records are only available for buildings built or altered after 1900.

Research can be accomplished either by going backward or forward from the date of construction. In either case, the point of the search is to ascertain the date when the assessed valuation of the property jumps indicating that improvements were made on the property. If it is not clear, check the neighboring parcels to see if their values rose in a corresponding manner. Unless all neighboring properties were improved at the same time, this change in value will pinpoint the date of construction.

Procedure

1. Go to the index shelf. Find the tract book for the year that you wish to investigate. In the printed column opposite the appropriate year and tract there is a mapbook and page number reference for the property.
2. Go into the stack area. Locate the mapbook indicated, and turn to the proper page.

3. The information provided will give you:

- a) To whom the property is assessed
- b) A description of the property
- c) The land value in dollars
- d) Improvements made on the property in tax dollars.

You have now completed the basic research process. Do not be concerned if you have not located a wealth of information. Alternate methods of research will be discussed on a case-by-case basis.

APPENDIX A
CHECKLIST FOR RESEARCH

Enclosed in Research Packet

1. Photo of Site
2. Map of Location
3. Approximate Street Address
4. Inventory Form (partially completed)
5. Checklist for Research
6. Bibliography
7. Notation Key for Bibliographic Sources

Address of Site: _____ Cross Streets: _____

Common Name: _____

STEP 1: Assessor's Office

- a) Mapbook #¹ _____ b) Page #¹ _____ c) Block #¹ _____ d) parcel #¹ _____
- e) Tract² _____ f) Size of Lot² _____ g) Lot #² _____
- h) Most recent Assessor's mapbook number in Archives:² _____
(Ref: for previous Assessment see:)
- i) Common Name: _____
- j) Street Address: _____
- k) Present Owner:³ _____
- l) Present Owner's Address:³ _____
- m) Date of Construction:³ _____

STEP 2: Building Permit Cards - City

- a) Permit Numbers (attach separate
- b) Date of Permits sheets for each)
- c) Use

Source

- ¹ Street Index Cards
- ² Mapbook
- ³ Role

STEP 3: Sanborn Maps

- a) Cross Streets: _____
- b) Volume, Page, Date of Sanborn: _____
- c) Existing structure: yes no (circle one)
- d) Type of Construction: _____
- e) Number of Stories: _____
- f) Basements: yes no (circle one)
- g) Use: _____
- h) Information on Building (attach separate sheets)
- i) Name of Building (Historic Name): _____
- j) Historic Address: _____

STEP 4: Los Angeles County Museum

- a) Dakin Map Citation: _____
- b) Baist Map Citation: _____
- c) Birdseye or Other Maps Used? If so, what? _____
- d) Marshall's City Directories Citation: _____
- e) Name of Occupant/Company: _____
- f) Year of Construction: _____

STEP 5: Los Angeles Public Library

- a) What was reference used (i.e. East Los Angeles: Churches):

- b) Source: _____

STEP 5a: Contractor's Journals

- a) Journal Name: Volume; Page; Date: _____
- b) Architect; Builder; Contractor: _____
- c) Information about Architect (attach separate sheets)

STEP 5b:

- a) What other references or sources used (ie. Interviews): _____

STEP 6: County Archives

- a) References: _____
- b) Attach Separate Information Sheets

NOTATION KEY FOR BIBLIOGRAPHIC SOURCES

The majority of all listed sources for Item #21 of the DPR 523 (Rev. 4/79) forms should be as complete as possible with minimal use of abbreviations and codes. Proper bibliographic notation would appear as follows:

Los Angeles County Tax Assessors Roll 1980 (5423-19-8)

(note that the year of the tax roll must be given and that the numbers within the parenthesis are separated into groups; the first group of four numbers is the mapbook number, the second group of numbers is the page number, and the last set of numbers is the parcel number)

Los Angeles County Tax Assessors Archives 1908 (45-3-2)

(note that the year of the assessment must be given and that the numbers within the parenthesis are separated into groups; the first group of four numbers is the mapbook number, the second group of numbers is the page number, and the last set of numbers is the lot number)

Los Angeles City Building Permit 1908 (#23476)

The year 1908 is when the permit was issued and the number within the parenthesis is the specific permit number.

All fire insurance map notations follow the same pattern of map name, year, volume number (if any), and page number. Examples would appear as follows:

Dakin Maps 1889, Vol. 2, p. 34.

Baists Maps 1905, p. 32.

Maxwells City Directory 1897, p. 86

(note that the year of the directory must be given as well as the specific page number)

All remaining sources should follow the standard research bibliographic notation format. Specific questions on format should be directed to the project director/editor.

APPENDIX C

CONTACT LIST

CONSULT RESEARCH COORDINATOR BEFORE MAKING CONTACT

<u>AGENCY</u>	<u>CONTACT</u>	<u>PHONE #</u>	<u>DAYS & HOURS</u>
Cal State U. Northridge Sierra Hall North Room 138	Michael Swift Librarian	885-3465	M-F 8:30-5:00 pm
Los Angeles Central Library History Workroom 680 W. 5th Street	Tom Owen Librarian	626-7461	M-Th 10:00-8:00 pm
City of L.A. Map Vault 803 City Hall 200 N. Spring St.	Nate Hammond Supervisor	485-3052	M-F 8:30-5:00 pm
L.A. Co. Museum of Nat. History Archives 900 Exposition Blvd. Basement Annex	Bill Mason Curator	744-3351	T-F 8:30-5:00 pm (call for appt!)
Museum Library	Kathy Donahue Librarian	744-3351	T-F 8:30-5:00 pm
Microfiche Library 900 Exposition Blvd. Basement Annex	Kathy King Librarian	744-3351	T-F 8:30-5:00 pm
USC Arch. & Fine Arts Library University Park Watt Hall Basement	Alson Clark Librarian	743-2798	F 8:30-5:00 pm M-Th 8:30-10:00 pm Sat. 10:00-5:00 pm Sun. 1:00-8:00 pm
UCLA Special Collections Library	Ms. Cager Librarian	825-4879 825-4988	M-Sat 9:00-5:00 pm
L.A. Co. Assessor's Office 1441 Santa Anita Ave. S. El Monte, CA		579-7500	M-F 8:00-5:00 pm

APPENDIX D

INSTRUCTIONS FOR COMPLETING
CALIFORNIA HISTORIC RESOURCES DATA ENCODING SHEET
(DPR 660, 6/79)(see sample DPR 660 form
on the following page)

DEFINITIONS

1. Ser. No.: - - -
 Cnty City Zip Form No. Prop. No.

This numerical designation is composed of three sets of numbers, each with its own source of origin, which, in combination, form a unique number for purposes of identification.

The county number is the numerical ranking of each county in alphabetical order (Alameda = 01 to Yuba = 58).

The city zip number is the last four numbers of the zip code of the city the survey was performed in. If there is more than one zip code in the city in question, then the "main office" zip code is to be used (e.g., for Berkeley, the main office zip code is 94701; therefore, 4701 is the appropriate city zip to use in the serial number). The source is the U.S. Postal Service, 1979 National Zip Code Directory.

The form number is the identifier of each property within a specific city survey and is numbered in ascending numerical order (e.g., 01-4701-1, 01-4701-2, 01-4701-3, etc.).

If an historic district is encoded, then the designation "D" is added in the "property no." space on the district form (e.g., 01-4701-17-D). Each property within that district is given an identifier number in the "property no." space in ascending numerical order (e.g., 01-4701-17-1, 01-4701-17-2, etc.). Only a district form will have a "D" in the property number space.

If a property is not located within a district, then the property number space is left blank.

The serial number is written on the top line of the historic resources inventory form for purposes of identification.

Extreme care should be taken in order to avoid the duplication of serial numbers. Each property should have one, unique serial number, whether an individual property or a property within a district.

2. UTM

UTM	Zone	Easting	Northing
A	_____	_____	_____
B	_____	_____	_____
C	_____	_____	_____
D	_____	_____	_____
CENTER	10	508040	4317850

State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

1. Ser. No.: _____
 Cnty City Zip Form No. Prop. No.

2. UTM Zone Easting Northing
A _____
B _____
C _____
D _____
Cntr _____

3. Property Name:
Common Name: _____
Historic Name: _____

4. Address: Parcel No. _____

Number Street Name

Nearest Cross Street

City/Town

Zip code Vicinity of
City/Town (✓)

5. Type of Ownership:
___ 1) unknown ___ 4) private
___ 2) federal ___ 5) county
___ 3) state ___ 6) city
 ___ 7) special district

6. Present Use:
___ 1) unknown ___ 4) private non-comm.
___ 2) commercial ___ 5) public
___ 3) residential ___ 6) none

7. Year of Initial Construction: _____

8. Architect(s): _____

Builder(s): _____

9. Year of Survey: _____

10. Registration Status:
___ 1) listed ___ 5) eligible local listing
___ 2) determined eligible ___ 6) ineligible
___ 3) appears eligible ___ 7) undetermined
___ 4) may become eligible

11. Check One: ___ 1) part of district
 ___ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
___ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS ___ 6) CHL
___ 2) HAER ___ 7) CPHI
___ 3) NHL ___ 8) Local Listing
___ 4) SHP ___ 9) County/Regional Park
___ 5) SCP ___ 10) other

14. Property Attributes:
___ 1) unknown ___ 20) canal/aqueduct
___ 2) sing. family prop. ___ 21) dam
___ 3) mult. family prop. ___ 22) lake/river/reservoir
___ 4) ancillary blgs. ___ 23) ship
___ 5) hotel/motel ___ 24) lighthouse
___ 6) comm. blgs., 1-3 st. ___ 25) amusement park
___ 7) comm. blgs., over 3 st. ___ 26) monument/mural
___ 8) industrial blgs. ___ 27) folk art
___ 9) public utility blgs. ___ 28) street furniture
___ 10) theatre ___ 29) landscape architr.
___ 11) engineering struct. ___ 30) trees/vegetation
___ 12) civic auditorium ___ 31) urban open space
___ 13) cmnty cntr/soc. hall ___ 32) rural open space
___ 14) government blg. ___ 33) farm/ranch
___ 15) educational blg. ___ 34) military property
___ 16) religious blg. ___ 35) CCC/WPA structure
___ 17) R/R depot ___ 36) ethnic minority property
___ 18) train ___ 37) highway/trail
___ 19) bridge ___ 38) women's minority property
 ___ 39) other

15. Architectural Plans
and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

Enter the UTM (Universal Transverse Mercator) location of the property as it is recorded on the inventory form. If it does not appear on the form, the UTM's can be determined from connecting the blue UTM tickmarks along the borders of the USGS 7.5 minute map (plus measuring with a metric ruler). The Easting, a six digit number, is the line running in a North-South direction which measures the distance of the site in meters East of it. The Northing, a seven digit number, is the line running in an East-West direction which measures the distance of the site in meters North of it.

If a property encompasses ten acres or more, record the UTM coordinates of the smallest four-sided figure which confines the site. This figure must have four interior angles of 179 degrees or less. Starting with the most North-East corner, proceed in a clockwise direction and record these coordinates in sequence as A, B, C, and D.

If a property is less than ten acres, use the UTM coordinates of the center of the property for the location.

California lies within two UTM zones, 10 and 11. The zone is found in the legend at the bottom of the appropriate topographic map on the left-hand side, if the map has been grided.

3. Property Name:

Common Name: _____
Historic Name: _____

Enter the common name from the inventory form, if given, onto the "common name" line.

Enter the historic name from the inventory form, if given, onto the "historic name" line.

If the historic name is the same as the common name, then write the common name on the "common name" line, and "same" on the historic name line.

If the common name and/or historic name(s) are not given, then place a dash on the appropriate line.

4. Address: Parcel No. _____

Number Street Name

Nearest Cross Street

City/Town

Zip Code Vicinity of
City/Town ()

Omit "parcel no." if none is written on the form.

Copy the street address as given on the inventory form onto the encoding sheet. If more than one street number is given (e.g., 484-488), then encode only the first number (484). If no street number is given, then encode the name of the street the property is located on (on the "street name" line), and the name of the nearest cross street on the "nearest cross street" line. Do not encode the name of the nearest cross street if both the street number and name for the property in question are given.

The city/town is copied from the inventory form onto the appropriate space. If a property is near a city or town, but not within the city limits, then encode the name of the nearest city/town and check (✓) the space marked "vicinity of city/town". Note that the city/town encoded in the "city/town" line must match the "city zip" portion of the serial number.

Encode the 5 number zip code of the property on the "zip code" line. It is important to note that this zip code may differ from the city zip code portion of the serial number if there is more than one zip code in the survey city. Always verify zip codes in the Zip Code Directory.

All street addresses are to be encoded in a consistent manner; this pertains specifically to abbreviations. All street addresses must follow the following format:

- 1) Numbered streets are to be written numerically, not alphabetically (e.g., 1ST, 2ND, 3RD, 23RD, etc.).
- 2) Directional abbreviations are as follows: North = N., South = S., East = E., and West = W.
- 3) Street abbreviations are as follows:

Street	=	ST.
Avenue	=	AVE.
Court	=	CT.
Circle	=	CR.
Way	=	WY.
Boulevard	=	BLVD.
Road	=	RD.
Drive	=	DR.
Place	=	PL.

There are no abbreviations for the following: Alley, lane, and any other modifier not covered in this section.

5. Type of Ownership:

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> 1) unknown | <input type="checkbox"/> 4) private |
| <input type="checkbox"/> 2) federal | <input type="checkbox"/> 5) county |
| <input type="checkbox"/> 3) state | <input type="checkbox"/> 6) city |
| | <input type="checkbox"/> 7) special district |

Check the present ownership(s) of the property being encoded in the appropriate space. Check as many as are applicable.

6. Present Use:

- | | |
|---|---|
| <input type="checkbox"/> 1) unknown | <input type="checkbox"/> 4) private non-comm. |
| <input type="checkbox"/> 2) commercial | <input type="checkbox"/> 5) public |
| <input type="checkbox"/> 3) residential | <input type="checkbox"/> 6) none |

Check the present use(s) of the property being encoded in the appropriate space. Check as many spaces as are applicable.

- 1) Unknown: There is no information on the inventory form.
- 2) Commercial: Stores, offices, apartments, duplexes, industrial, etc.
- 3) Residential: Single and multiple family dwellings, hotels, apartments, etc.
- 4) Private Non-Commercial: Churches, fraternal organizations, private schools, etc.
- 5) Public: Government buildings, libraries, parks, post offices, etc.
- 6) None: Property is not in use at the present time.

7. Year of Initial Construction: _____

Enter four digits for the date of construction. Do not record more than one date. If a range of time is given, then record the mid-point between the two dates.

8. Architect(s): _____

Builder(s): _____

Enter the last name(s) of the architect(s) who designed the property (if applicable). If more than one last name is entered, separate the names with a "/".

If not applicable to the property in question, or not recorded, then enter a dash (e.g., "--").

Enter the last name(s) of the builder(s) who built the property (if applicable). If more than one last name is entered, separate the names with a "/".

If not applicable to the property in question, or not recorded, then enter a dash (e.g., "--").

9. Year of Survey: _____

Enter the appropriate four digit number. Do not enter more than one four digit number.

10. Registration Status:

- 1) listed
- 2) determined eligible
- 3) appears eligible
- 4) may become eligible
- 5) eligible local listing
- 6) ineligible
- 7) undetermined

Enter the National Register of Historic Places registration status in the appropriate space by transferring the number at the top of the inventory form in the "NR ___" space to the corresponding number on the encoding sheet.

e.g.

	HABS	_____	HAER	_____	Ser. No.	NR	3	SHL	_____	Loc	_____
UTM:	A	_____	B	_____							
	C	_____	D	_____							

To encode this property properly, check "X 3) appears eligible" on the encoding sheet.

If there has been no determination made on the inventory sheet, then check " 7) undetermined".

If the property has been listed in the National Register of Historic Places, then check " 1) listed".

11. Check One:
- 1) part of district
 - 2) individual property

Check " 1) part of district" if the encoding sheet is a district form or pertains to a property within a district.

Check " 2) individual property" if the property being encoded is not in a district.

12. NR Class Category:
- 1) district
 - 2) site
 - 3) building
 - 4) structure
 - 5) object

If the property is in a district, then check "1)". Check "1)" if filling out a district encoding form.

If the property doesn't exist anymore, or if the inventory form pertains to the location of an incident of historical importance, then check "2)".

If the property is a building, then check "3)".

If the property is a non-moveable object (under its own power), such as a tree, oil derrick, bridge, statue, etc., then check "4)". People do not live in a structure.

If the property is moveable under its own power, such as a train, car, plane, boat, ship, etc., then check "5)".

13. Other Registration

If the property is significant enough to be included within other registration lists, this information may be noted on the inventory form. Check the appropriate space based on the following abbreviations:

- 1) HABS -- Historic American Building Survey
- 2) HAER -- Historic American Engineering Record
- 3) NHL -- National Historic Landmark
- 4) SHP -- State Historic Park
- 5) SCP --
- 6) CHL -- California Historic Landmark
- 7) CPHI -- California (or County) Point of Historical Interest
- 8) Local Listing -- Any official local historic inventory on a city or county level
- 9) County/Regional Park -- Such as East Bay Regional Park District
- 10) Other -- A listing not included above

If there are no other registration listings noted, then do not check anything.

14. Property Attributes

Check as many attributes as deemed appropriate regarding the original usage of the historic property:

- 1) Unknown: No characteristics are listed on the inventory form.
- 2) Single Family Property: A building built to house a single family. No duplexes or apartments can be considered single family dwellings.
- 3) Multiple Family Property: A building originally built and used in such a way as to accommodate more than one family (e.g, duplexes, fourplexes, apartments, etc.).
- 4) Ancillary Buildings: Barns, outhouses, detached garages, carriage houses, sheds, etc.
- 5) Hotel/Motel: Any establishment providing lodging and other services for travelers.
- 6) Commercial Building, 1-3 stories: Any type of building dealing with retail sales, such as gas stations, grocery stores, banks, commercial businesses (non-industrial), etc. Include basement in height count.
- 7) Commercial Buildings, over 3 stories: Include basement in height count.
- 8) Industrial Buildings: Buildings where the manufacturing or distribution of products occurs (e.g., canneries, mills, foundries, warehouses, etc.).

- 9) Public Utility Buildings: Public service buildings, such as firehouses, powerhouses, electrical substations, etc.
- 10) Theatre: A place where plays, operas, motion pictures, etc., are presented. A building or outdoor structure (e.g, amphitheater).
- 11) Engineering Structure: Docks, mines, or any other non-building structure that doesn't fit any other category neatly.
- 12) Civic Auditorium: Halls bigger than community centers or social halls. Public buildings for concerts, speeches, etc.
- 13) Community Center/Social Hall: Smaller than an auditorium; any building for the gathering of an audience (Grange, Elks clubs, YMCA, YWCA, other fraternal organizations, etc.).
- 14) Government Building: Any federal, state, or locally owned property, such as a post office, federal administration building, county office building, etc. Public hospitals are also included in this category.
- 15) Educational Building: Primary, secondary, and preparatory institutions. Also include universities, seminaries, academies, etc.
- 16) Religious Building: Churches, temples, seminaries, etc.
- 17) Railroad Depot: Stations or associated buildings, such as handcar storage buildings, sheds, roundhouses, etc.
- 18) Train: Railroad engines and rolling stock, etc.
- 19) Bridge: Automobile, railroad, or pedestrian bridges, etc.
- 20) Canal/Aqueduct: An artificial waterway for transportation and/or irrigation. A large pipe or conduit for the transportation of water. Any bridgelike structure for carrying water across a valley or river.
- 21) Dam: Any barrier built to hold back water.
- 22) Lake/River/Reservoir: An inland body of water, natural stream of water, or place where water is collected and stored.
- 23) Ship: A sailing vessel, boat, or vessel able to navigate inland or ocean waters.
- 24) Lighthouse: A building or structure which guides ships by sight or sound.
- 25) Amusement Park: An outdoor place with various entertainment devices. Includes zoological parks.
- 26) Monument/Mural: A structure constructed to keep alive the memory of a person or event; tablet, pillar, statue, or building. A painting or photograph on a wall or ceiling.

- 27) Folk Art: An art style that transmits or represents the general culture of a people.
- 28) Street Furniture: Fine hydrants, street clocks, benches, curbstones, cobbles, carriage steps, etc.
- 29) Landscape Architecture: The placing of trees, lawns, or bushes, fountains, rock walls, fences, etc., on a plot of ground for esthetic purposes.
- 30) Trees/Vegetation: Any introduced or endemic plant, tree, or shrub of esthetic or historical value, alone, or in association with a building or structure.
- 31) Urban Open Space: Parks, grounds, or areas within city limits that have been subjected to little structural or building development.
- 32) Rural Open Space: Parks, fields, or forest lands outside specific city limits:
- 33) Farm/Ranch: A place where crops and/or animals are raised.
- 34) Military Property: Any land, structures, or buildings owned by any branch of the U.S. military services.
- 35) CCC/WPA Structures: Any building or structure constructed with the aid of Works Progress Administration, Public Works Administration, or Civilian Conservation Corps funding and/or manpower.
- 36) Ethnic Minority Property: Any property (land, structure, or building) directly associated with an ethnic minority, through documentation or material evidence.
- 37) Highway/Trail: Any road open to the public, from a main highway to a foot path.
- 38) Women's Minority Property: Any property (land, structure, or building) architecturally, historically, or socially associated with women, through documentary or material evidence (YWCA, etc.).
- 39) Other: Check here if there is no other category in which the resource description could be accurately placed.

15. Architectural Plans

and Specifications: _____ yes _____ no

- 1) Environmental Review No. _____
- 2) Tax Reform Act No. _____
- 3) Grants-in-Aid No. _____

OMIT AT THIS TIME.