



## **Supplemental Historic Resources Survey Report**

# **Industrial Zone Properties in the West Los Angeles Community Plan Area**



### *Prepared for:*

City of Los Angeles  
Department of City Planning  
Office of Historic Resources



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# Table of Contents

Project Overview	1
Project Team	1
Survey Area	1
Summary of Findings	4
Summary of Property Types	4
Summary of Contexts and Themes	4
For Further Reading	11

# Project Overview

This supplemental historic resources survey report (“Supplemental Survey Report”) summarizes additional field work conducted for SurveyLA in the industrially-zoned areas of the West Los Angeles Community Plan Area (CPA).<sup>1</sup> This survey report is to be used in conjunction with the main survey report and associated appendices for this CPA, published in August 2012.<sup>2</sup> All survey work was conducted according to SurveyLA methodology as discussed in the West Los Angeles main survey report.

## Project Team

Additional survey work in the West Los Angeles CPA was conducted by Architectural Resources Group. Personnel included Katie Horak, Principal and project manager; Mary Ringhoff, Associate; and Evanne St. Charles. Additional assistance was provided by intern Christina Park.

## Survey Area

### *Description of Industrial Zone Areas*

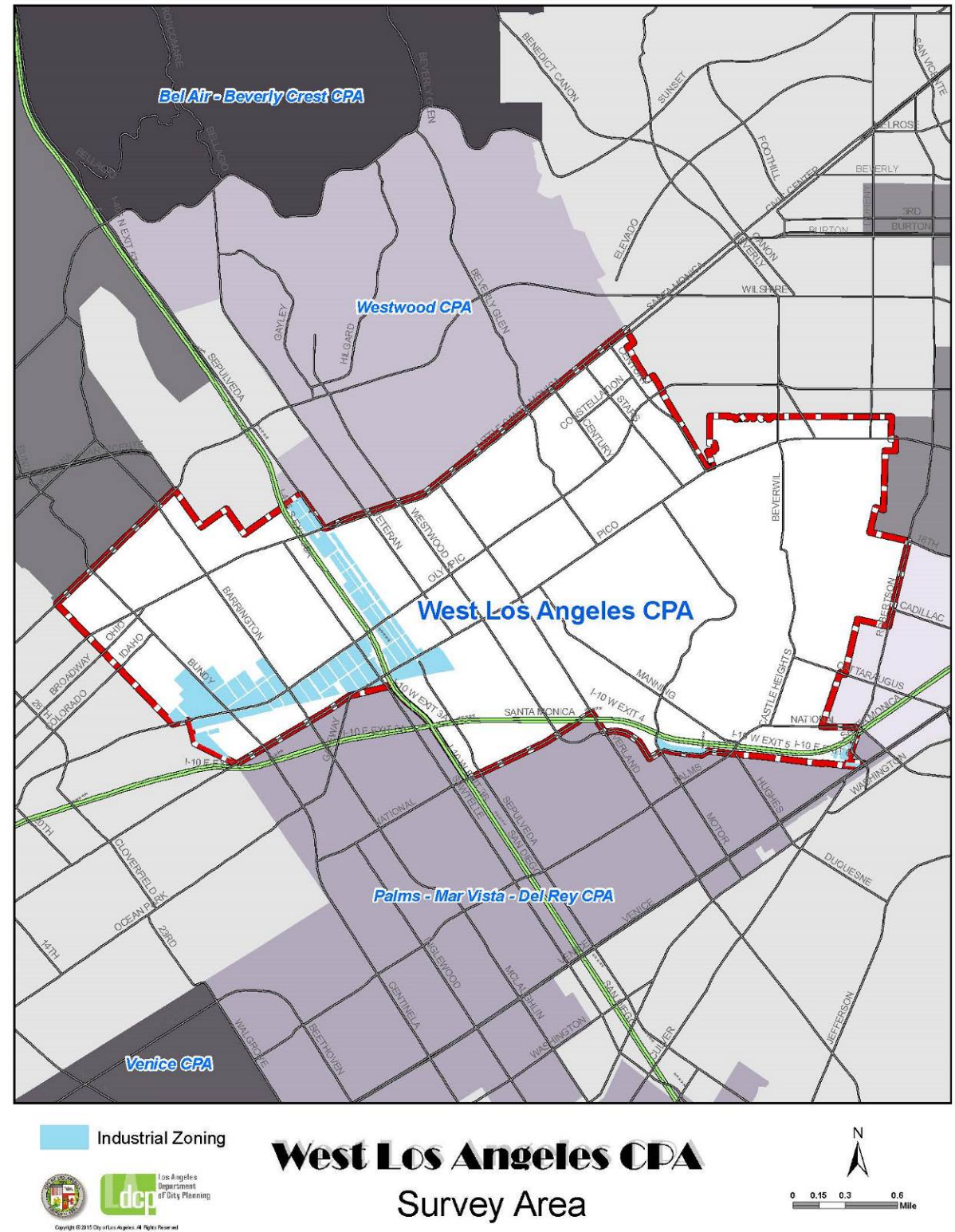
The survey area (“Survey Area”) includes approximately 888 industrially-zoned parcels in the north and south portions of the West Los Angeles CPA. Of these, approximately 676 parcels were surveyed by SurveyLA. SurveyLA generally does not include properties constructed after 1980, or resources that have been designated under Federal, state, or local programs. The map below illustrates the boundaries of the CPA and the location of industrially-zoned parcels.

Within the West Los Angeles CPA, industrially-zoned areas are primarily located in two adjoining areas. One is bounded roughly by Centinela Avenue, Exposition Boulevard, Military Avenue, and West Olympic Boulevard, with additional industrially-zoned parcels between Olympic and La Grange Avenue/Missouri Avenue/Nebraska Avenue west of South Barrington Avenue. The other area includes parcels between South Sepulveda Boulevard, Cotner Avenue, Exposition Boulevard, and Ohio Avenue. The industrial areas are adjacent to the historic Southern Pacific Railroad line (now a Metro line), as well as a Southern Pacific spur that once ran up Sepulveda. Two smaller industrially-zoned areas are located further east in the CPA, also along the Southern Pacific line, near Motor Avenue and National Boulevard, and Exposition and Interstate 10, respectively.

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<sup>1</sup> When this CPA was originally surveyed for SurveyLA, the Industrial Development context for the Citywide Historic Context Statement had not been developed. Therefore, industrially-zoned parcels could not be surveyed at that time. The context has since been completed and survey teams have returned to this CPA to survey industrial parcels.

<sup>2</sup> The main survey report and all appendices for the West Los Angeles CPA can be found at or <http://preservation.lacity.org/survey-la-findings-and-reports>.



## ***Industrial Zone Areas Development History***

In the years following Los Angeles' founding at mid-nineteenth century, industries in the city were few and largely agriculture based. Industrial uses were confined to areas in and around downtown, which was the center of the new city. The arrival of the transcontinental railroad in 1876 helped to further spur industrial growth, and by the 1880s, industries relied heavily on these rail lines as the primary means of exporting manufactured goods to other parts of the country. With the discovery of oil in Los Angeles in the 1890s, the construction of the Port of Los Angeles (1906) and the Panama Canal (1914), and the opening of the Owens Valley Aqueduct in 1913, manufacturers from across the country came to Los Angeles, hoping to take advantage of its cheap power and water, and readily available transportation network.<sup>3</sup>

By the early 1900s, the need for separating industrial development from the city's booming residential sector was apparent. Early on, deed restrictions were used by residents to create a barrier between themselves and heavy industry; however, as manufacturing continued to increase, the City sought a more wide-reaching solution to the problem. In 1906, Los Angeles' first industrial district was formed, likely on land adjacent to the Salt Lake, Southern Pacific, and Santa Fe Railroads east of downtown.<sup>4</sup> Additional districts followed, most of them established along rail lines or clustered near the port in San Pedro.

The creation of these industrially-zoned districts led to the concentration of a range of industrial property types in areas such as West Los Angeles. The industrial development of the West Los Angeles CPA followed roughly the same pattern as its residential and commercial development, moving westward starting in the early 20<sup>th</sup> century and following streetcar and railroad lines. The Southern Pacific Railroad line was particularly influential to the industrial development of the area, leading to the establishment of factories, warehouses, and other operations along its main route (now a Metro line, adjacent to Exposition Boulevard) between the 1920s and 1950s. Southern Pacific also had a secondary spur line running up South Sepulveda Avenue, used by small-scale manufacturing and distribution companies that now front on streets paralleling Sepulveda.

The West Los Angeles CPA saw particularly dynamic development during the post-World War II period, as additional industrial operations were established to serve the westward-expanding city. This period of industrial development left the most visible legacy on the built environment in the area, with numerous light industrial operations continuing to operate both in cohesive industrial areas and along portions of primarily commercial streets like Sepulveda Avenue, Olympic Boulevard, and Pico Boulevard. It also saw the establishment of oil extraction operations in predominantly commercial areas of West Los Angeles, like the Cardiff Tower facility on Pico Boulevard, pumping from the Beverly Hills Oil Field. Other oil wells operated from otherwise institutional properties, like those at the Hillcrest Country Club and the Rancho Park Golf Course (both atop the Cheviot Hills Oil Field).

The pre- and post-World War II industrial development of the CPA was characterized by a mix of industries; unlike some other industrially-zoned areas of Los Angeles, no one type of operation (e.g., aviation equipment manufacturing) dominated. West Los Angeles contained machine shops,

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<sup>3</sup> LSA Associates, "Draft Historic Context Statement: SurveyLA Industrial Development," August 26, 2011, 4-7.

<sup>4</sup> LSA Associates, 7.

garment factories, metal shops, furniture manufacturers, warehouses/distribution centers, and building materials operations side by side.

## **Summary of Findings**

The following discussion of Contexts, Themes, and Property Types relates to resources on industrially-zoned parcels identified and recorded as eligible for designation.

### **Summary of Property Types**

The West Los Angeles CPA contains a diverse range of extant industrial property types, primarily representing industrial development between the late 1920s and the 1970s. The CPA also includes commercial and institutional properties located in industrially-zoned areas on thoroughfares like South Sepulveda Boulevard and West Pico Boulevard.

Industrial and commercial property types that were documented and evaluated as historically, culturally, or architecturally significant include factories, warehouses, office buildings, a planing mill/lumber yard, automobile-related properties, restaurants, and oil production facilities. Institutional properties included a telephone exchange building and a Department of Water and Power distributing station.

### **Summary of Contexts and Themes**

Many of the themes developed for the Industrial Development context of the SurveyLA Citywide Historic Context Statement are represented in the Survey Area. The following is a sampling of resources recorded in the area under industrial themes as well as commercial and institutional themes.

For a list of all resources identified in the Survey Area see the *West Los Angeles Community Plan Area Industrial Zone Area Supplemental Appendices* at <http://preservation.lacity.org/survey-la-findings-and-reports>.



## **Context: Industrial Development, 1850-1980**

### **Theme: Oil and Other Petroleum Products, 1892-1965**

This Context/Theme was used to evaluate several oil extraction facilities in the West Los Angeles CPA; two of them, the Rancho Park Golf Course Oil Wells and the Hillcrest Country Club Oil Wells on the Cheviot Hills Oil Field, are not visible from the public right-of-way and their evaluations could not be completed. The third, the Cardiff Tower Oil Well Facility, is an unusual example of an active oil pumping complex located in a commercial area (W. Pico Boulevard). Occidental Petroleum constructed the Cardiff Tower to pump from the Beverly Hills Oil Field in 1966, touting it as the first “architecturally designed oil derrick”—the industrial structure is hidden by a tall tower exterior.



**Name:** Cardiff Tower Oil Well Facility  
**Location:** Pico Blvd. between Doheny Dr. and Cardiff Ave.  
**Date:** 1966



**Name:** Rancho Park Golf Course Oil Wells  
**Location:** Pico Blvd. west of Motor Ave.  
**Date:** 1958



**Name:** Hillcrest Country Club Oil Wells  
**Location:** Pico Blvd. east of Motor Ave.  
**Date:** 1958

**Context: Industrial Development, 1850-1980**  
**Sub-Context: Manufacturing for the Masses, 1883-1989**  
**Theme: Aviation and Aerospace, 1911-1989**  
**Sub-Theme: Aircraft Manufacturing, 1919-1980**

This Context/Theme was used to evaluate an aircraft ancillary equipment factory in West Los Angeles, established by Transco Parts Supply, Inc. in 1950. The aviation and aerospace industry had a tremendous influence on Los Angeles during World War II and after the war; factories like these in West Los Angeles manufactured ancillary parts and were more far-flung than the facilities that produced airplanes closer to Los Angeles International Airport.



**Name:** Transco Parts Supply, Inc.  
**Address:** 12210 Nebraska Ave.  
**Date:** 1950



**Context: Industrial Development, 1850-1980**  
**Sub-Context: Manufacturing for the Masses, 1883-1989**  
**Theme: Factories, 1887-1980**

This Context/Theme was used to evaluate factories that produced goods for the public at large but did not fall under the other themes in this context, such as bakeries and flour mills. These included factories manufacturing a variety of products, from furniture to machine parts. Dating from the late 1940s, these factories represent the spread of small-scale industrial manufacturing and warehousing operations to the westernmost part of Los Angeles during the immediate postwar period. They are distinguished by their utilitarian architecture, proximity to historic rail lines, and relative rarity within the West Los Angeles CPA—few intact examples of this property type remain.



**Address:** 2018 S. Westgate Ave.

**Date:** 1947

**Context: Other Context, 1850-1980**  
**Theme: Event or Series of Events, 1850-1980**

The Other Context is used to capture property types for which a specific context/theme has not yet been developed. These included a 1947 machine shop with a distinctive monitor roof on S. Pontius Avenue., which represents a significant pattern of industrial development in West Los Angeles during the postwar period.



**Address:** 2101 S. Pontius Ave.

**Date:** 1947

## **Commercial Development, 1850-1980**

### **Theme: Commercial Identity, 1850-1980**

This Context/Theme was used to evaluate a few commercial properties located on industrially-zoned parcels in the West Los Angeles CPA. Properties found eligible under this theme are significant as the locations of long-term businesses whose buildings represent their commercial identity (in most cases). These buildings are found eligible if they are the first or long-term location of a business of local, regional, or national importance and have distinctive emblematic architectural details and signs that reflect their corporate identities. In West Los Angeles, examples included local businesses like Billingsley's Restaurant, which has been in business at this location since 1947.



**Name:** Billingsley's

**Address:** 11326 W. Pico Blvd.

**Date:** 1947

## **Public and Private Institutional Development, 1850-1980**

### **Sub-Context: Communications, 1875-1980**

#### **Theme: Telephone History and Development, 1881-1950**

### **Sub-Context: Government Infrastructure and Services, 1850-1980**

#### **Theme: Municipal Water and Power, 1916-1980**

The Public and Private Institutional Development context was used to evaluate two institutional properties under different sub-contexts and themes. The telephone exchange building (1929; originally occupied by Associated Telephone Company, Inc.) at 1544 S. Cotner Avenue was found eligible under the Communications Sub-Context for its association with the expansion of the city's telecommunications infrastructure in the 1920s. Department of Water and Power Distributing Station No. 28 (1947), located at 11170 W. Nebraska Avenue, was found eligible under the Government Infrastructure and Services Sub-Context for its association with the expansion of municipal services in the post-World War II era. Both properties were also found eligible under the Architecture and Engineering Context/L.A. Modernism Sub-Context, the telephone exchange building for its Art Deco design, and Distributing Station No. 28 for possessing architectural characteristics of the Late Moderne style.



**Name:** Associated Telephone Company  
**Address:** 1544 S. Cotner Ave.  
**Date:** 1929



**Name:** Dept. of Water and Power Distributing Station No. 28  
**Address:** 11170 W. Nebraska Ave.  
**Date:** 1947

# For Further Reading

## ***Books and other published material***

Bottles, Scott L. *Los Angeles and the Automobile: The Making of a Modern City*. Berkeley: University of California Press, 1987.

Hise, Greg. *Magnetic Los Angeles: Planning the Twentieth-Century Metropolis*. Baltimore: The Johns Hopkins University Press, 1997.

Parker, Dana T. *Building Victory: Aircraft Manufacturing in the Los Angeles Area in World War II*. Cypress, CA: 2013.

## ***Online repositories of maps, photographs, periodicals, and other materials***

1900-1930 U.S. Federal Census (Population Schedule), Los Angeles, Los Angeles County, CA, jpeg image, (Online: The Generations Network, Inc., 2009) [Digital scan of original records in the National Archives, Washington, DC], subscription database, accessed 2015, <http://www.ancestry.com/>.

The Center for Land Use Interpretation Newsletter (2010, Spring) "Bus Tour of Urban Crude: CLUI Takes Group on Crude Odyssey." Accessed 2015.

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