

Form DPR 523 Records

Buildings Near the Proposed Water Main for the  
El Segundo Redevelopment Project, El Segundo California

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## **Form DPR 523 Records**

**Buildings near the Proposed Water Mains for the  
El Segundo Power Redevelopment Project, El Segundo, California**

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**March 27, 2001**

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Map Reference #s 1-18, and 19a through 19t (Richmond Street Historic District)

## 1. Introduction

This report was prepared by JRP Historical Consulting Services, as part of the Application for Certification (AFC) process for the El Segundo Power Redevelopment Project. The properties treated in this report are situated in the old commercial and residential area of downtown El Segundo. The properties are distant from the proposed power plant modifications but are near proposed water lines, which will carry utilities between the community and the power plant.

This report was prepared in response to a "Data Request" from the California Energy Commission, dated February 28, 2001. Data Request 15 reads: "Please provide site records (Form DPR 523) for all properties judged to be of either medium or high potential for eligibility to the national register."<sup>1</sup> This request, in turn, responds to an earlier report, prepared by JRP Historical Consulting Services, entitled "Sensitivity Analysis of Water and Sewer Lines Associated with the El Segundo Generating Station Project, El Segundo, Los Angeles County, California," November 2000.<sup>2</sup> That report documented the results of a sensitivity analysis, of buildings that are near the proposed water main alignment, and rated buildings in four categories with respect to the potential for listing in the National Register of Historic Places: no potential, low potential, medium potential, and high potential. Data request 15, then, requested preparation of DPR 523 forms for all buildings that were identified in the latter groups: medium potential and high potential. This report includes the DPR 523 forms, as requested in Data Request 15, and a list of the buildings treated on these forms appears as Table 1a and Table 1b, below.

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<sup>1</sup> James W. Reede, Jr., California Energy Commission, to Ronald Cabe, Dynergy Marketing and Trade, "El Segundo Power Redevelopment Project, 1<sup>st</sup> Round Data Requests," February 8, 2001.

<sup>2</sup> JRP Historical Consulting Services, "Sensitivity Analysis of Water and Sewer Lines Associated with the El Segundo Generating Station Project, El Segundo, Los Angeles County, California," November, 2000.

**Table 1a. Map References 1 - 18 Evaluated on DPR 523 Forms**

01	215-217	Loma Vista Street	4131-012-004	1920, 1924, n.d.	6Z
02	213	Loma Vista Street	4131-012-005	1930, 1935	6Z
03	205	Loma Vista Street	4131-012-007	1923, 1962	6Z
04	527	Franklin Street	4136-021-007	1926	6Z
05	229	Whiting Street	4136-021-017	1914, 1919, 1927	6Z
06	225	Whiting Street	4136-021-016	1921	6Z
07	210	Whiting Street	4136-022-006	1939	6Z
08	202	Whiting Street	4136-022-008	1913	6Z
09	420-424 1/2	Franklin Street	4136-029-001	1948, 1952, 1953	6Z
10	219	Virginia Street	4136-022-014	1953-1954	6Z
	223	Virginia Street	4136-022-015	1952-1953	6Z
	225	Virginia Street	4136-022-016	1951	6Z
11	221	Concord Street	4136-023-013	1923	3S
12	147	Concord Street	4136-028-021	1919	6Z
13	135	Concord Street	4136-028-024	1926, 1957	6Z
13	139	Concord Street	4136-028-025	1926, 1957	6Z
14	224, 226A-B	Concord Street	4136-024-002	1916, 1918	3S
15	210	Concord Street	4136-024-006	1911	6Z
16	216	Franklin Street	4136-027-002	1920	6Z
17	201-217	W. Grand Avenue	4136-017-043	1920, 1926	6Z
18	301-307	Main Street	4136-016-020	1926e	6Z

Table 2a. Map References 1 - 18 Evaluated on DPR 523 Forms

	Address	APN	Year Built	Category
19a	115-117 Richmond Street	4136-027-011	1925, 1922	3D
19b	121 Richmond Street	4136-027-026	1956	6Z (Non-Contributing)
19c	123-129 Richmond Street	4136-027-014	1921e	6Z (Non-Contributing)
19d	131 Richmond Street	4136-027-015	1920	3D
19e	135 Richmond Street	4136-027-017	1983	6Z (Non-Contributing)
19f	139 Richmond Street	4136-027-018	1922	3D
19g	140-142 Richmond Street	4136-026-002	1920, nd	3D
19h	143 Richmond Street	4136-027-019	1922	3D
19i	144-146 Richmond Street	4136-026-001	1915	3D
19j	145 Richmond Street	4136-027-020	1928	3D
19k	147 Richmond Street	4136-027-021	1923	6Z (Non-Contributing)
19l	203 Richmond Street	4136-024-017	1923	3D
19m	209 Richmond Street	4136-024-008	1918e	3D
19n	211-213 Richmond Street	4136-024-010	1923	3D
19o	215 Richmond Street	4136-024-011	1925	6Z (Non-Contributing)
19p	216-220 Richmond Street	4136-025-004	1942, 1915, 1919	3D
19q	221 Richmond Street	4136-024-012	1926	3D
19r	222 Richmond Street	4136-025-003	1947	3D
19s	223 Richmond Street	4136-024-013	1922	3D
19t	225 Richmond Street	4136-024-014	1922	3D

The study area for water main alignments includes a wide area of the older sections of El Segundo, an area large enough to include any of several proposed alignments for the water mains. The study area encompasses a part of town that is bounded by El Segundo Boulevard on the south, Main Street on the east, Grand Avenue on the north, and Loma Vista Street on the west. These streets, and the others located within the boundaries of the study area, were among the first settled by pioneer residents during the early years of the City of El Segundo. The study area comprises most of early El Segundo and includes numerous commercial and residential buildings from the early years of the city. To provide some context for the conclusions in the attached DPR 523 forms, the present report offers a brief history of this part of El Segundo.

## 2. Early History of El Segundo, 1911-1930

The City of El Segundo, officially incorporated on January 18, 1917, sits on the lands of the former Rancho El Sausal Redondo, a 25,000-acre Mexican Land Grant tract originally granted to Antonio Ygnacio Abila in 1837. During Abila's lifetime, the fertile land was used primarily to graze cattle and sheep. Ten years after Abila's death in 1858, a wealthy Scottish landowner, Sir Robert Burnett, assumed ownership of the rancho. Then, in 1882, Daniel Freeman, who had leased the rancho lands for many years from Burnett and was successful in farming grains, citrus fruits, and other truck crops, purchased the rancho for a sum of \$150,000. Within four years of purchasing the rancho, Freeman had sold a majority of its acreage, including the parcels now occupied by the City of El Segundo.<sup>3</sup>

In the decades following Freeman's sale of Rancho El Sausal, the area, with its fertile soil and gentle climate, continued to lend itself to agricultural uses, particularly citrus farming. Beginning in 1911, however, the era of agricultural dominance quickly came to an end. In that year, Standard Oil of California established its "El Segundo" refinery, thus marking the beginning of the shift from an agricultural-based economy to an industrial one.<sup>4</sup>

The Standard Oil Company of California has operated in California for more than a century, beginning in 1879 as the Pacific Coast Oil Company. In 1901, Pacific Coast Oil, then under the ownership of Standard Oil, built the Richmond refinery east of San Francisco; at the time it was the third largest refinery in the world. By 1910, Standard Oil's crude oil production was so great that the Richmond refinery was running at maximum capacity, and the company determined that a second operation was necessary to keep up with demand. In May 1911 survey teams, looking for suitable acreage with a ready water supply and harbor access, selected an 840-acre agricultural tract for the new refinery.<sup>5</sup>

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<sup>3</sup> The history of the community is outlined in a recent publication, Eileen Curry Hunter, *El Segundo: Seventy-Five Years, A Pictorial History of El Segundo* (El Segundo: H2 Limited, Publishers, 1992).

<sup>4</sup> The name "El Segundo," Spanish for "the second," refers to the fact that this refinery was Standard Oil of California's second in the state, the first being in Richmond.

<sup>5</sup> The history of this company is outlined in: Standard Oil of California, *One Hundred Years Helping to Create the Future: Standard Oil of California, 1879-1979* (Standard Oil of California, 1979).

The arrival of the Standard Oil refinery in 1911 had a profound effect on the development of early El Segundo. The company almost immediately became the primary employer for the town, and it was not long before it earned the nickname "Standard Oil Payroll Town." Although El Segundo never did become a true "company town" (the local businesses were privately owned), its presence nonetheless had an impact on nearly every segment of local society. Houses were rapidly built in great numbers to accommodate the influx of new laborers. A service industry, dedicated to meeting the various daily needs of its young the town's young population, also quickly developed along Richmond Street, El Segundo's early business district. The community remained a one-company town for many years and was oriented chiefly toward servicing the nearby industry. El Segundo expanded rapidly between 1911 and 1917, although it boasted a population of less than 1,000 when it incorporated in 1917.

### 2.1 Early Residential Development in El Segundo

The Standard Oil refinery in El Segundo immediately created a wealth of jobs, and with the arrival of the new employees came the need for affordable housing. During the summer of 1911, the El Segundo Land and Improvement Company began its work surveying, grading and laying streets, installing curbs and sidewalks, and subdividing its 1,470-acre tract. Still, housing was quite scarce, to an extent that in the earliest days many Standard employees had no choice but to live in wood frame canvas tents near the plant. Among the first permanent accommodations, both built in 1911, were the El Segundo Hotel, at the corner of Ballona Avenue and Richmond Street, and the Hamburg Apartments, still standing at 210 Concord Street (Map Reference #15). The El Segundo Hotel was located on Ballona Avenue, which is now called El Segundo Boulevard, across from the headquarters building for the refinery; a parking lot denotes its former location. The hotel was historically noteworthy in that it was the site of the first City Council Chambers as well as the first library in town. The Concord Hotel, a two-story building on Concord Street (Map Reference #11) was in operation by 1912.<sup>6</sup>

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<sup>6</sup> Hunter, *El Segundo: Seventy-Five Years*, 17.

Eventually, permanent residences began to spring up throughout the El Segundo township. By August 1912, over ninety percent of the 158 residential lots within the older parts of town had been sold; of these, nine had been built upon. By 1917, there were dozens of new houses standing in the neighborhood west of Richmond Street. Although it was not zoned in the modern sense, the emerging community of El Segundo followed a rational policy of dispersing land uses into a distinct commercial area (centered on Richmond Street), a residential area (west of Richmond), and an industrial area (south of El Segundo Boulevard).

During the housing construction boom following El Segundo's incorporation in 1917, the El Segundo Land & Improvement Company's desire to sell parcels seems to have been outpaced by the need for new housing. In February of that year, Los Angeles contractor C.D. Goldthwaite signed sixteen contracts to build new homes in El Segundo, with the commitment to build a total of at least fifty. The El Segundo *Herald* viewed this development as a major event in the history of the city, concluding, "never again can it be intimated with a shadow of truth that the people of El Segundo are not as energetic, progressive, loyal and patriotic as in any other city in California." For his part, C.D. Goldthwaite promised to build using a variety of architectural styles, purposefully avoiding the construction of "whole blocks of stock houses from shelf-worn plans...after the manner of collar buttons or Ford cars." His plan instead was to design houses that matched both the tastes and budgets of prospective owners.<sup>7</sup>

Goldthwaite lived up to his promise to avoid the "cookie cutter" method of homebuilding, though the residences were almost universally wood frame and single story. Some of the homes were modest examples of the Mission Revival style. It was the bungalow, hugely popular in Los Angeles during this period, that proved to be the favored residential type in El Segundo. Early examples of bungalows built in El Segundo include 202 Whiting (Map Reference #8) built in 1913 and 224 Concord (Map Reference #14) built in 1916.

Just two months after signing the first contracts, six new Goldthwaite homes were under construction, including a five-room cottage at the corner of Franklin and Concord, and a bungalow on the corner of El Segundo and Virginia. In June, the *Herald* again reported that

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<sup>7</sup> El Segundo *Herald*, February 2, 1917; February 16, 1917.

construction had commenced on several new homes, mentioning that foundations had recently been laid for three new residences on Virginia Street, near Franklin. A bungalow court owned by the Hellman Brothers, also on Virginia Street, was nearing completion. Some of the residences were to be occupied by their owners, while others were built for rental purposes.<sup>8</sup>

Even with this increased rate of construction, El Segundo still needed more housing to accommodate the steadily increasing number of Standard Oil employees. In an October 1917 article titled "Urgent Need for More Houses," the Los Angeles *Herald* called for the erection of 150 more houses. At the time, the *Herald* estimated, 200 of the 900 El Segundo Refinery employees were forced to live outside of town. Furthermore, the number of employees was expected to double as a result of the company's transition to a three-shift schedule. The property owners at 224 Concord Street took advantage of the demand for housing and constructed two very small dwellings at the rear of their parcel in 1918, now known as 226A and 226B Concord (Map Reference #14).<sup>9</sup>

The *Herald's* predictions came true. The Standard Oil refinery continued to prosper into the 1920s, and the building boom that began in 1917 continued. In just the first five months of 1920, the city clerk's office of El Segundo issued 84 building permits, ninety-five percent of which were for homes of Standard Oil employees. The city clerk's office nonetheless estimated the need for an additional 200 homes, again citing the nightly exodus of hundreds of workers from the refinery to their homes in other cities.<sup>10</sup>

## 2.2 El Segundo's "First Main Street": Richmond Street

From the outset, the commercial enterprises of El Segundo concentrated on Richmond Street, rather than the adjacent Main Street. In 1917, there were numerous small, wood frame commercial buildings on Richmond on two blocks between Ballona (later renamed El Segundo Boulevard) on the south (adjoining the refinery) and the Pacific Electric tracks on the north, on

<sup>8</sup> El Segundo *Herald*, April 27, 1917; June 29, 1917.

<sup>9</sup> "Urgent Need for More Houses," Los Angeles *Herald*. Reprinted in the El Segundo *Herald*, October 26, 1917.

<sup>10</sup> El Segundo *Herald*, June 5, 1920.

what would later be called Grand Avenue. Most of these buildings, however, were destroyed in a disastrous fire in 1917.

The rebuilding process began almost immediately, with brick replacing wood as the material of choice. The decision to construct in "fire-proof" masonry made sense, given the great losses of 1917. It also resulted in something of an anomaly within the architectural history of Southern California: a "Main Street" with commercial buildings constructed primarily of brick. While red brick downtowns may be found elsewhere in California, especially in the Mother Lode and small towns of the Central Valley, the brick buildings of Richmond Street are quite unusual among historic downtowns in Southern California.

Among the first buildings constructed following the fire was City Hall, located on the northwest corner of Richmond and Franklin. Construction of the two-story brick building began in March 1918, under the supervision of contractor Darrell Condley.<sup>11</sup> City Hall, along with the smaller, one-story annex building built in 1926, were home to the city administrative offices, fire department, police department, and public library. City Hall was destroyed in 1933 as a result of an earthquake, but the annex building still stands. (The annex carries a street address of 203 Richmond Street, although it actually faces Franklin Street.)

The construction of other brick buildings, one- and two-stories in height, soon followed. W.E. Horton built a two-story brick building at 209 Richmond Street that was used for apartments. In 1920, city clerk Victor McCarthy was quoted in the *El Segundo Herald*: "The city is in need of a fine moving picture theatre and other features for amusement and recreation."<sup>12</sup> His concerns were soon answered. In April 1921, the *El Segundo Theatre*, designed by well-known and prolific Los Angeles architects John P. Krempel and Walter E. Erkes, opened for business. E.L. McMurray owned and operated this modern, posh fireproof 118-seat building until 1944, hosting a variety of movies and live stage acts. Another early brick building was John W. Gilbert's general store, sited at 220 Richmond Street. By 1921 there were 11 buildings on Richmond

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<sup>11</sup> *El Segundo Herald*, March 2, 1918.

<sup>12</sup> *El Segundo Herald*, June 5, 1920.

Street between El Segundo Boulevard and Grand Avenue, nearly all of which had been built of brick.<sup>13</sup>

Construction on Richmond Street continued at a steady rate during the mid-1920s. By the end of the decade, there was a nearly continuous row of commercial buildings along this two-block corridor, serving a variety of needs. Richmond Street in 1929 boasted three restaurants, three barber's shops, one beauty shop, a doctor's office and two drug stores, a movie theater, several grocery and dry goods stores, a hotel and pool hall, a photography studio, a telephone exchange, an auto sales shop, a shoe store and cobbler, two hardware stores, as well as the city's municipal center.

### 2.3 Other Commercial Development: Main Street & Grand Avenue

Although Richmond Street formed the civil and commercial core of El Segundo in during the 1910s and 1920s, businesses were also located along other streets, with Main Street and Grand Avenue attracting more than any others. Main and Grand were important because they were major through streets, connecting El Segundo with other cities and communities in the region.

Despite its name, Main Street was not the principal commercial artery in El Segundo. Main was an important, however, in that it was a through street, connecting with "Coast Boulevard" in the area now occupied by LAX. (That boulevard would be realigned when LAX was expanded nearly to the coast.) While there are no historic buildings along Main Street south of Grand Avenue, that street is home to one of the most important historic properties in El Segundo – the El Segundo High School. This grand structure, which was completed in 1925, is located a considerable distance north of the area studied in this report. Grand Avenue was also an important transportation corridor because it was the alignment of the Pacific Electric Railway that provided trolley service to the community. Several substantial commercial buildings exist along Grand Avenue within the area studied in this report.

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<sup>13</sup> Ohmsted & Gillelen, Civil Engineers, "General Map of the City of El Segundo, California. Showing Proposed

### 3. History of El Segundo since 1930

In time, the history of El Segundo would be influenced by two additional economic engines: the Los Angeles International Airport (LAX) and the aerospace industry. These two related economic engines would ultimately transform the economy and culture of El Segundo as profoundly as had the Standard Oil refinery. Since about 1930, the history of the City of El Segundo has been dominated by these two economic developments. While Standard Oil (now Chevron) continues to be an influence in the community, the other factors have come to dominate.

The year, 1930, is significant because that was the year that Mines Field (later LAX) was dedicated.<sup>14</sup> Although it would grow slowly until 1945, LAX, sited at the northern edge of El Segundo, attracted numerous airport-related services and airport-dependent businesses. It also initiated a long movement of El Segundo businesses away from the old downtown (which was centered on the refinery), to the north and east, where vacant land existed near the airport.

Throughout the 1930s, the Los Angeles Basin was home to the emerging aeronautics industry, which would be called the aerospace industry after World War II. This industry would blossom during World War II and grow at an even faster pace during the Cold War of the 1945-1989 period. The aircraft industry settled in Southern California, at least in part, because the climate would support year-round testing. Not surprisingly, many of the aircraft firms settled in El Segundo, which had open land and proximity to the new airfield (LAX). Douglas Aircraft built a plant in El Segundo in 1928. Northrup built there in 1932. North American Aviation built in El Segundo in 1935.<sup>15</sup>

After 1945, the aircraft industry evolved into the aerospace industry, with work proceeding in the design, testing, and manufacturing of aircraft as well as closely allied fields of rocketry, radar and communications, and space exploration. Hughes Aircraft Company, which built in El Segundo in the 1950s, was active in all aspects of aerospace work. In 1960, the Department of

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Municipal Water System," 1921. Reprinted in the *El Segundo Herald*, August 12, 1921.

<sup>14</sup> The history of LAX is outlined in [www.lawa.org](http://www.lawa.org).

Defense sought to develop a nonprofit corporation to focus on aerospace research and development. That corporation, called simply the Aerospace Corporation, has always been headquartered in El Segundo.<sup>16</sup>

The Los Angeles Air Force Base, which is headquartered in El Segundo, grew in response to the dominance of Southern California in the American aerospace industry. The base is principally a purchasing as well as a research and development arm of the Air Force. Its presence in El Segundo reflects the importance of El Segundo and neighboring communities as centers for the design and testing of high technology aircraft and weapons systems.

As noted, the development of LAX and the aerospace corporation had two powerful impacts upon the history of El Segundo. First, it brought powerful new employment bases that far exceed the impact of the oil industry. Second, these new developments moved the commercial and employment centers of the city away from the older part of town to new areas north and east of the old downtown.

The old downtown area of El Segundo survived this shift but its role in the community diminished correspondingly. Like many "old town" urban areas, this part of El Segundo has been used for services and entertainment, uses that draw upon the special character of the older buildings there.

#### 4. Conclusions

The buildings treated in the attached DPR 523 forms reflect a specific time and place in the history of El Segundo: residential and commercial construction in the old town area, between 1911 and 1930. The area includes two individual properties and a small historic district that appear to meet the criteria for listing in the National Register of Historic Places and which appear to qualify as historic resources under California laws and regulations.

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<sup>15</sup> Hunter, *El Segundo: Seventy-five Years*.

*221 Concord Street.* This 1911 hotel/boarding house is one of the oldest buildings in El Segundo and embodies type of housing that was constructed in the first years of the town, when the demand for housing far outstripped its availability (Map Reference #11).

*224-226A&B Concord.* The property at this site includes a main house and two rental units. In addition to be an important example of its Craftsman design, the complex embodies the land use pattern that pertained in EL Segundo in its early years, when construction of the Standard Oil refinery generated a huge demand for rental housing (Map Reference #14).

#### 4.1 Richmond Street Historic District

The Richmond Street Historic District comprises two blocks along Richmond Street, on both sides of the street, between El Segundo Boulevard and Franklin Avenue, and between Franklin Avenue and Grand Avenue. The district comprises a collection of mostly commercial buildings, most of them built of brick in the 1920s. There are also five non-contributing buildings and two vacant parcels.

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<sup>16</sup> The history of Aerospace Corporation is detailed at [www.aero.org](http://www.aero.org).

## 5. References

Barth, Gunther. *Instant Cities: Urbanization and the Rise of San Francisco and Denver*. New York: Oxford University Press, 1975.

Building Permits, various dates. On file with the El Segundo City Planning Department, City Hall.

El Segundo City Directories, 1920, 1941, 1945-1946, 1949-1950. On file with the El Segundo Historical Society, El Segundo Public Library.

El Segundo *Herald*

Fogelson, Robert M. *The Fragmented Metropolis: Los Angeles, 1850-1930*. Cambridge, Harvard University Press, 1967.

Historic Photographs, various dates. On file with the El Segundo Historical Society, El Segundo Public Library.

Hunter, Eileen Curry. *El Segundo 75 Years: A Pictorial History of El Segundo, California*. El Segundo: H2 Limited, Publishers, 1991.

"Official Map of the City of El Segundo," 1912. On file with the El Segundo Historical Society, El Segundo Public Library.

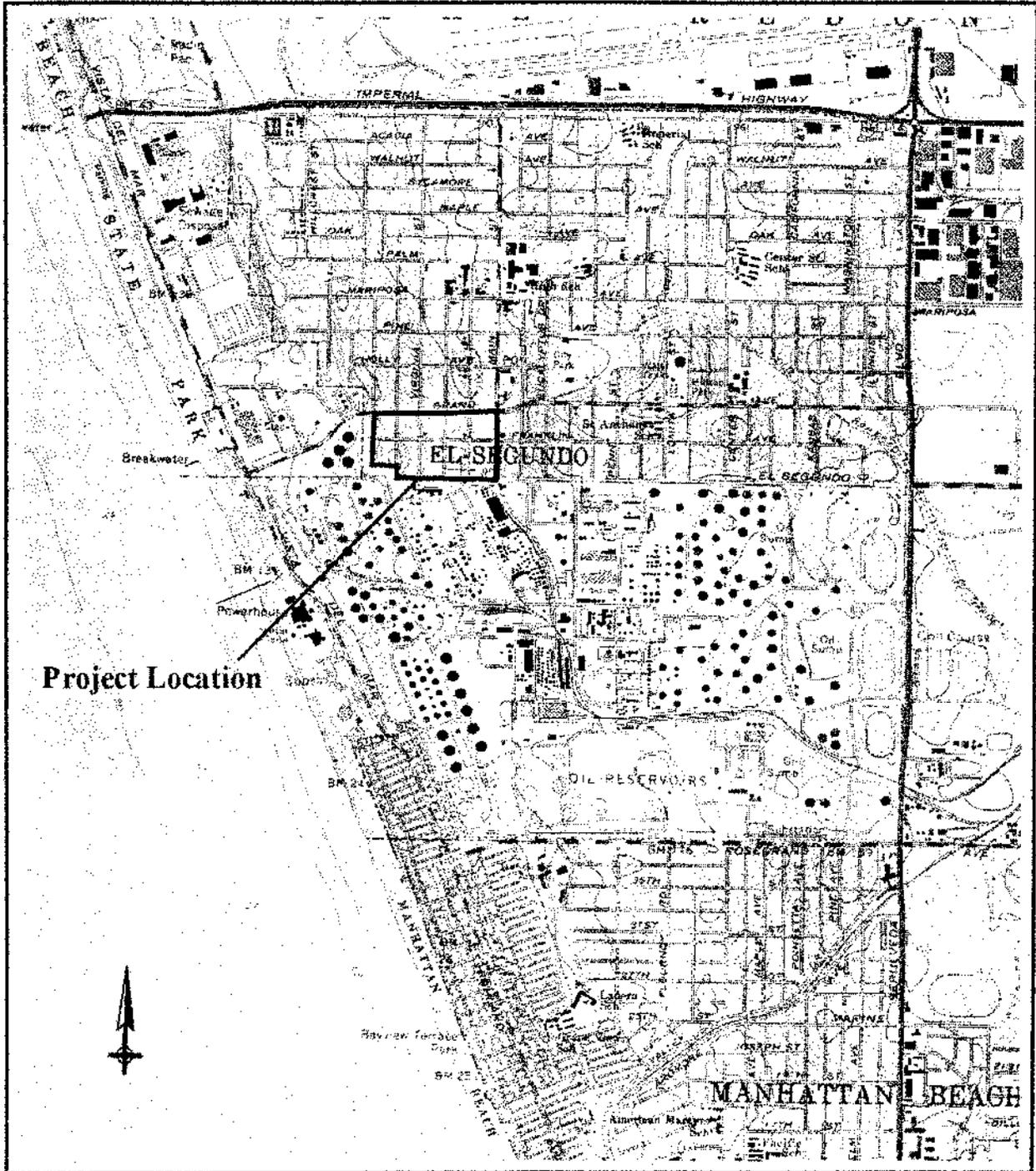
Olmsted & Gillelen, Civil Engineers, "General Map of the City of El Segundo, California, Showing Proposed Municipal Water System," 1921. Reprinted in the *El Segundo Herald*, August 12, 1921.

Sanborn Company Fire Insurance Maps, 1917 and 1929.

Standard Oil of California. *One Hundred Years Helping to Create the Future: Standard Oil of California, 1879-1979*. Standard Oil of California, 1979.

**Appendix A**  
**Figures**





Source: USGS 7.5 Minute Series Quadrangle, Venice Beach, Calif., 1964 (photorevised 1980).



Figure 1. Project Location

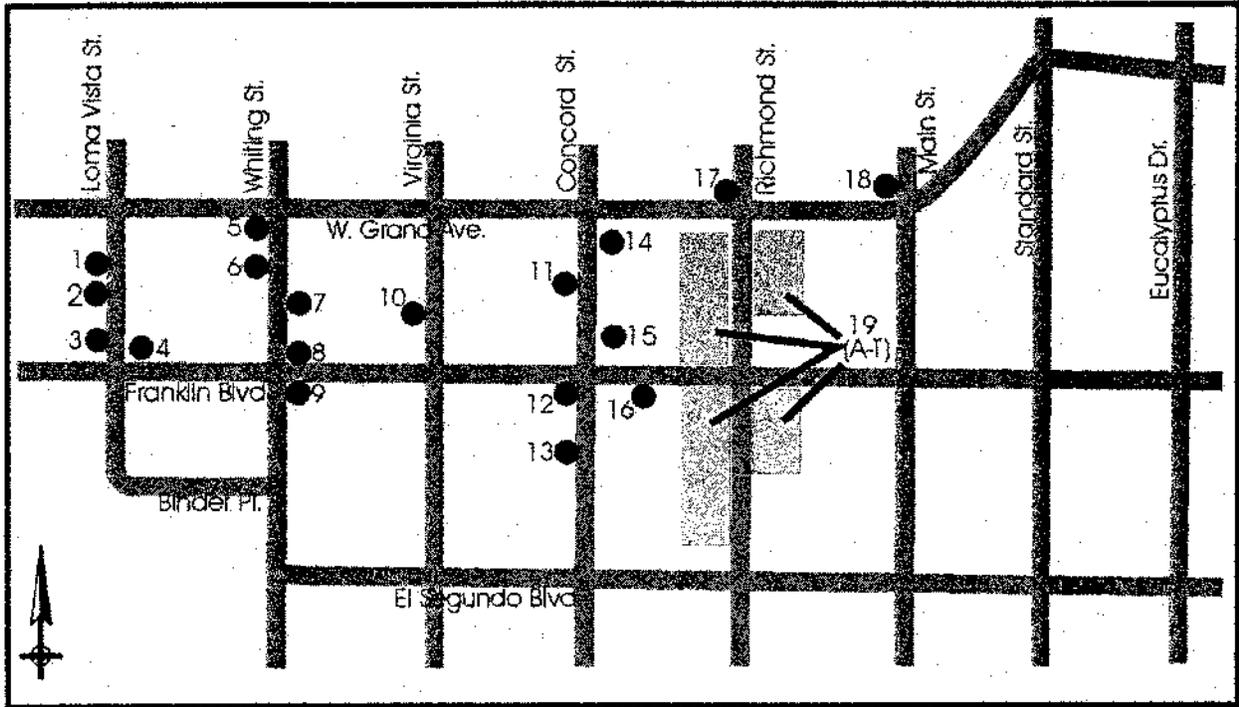


Figure 2. ESPR Waterline Study Area

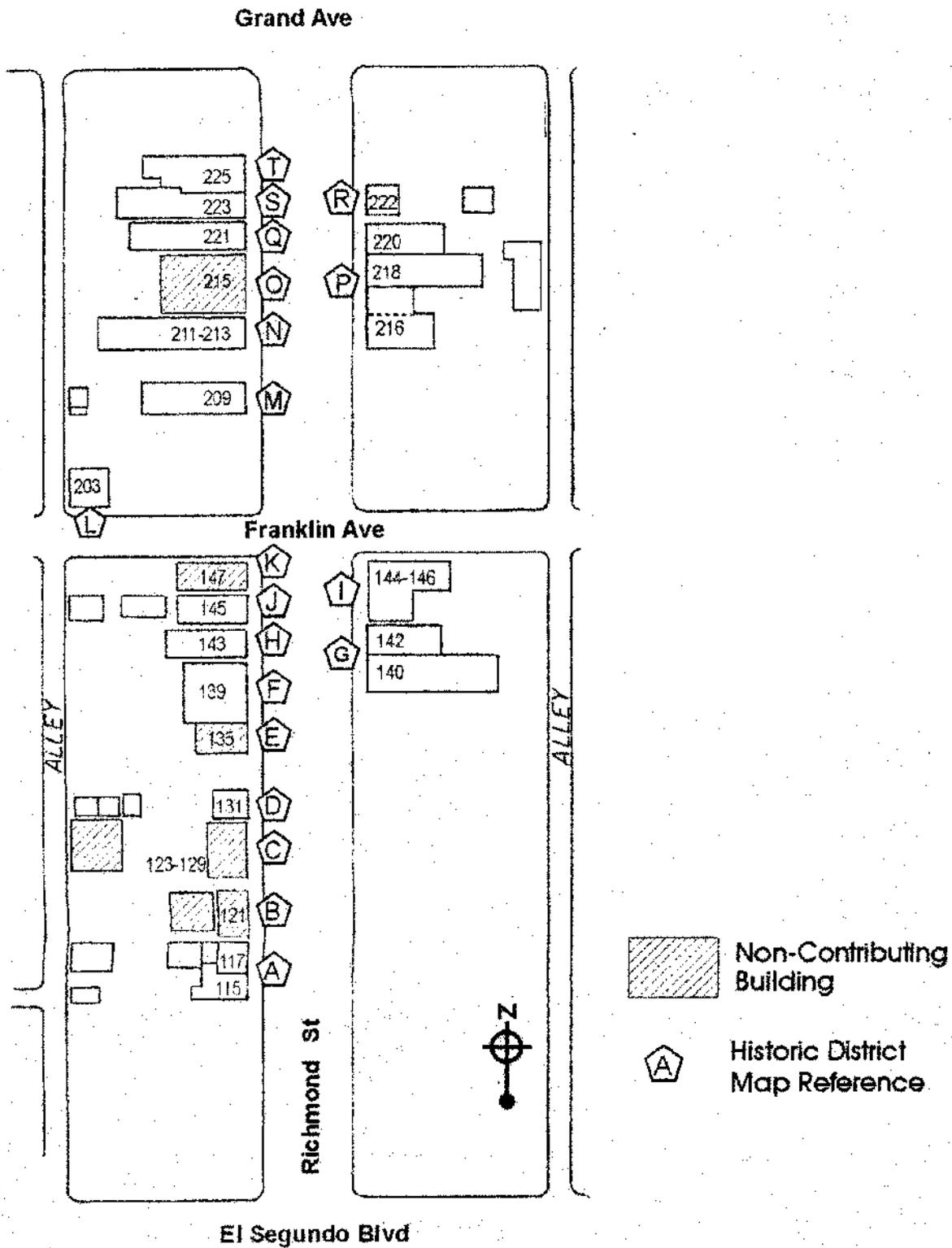


Figure 3. Richmond Street Historic District

**Appendix B**  
**DPR 523 Forms**

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

Primary # \_\_\_\_\_  
 HPI # \_\_\_\_\_  
 NHP State Code 02

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_

**P1. Other Identifier:** 215-217 Loma Vista Street

**\*P2. Location:**  Not for Publication  Unrestricted  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 215-217 Loma Vista Street City El Segundo zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4131-012-004, on the west side of Loma Vista, between Franklin and Grand.

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

This property consists of three brick and stucco apartment buildings arranged on the lot from the east (closest to the street), to the west. The easternmost building is a duplex built in about 1924. The two apartment units flank a central uncovered concrete staircase, or atrium, that serves as the main access to the entrances of the two residences that face each other at the second landing. Because the building is built against a sloping grade, each apartment has a small lower floor and a larger upper floor. Spanish Eclectic architectural details are visible in the shaped parapet of the flat roof, the balconies with red clay tile awnings at the second story on the east wall, and the decorative ironwork flanking balcony doors and second floor windows. The balconies each rest on a triangular bay protruding from the first floor; each is set with two 4:4 double-hung sash. (See continuation sheet).

**\*P3b. Resource Attributes:** (List attributes and codes) (HP2) single family property

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



P5b. Description of Photo: (View, date, accession #) Photo #1, camera facing southwest, March 2001

**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
 1920, 1924, and 1937; building permits.

**\*P7. Owner and Address:**  
 P & C Associates, LP  
 6320 E 5<sup>th</sup> Street  
 Long Beach, CA 90803

**\*P8. Recorded by:** (Name, affiliation, address)  
 Meta Bunse,  
 JRP Historical Consulting,  
 1490 Drew Ave, Suite 110,  
 Davis, CA 95616

**\*P9. Date Recorded:** March 2001

**\*P10. Survey Type:** (Describe)  
 Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (list) \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Map Reference # 1

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: residence B4. Present Use: residence

\*B5. Architectural Style: Spanish Eclectic

\*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1920, 1924, and ca. 1937.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9. Architect: Unknown b. Builder: Felix Daver, owner/builder

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property does not appear to meet the criteria for listing in the National Register of Historic Places. Felix Daver constructed the original buildings on this lot, as well as the house at 205 Loma Vista, next door. Daver owned the lot at 215-217 Loma Vista in 1920 when applied for a permit to build a small (14 x 22 foot) house at the rear. He still owned the property in 1924 when he constructed another dwelling, a duplex measuring (34 x 22) near the front of the lot, and in 1927 when he added a bedroom to the rear building. The rear house became known as 217A Loma Vista, where Daver lived, and the duplex became 215-217 Loma Vista. Edward Cote, a local plasterer, acquired the property in the late 1920s and the Cote family held the property for many years. In 1929 Cote applied for a permit to construct several "additions and extensions" including a second story to the rear house (217A), and possibly the second story to an existing garage that became the central building, although the permits do not describe the construction in much detail. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

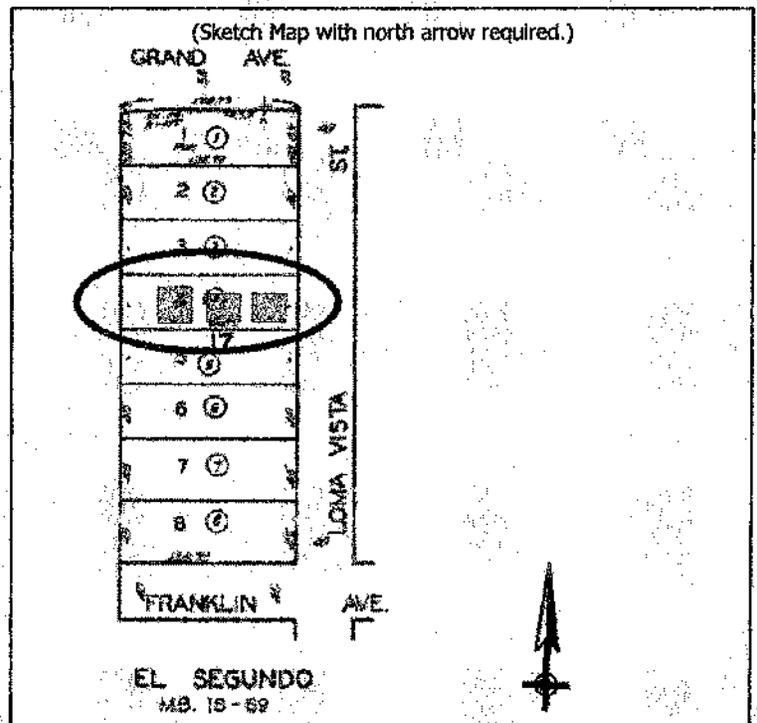
\*B12. References: Building Permits (El Segundo City Planning Department); City directories, historic photographs, archives (El Segundo Historical Society, El Segundo Library); Sanborn Fire Insurance Maps (California State Library); E.C. Hunter, *El Segundo 75 Years* (1991).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



\*Required Information

### **P3a. Description (continued):**

The central building is a two-story building with garages at the first floor and an apartment at the second floor (partly visible at right, **Photograph 1**, and at left, **Photograph 2**). Three sectional metal roll-up doors (one two-car and two one-car) are set in the north wall and are sheltered by the apartment unit above, which is cantilevered over the doors. Clad in stucco, the building has a flat roof with a shaped parapet, and a small decorative balcony on the north wall of the second story. A wood panel door at the top of a flight of concrete steps along the west wall serves as the main entrance for the apartment unit. The parapet wall, balcony and ironwork are similar to the other buildings on the lot.

The westernmost (rear) building on the lot consists of a three-story element (with a single car garage at the first floor) and a smaller one-story element behind it to the west (**Photograph 2**). This building appears to be the oldest on the lot (built in 1920), but has been expanded over the years. It has a dwelling unit in the two floors over the garage, and a second unit in the one-story rear wing. The main entrance to the two-story apartment is a glazed flush wood door sheltered by a built-out awning with red clay tile. This entrance is reached via the concrete staircase shared with the central building and is accented by signatures incised in the concrete: "Paul & John Cote, ages 17 & 15, February 15, 1937." Like the other buildings, it is clad in stucco, has decorative iron work, and red clay tile accents, but this building includes a tile skirt at the top of the wall and a chimney.

### **B10. Significance (continued):**

In any case, Cote was responsible for the expansion of the property during the 1930s, as evidenced by the signatures of his sons, Paul and John Cote (ages 17 and 15) incised in the concrete of the wall along the rear staircase on February 15, 1937. Over the years, the Cotes rented the apartments units to various individuals who worked in local industries including the oil refinery and for aircraft manufacturers. A Mrs. Cote still lived in 217A in 1963 and 1977 when the buildings were reroofed. Despite the property's long association with Daver and the Cote family, the residences do not appear to be associated with persons (Criterion B) or events (Criterion A) significant to the history of the area.

The buildings have all been fitted with some replacement windows over the years, especially the south wall of the front duplex, the addition of glass block windows in the duplex, and a large new window in the north wall of the central building. The garage doors of the central and rear buildings have been replaced with sectional metal replacement doors. Furthermore, the garden wall to the right of the rear building garage appears to be new construction and the entire space along the north side of the lot has been paved. In addition to a lack of physical integrity, the buildings do not embody the distinctive characteristics of a type, period, or method of construction (Criterion C), and are simply a modest examples of Spanish Eclectic residential construction. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

Page 4 of 4

\*Resource Name or # (Assigned by recorder) Map Reference # 1

\*Recorded by Meta Bunse \*Date March 2001  Continuation  Update

## Photographs



Photograph 2. Rear unit,  
215-217 Loma Vista,  
camera facing west.

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 6Z

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #2

**P1. Other Identifier:** 213 Loma Vista Street

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; % of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 213 Loma Vista Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4131-012-005, on the west side of Loma Vista, between Franklin and Grand.

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

The property at 213 Loma Vista consists of a brick and concrete block single family residence that is built into the hillside, giving it the appearance of a two-story building, and a separate small rental unit. The dwelling area of the main house appears to be at grade at the rear, but as the grade slopes to the street, the dwelling space rests on the garage and basement located at the front of the building. This plan includes a prominent concrete stairway with shaped concrete walls that rises from the street up to the arcaded front porch, which is inset at the east side of the residence. Two concrete pillars, shaped to resemble cut tree trunks, adorn the base of the stair walls at the sidewalk. The building has a cross-gabled roof over the east third and a flat parapet roof over the rear two-thirds. The arches of the porch and the outline of the large multi-paned window in the front gable end are highlighted by bas relief faux tiles painted red to contrast with the light turquoise paint of the walls. (See continuation sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP2) single family property

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



P5b. Description of Photo: (View, date, accession #) Camera facing southwest, March 2001

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1930 and 1935; building permits.

\*P7. Owner and Address:  
Laurence & Sally Martin  
213 Loma Vista Street  
El Segundo, CA 90245

\*P8. Recorded by: (Name, affiliation, address)  
Meta Bunse,  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Map Reference #2

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: residence B4. Present Use: residence

\*B5. Architectural Style: Spanish Eclectic

\*B6. Construction History: (Construction date, alteration, and date of alterations) Main house constructed in 1930. Separate apartment constructed in 1935 and expanded in 1956.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Rear apartment.

B9. Architect: Unknown b. Builder: Felix Daver, owner/builder

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property does not appear to meet the criteria for listing in the National Register of Historic Places. Felix Daver owned the property at 213 Loma Vista when he built the main house there in 1930. At this time he had been living next door, at 217A Loma Vista, where he was also constructing several residences. In January 1930 Daver applied for a permit to build a brick house with a composition shingle and clay tile roof at 213 Loma Vista and apparently completed it that year. Daver soon sold the property to John Weaver, a Standard Oil Company employee, who built a small (14 x 20 foot) brick "play house" behind the main house in 1935. His wife, Ethel K. Weaver, had a bathroom added to this small building in 1956 and began to rent it as a separate apartment. During the 1960s, Ralph A. Daehler and then Gerhard Czarnetzki owned the property. Czarnetzki installed a 12,000 gallon swimming pool behind the main house. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

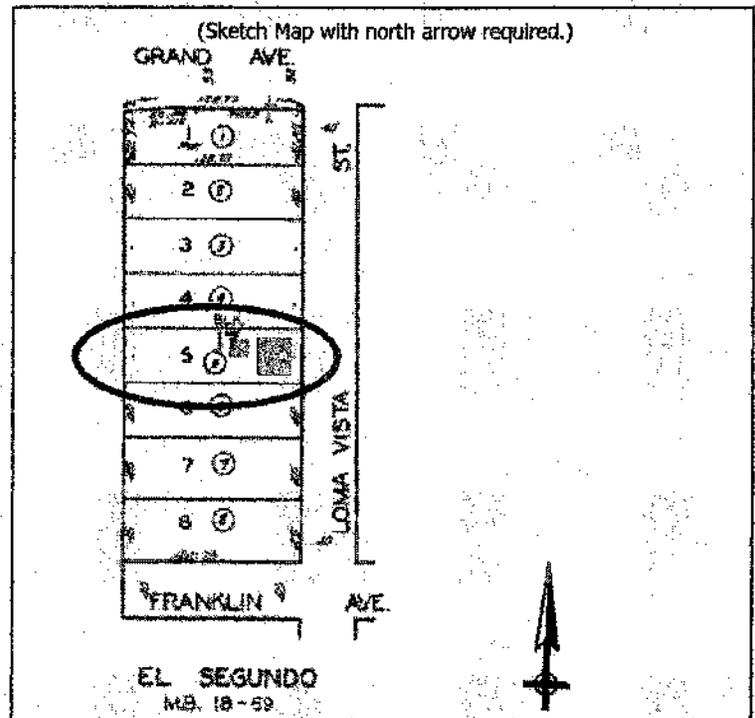
\*B12. References: Building Permits (El Segundo City Planning Department); City directories, historic photographs, archives (El Segundo Historical Society, El Segundo Library); Sanborn Fire Insurance Maps (California State Library); E.C. Hunter, *El Segundo 75 Years* (1991).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



**P3a. Description (continued):**

The most prominent windows are in the façade (east side) of the residence and consist of multi-light casement windows. A few similar casement sash appear elsewhere, but many of the windows on the north and south sides of the building are various types of replacement metal sash. The small detached apartment unit is located to the northwest of the main house and consists of a brick building (14' x 20') with a flat parapet roof and a wood frame bathroom addition. The entrance to the apartment is a 10-pane wood frame door set in the east side.

**B10. Significance (continued):**

There is very little record of the property from the mid 1960s through 1984 when neighbors reported that the building was an attractive nuisance with transients living in it. The Martins acquired the house in about 1997 and have done extensive repairs to the buildings. It does not appear that any of these individuals made significant contributions to the history of El Segundo (Criterion B), nor does the property appear to be associated with events (Criterion A) significant to the history of the area.

The conversion of the play house to an apartment, the replacement windows, and the addition of the faux tree trunk pillars to the front stairs have all contributed to a loss of integrity for the buildings at 213 Loma Vista. In addition to a lack of physical integrity, neither of the buildings embody the distinctive characteristics of a type, period, or method of construction (Criterion C), and the main house is simply a modest example of Spanish Eclectic residential construction. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. Furthermore, this property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. This historic property does not appear to meet the significance criteria as outlined in these guidelines.

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

Primary #

HRU #

Triennial

NRHP Status Code

6Z

Other Listings

Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #3

**P1. Other Identifier:** 205 Loma Vista Street

**\*P2. Location:**  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_; R \_\_\_; \_\_\_ % of Sec \_\_\_; \_\_\_ B.M.

c. Address 205 Loma Vista Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_; \_\_\_ mE/ \_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4131-012-007, west side of Loma Vista between Grand and Franklin.

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

The property at 205 Loma Vista consists of two buildings: an older residence to the rear (west) that has been converted into two living units, and a more modern two-story apartment/garage combination at the front along the street. The lot is steep, so the older building to the rear is quite a bit higher than the building in the front. Originally a side gable dwelling with a simple rectangular plan (33.5' x 35'), narrow eaves, exposed rafter tails, and clapboard siding (**Photograph 1**), the residence now has an addition at the west side that serves as an apartment unit known as 205B (**Photograph 2**). The main entrance to the residence is located at the left side of the east wall of the building and consists of poured concrete stairs that lead to a landing front of a 12-pane wood frame door with four-pane sidelights. This doorway is inset and is further sheltered by a built-out front gable awning with triangle brackets and large square posts. (See continuation sheet).

**\*P3b. Resource Attributes:** (List attributes and codes) (HP3) multiple family property

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



**P5b. Description of Photo:** (View, date, accession #) Photo #1, Rear residence, camera facing west, March 2001

**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
1923 and 1962, building permits, Sanborn maps.

**\*P7. Owner and Address:**  
Carole Haumacher, Trust  
205 Loma Vista Street  
El Segundo, CA 90245

**\*P8. Recorded by:** (Name, affiliation, address)  
Meta Bunse,  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

**\*P9. Date Recorded:** March 2001

**\*P10. Survey Type:** (Describe)  
Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (list)

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Map Reference #3

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: residences B4. Present Use: residences

\*B5. Architectural Style: None

\*B6. Construction History: (Construction date, alteration, and date of alterations) Rear residence was built in 1923 and expanded in 1949. The front apartment/garage was built in 1962.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9. Architect: J. Lang (El Segundo) b. Builder: Unkown

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property does not appear to meet the criteria for listing in the National Register of Historic Places. R. S. Anthony owned the property at 205 Loma Vista in October 1922 when he applied for a building permit for the lot, although at the time he listed his address as 131 Richmond. This was probably Seldon R. Anthony who was a doctor with an office at 131 Richmond during the 1920s. One of the next owners, Louila Wallace, had the small apartment addition (514 square feet) constructed at the back of the original residence in 1949 and she also had the apartment/garage building built at the front of the lot in 1962. Mrs. Wallace, a Southern California Telephone Company operator, was already renting a portion of her home to various individuals when she had the small apartment built in 1949. She continued to offer rental space for many years, through the early 1960s when she had the new apartment built. The residences do not appear to be associated with persons (Criterion B) or events (Criterion A) significant to the history of the area. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

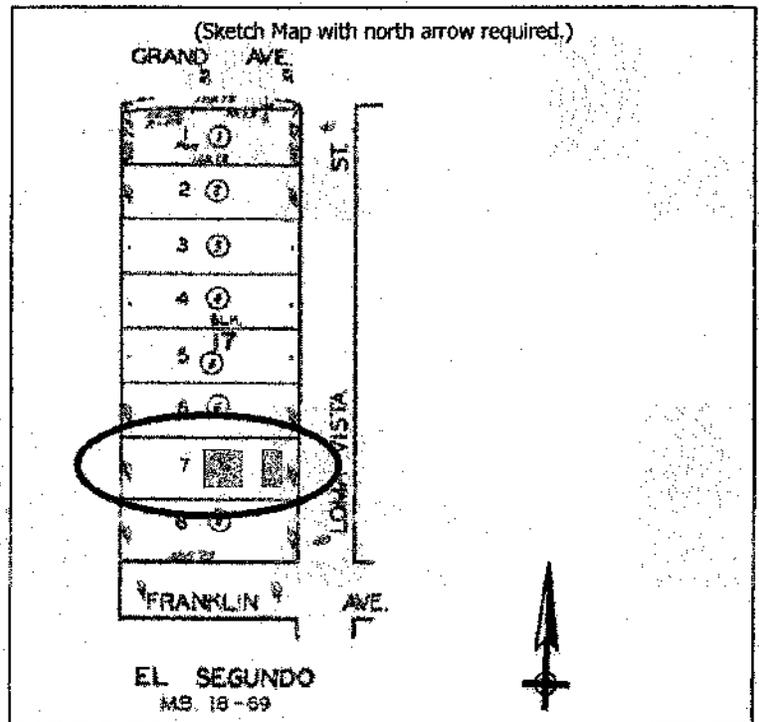
\*B12. References: Building Permits (El Segundo City Planning Department); City directories, historic photographs, archives (El Segundo Historical Society, El Segundo Library); Sanborn Fire Insurance Maps (California State Library); E.C. Hunter, *El Segundo 75 Years* (1991).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



**P3a. Description (continued):**

A pair of hinged wood panel doors with lattice vents in the east wall of the residence shows that the building was constructed into the side of the hill, providing a basement space at grade, while the first floor is well above grade. Two pairs of six-pane wood frame casement windows with flared wood trim also appear at this side of the residence. The apartment addition has a similar side gable roof form and extends west from the northwest corner of the building. It is clad in the same type of clapboard siding and its main entrance consists of a small front gable wing set with a wood panel door that is visible at the top of two flights of wood frame stairs that run along the north end of the older residence. The newer stucco-sided apartment/garage building at the front (east end) of the lot was built in 1962 (**Photograph 3**). The first floor consist of four one-car garages (with vertical groove wood panel tilt-up doors) and a second floor residence that is cantilevered over the garage doors. This building is accessed at the rear and has aluminum frame sliding windows.

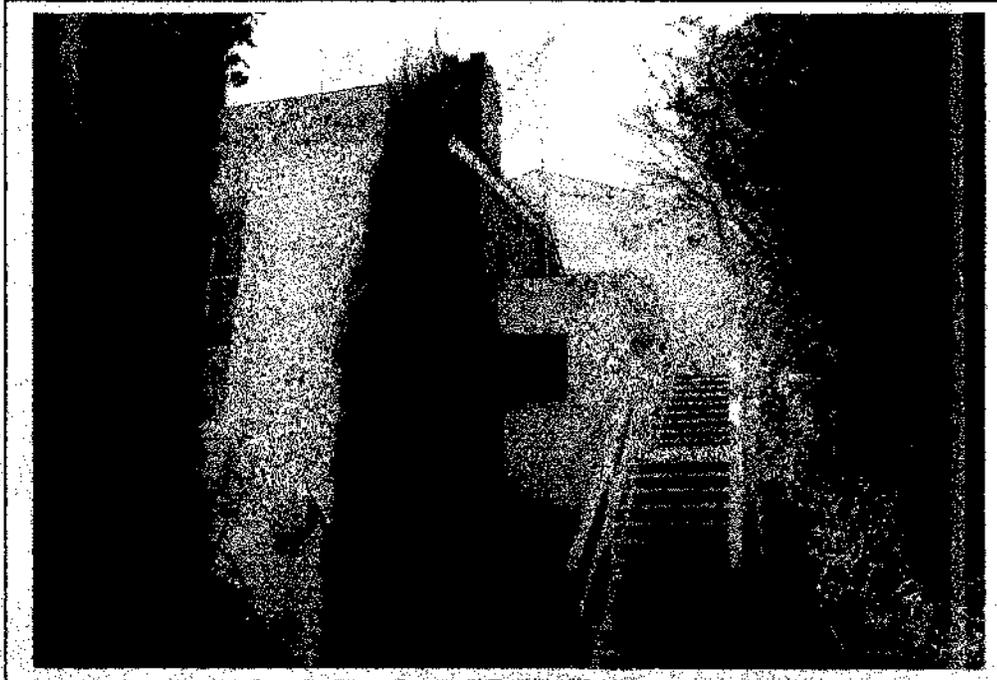
**B10. Significance (continued):**

The various additions represent substantial alterations to the original property, and therefore, 205 Loma Vista lacks physical integrity. In addition, neither of the buildings embody the distinctive characteristics of a type, period, or method of construction (Criterion C), and are simple modest examples of residential construction. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. Furthermore, this property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. This historic property does not appear to meet the significance criteria as outlined in these guidelines.

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\*Resource Name or # (Assigned by recorder) Map Reference #3

\*Recorded by Meta Bunse \*Date March 2001  Continuation  Update



Photograph 2. North end of older residence, with apartment addition (205B) visible to the rear at the top of the stairs.



Photograph 3. Apartment/garage building, camera facing southwest.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____ HRI # _____ Triennial _____ NRHP Status Code <u>07</u>
Other Listings Review Code _____	Reviewer _____	Date _____

\*Resource Name or # (Assigned by recorder) Map Reference #4

**P1. Other Identifier:** 527 Franklin Street

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 527 Franklin Street city El Segundo zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-021-007, northeast corner of Franklin and Loma Vista streets.

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

527 Franklin consists of a one-story wood frame bungalow, with Craftsman details, and a one-car detached garage. The front gable roof of the residence is covered in composition shingles and has narrow eaves with exposed rafter tails on the sides and wood fascia at the gable ends. Clapboard siding sheathes the building and is pierced at each side by 1:1 wood frame double-hung windows with wood trim that is flared at the lintel and sill. A set of three windows (a large fixed wood frame window flanked by single-pane wood frame casement sash) is located to the left of the front door, which is centered in the south gable end. This entrance is sheltered by a front gable roof supported on two wood columns set in a raised concrete porch floor. A cast stone chimney is located on the west side of the building. The front gable garage is located at the north end of the lot and has the same roofing and siding as the house. A replacement sectional door is offset in the west gable end.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) single family property

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



P5b. Description of Photo: (View, date, accession #) Camera facing northeast, March 2001

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1926, building permits.

\*P7. Owner and Address:  
Shawn & Lisa Matlosz  
527 Franklin Avenue  
El Segundo, CA 90245

\*P8. Recorded by: (Name, affiliation, address)  
Meta Bunse,  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (list) \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Map Reference #4

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: residence B4. Present Use: residence

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1926.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Garage.

B9. Architect: C. C. Sponangle (Los Angeles) b. Builder: C. C. Sponangle (Los Angeles)

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property does not appear to meet the criteria for listing in the National Register of Historic Places. C. C. Sponangle listed himself as both architect and builder on the two building permit applications filed for this property in May 1925 and July 1926. Construction appears to have been completed in 1926, and the owner at that time, Samuel P. Adams, held the property until about 1942 when Roland and Mary Maxine Blakeman acquired the property. A photograph in the El Segundo Historical Society's collection that was taken of 528 Franklin in the 1970s includes a notation on the reverse that states the house was "built for Standard Oil," but there is no other documentation of this claim. It is likely that many of the inhabitants of the building worked for Standard Oil because building permits and city directories indicate that the Blakemans and their descendants owned the house for more than fifty years (an R. B. Blakeman owned the lot as late as 1995) and managed it as a rental property. Shawn and Lisa Matlosz now own 527 Franklin. It does not appear that any of these individuals made significant contributions to the history of El Segundo (Criterion B), nor does the property appear to be associated with events (Criterion A) significant to the history of the area. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

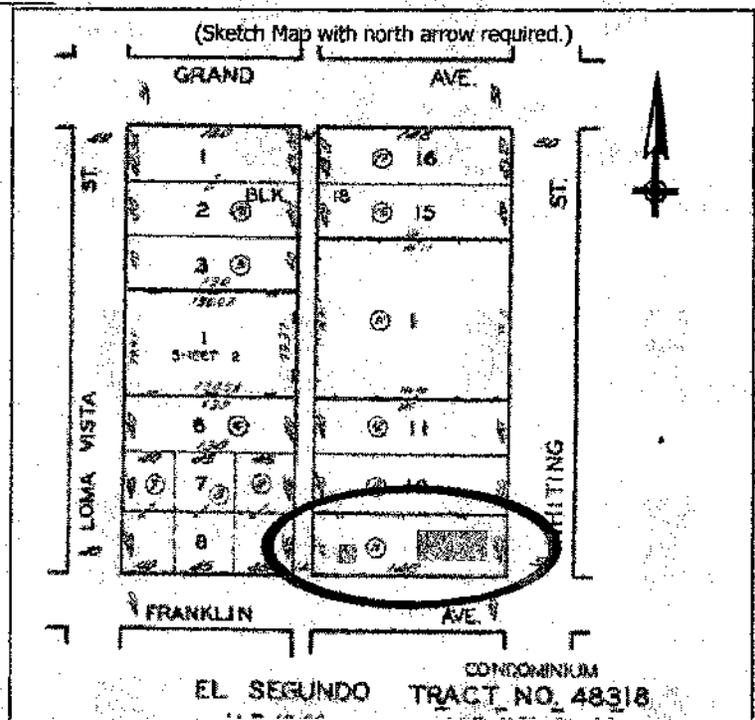
\*B12. References: Building Permits (El Segundo City Planning Department); City directories, historic photographs, archives (El Segundo Historical Society, El Segundo Library); Sanborn Fire Insurance Maps (California State Library); E.C. Hunter, *El Segundo 75 Years* (1991).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



**B10. Significance (continued):**

The house and garage retain much of their physical integrity, nevertheless, this property does not embody the distinctive characteristics of a type, period, or method of construction (Criterion C) and is instead a simple modest example Craftsman or bungalow style residential construction. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. Furthermore, this property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. This historic property does not appear to meet the significance criteria as outlined in these guidelines.

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

Primary # \_\_\_\_\_  
 NRI # \_\_\_\_\_  
 Triennial \_\_\_\_\_  
 NRHP Status Code 6Z  
 Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #5

**P1. Other Identifier:** 229 Whiting Street / 506 and 510 West Grand

**\*P2. Location:**  Not for Publication  Unrestricted  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 229 Whiting Street / 506 and 510 W. Grand city El Segundo zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-021-017, southwest corner of Whiting Street and W. Grand Avenue.

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

This form treats three buildings with addresses on two streets: 229 Whiting Street and 506 and 510 West Grand Avenue. The largest of the houses, 229 Whiting, was built last, in 1927. 510 W. Grand is a one-bedroom wood frame house (about 650 square feet in area) with stucco siding that was constructed in 1914 at the west end of the lot. 506 W. Grand is a two-story building built in 1919 with an apartment on the second story (about 540 square feet in area) and a garage with replacement metal doors at the first floor. This building is also clad in stucco siding and is located at the center of the parcel. The residence at 229 Whiting is a one-story wood frame bungalow with stucco siding and a jerkin head cross gable roof with unboxed eaves trimmed in wood fascia. The roof is covered in composition shingles. (See continuation sheet)

**\*P3b. Resource Attributes:** (List attributes and codes) (HP3) multiple family property

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



P5b. Description of Photo: (View, date, accession #) 229 Whiting, camera facing west, March 2001

**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
1914, 1919, and 1927, building permits, Sanborn maps.

**\*P7. Owner and Address:**  
Sheldon and Virginia Butler  
229 Whiting Street  
El Segundo, CA 90245

**\*P8. Recorded by:** (Name, affiliation, address)  
Meta Bunse,  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

**\*P9. Date Recorded:** March 2001

**\*P10. Survey Type:** (Describe)  
Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (list) \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Map Reference #5

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: residences B4. Present Use: residences

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alteration, and date of alterations) 510 W. Grand was built in 1914, 506 W. Grand in 1919, and 229 Whiting was built in 1927.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property does not appear to meet the criteria for listing in the National Register of Historic Places. Alice F. Hope may have been the original owner of this property as she was listed in the city directories at 510 W. Grand Avenue in 1920 and at 510 W. Grand by the 1940s. She is shown as the property owner in a building permit filed in 1945 for termite repair work. City directories indicate that Ms. Hope worked for the El Segundo Chamber of Commerce for many years, and was also the local subscription agent for the Los Angeles Times. Headley Koontz is also listed at 510 W. Grand in 1920. By the early 1940s, Robert Selvidge, a North American Aviation mechanic lived at 229 Whiting, and Anthony C. Hope, a Standard Oil employee, was listed at 506 W. Grand, and Paula Hilligas lived at 510 W. Grand. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

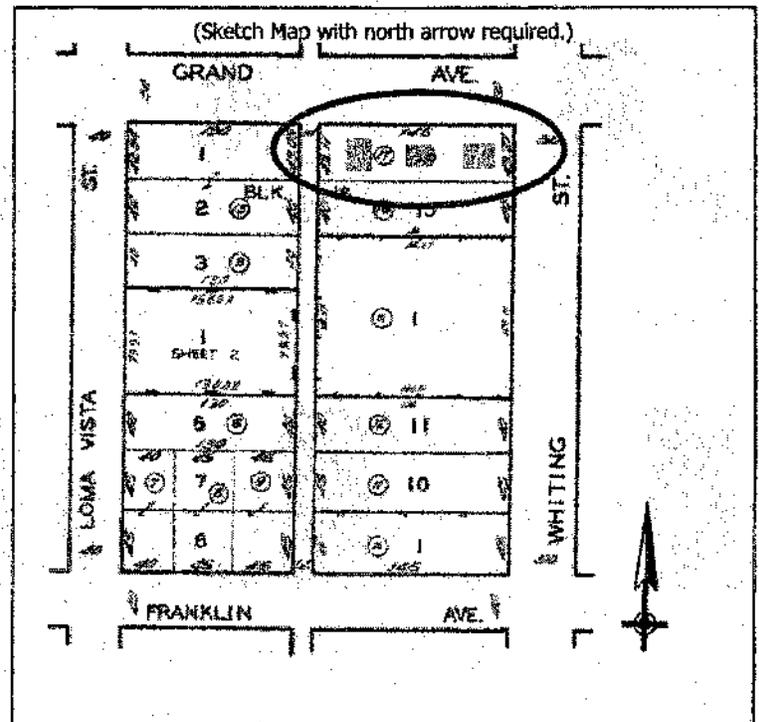
\*B12. References: Building Permits (El Segundo City Planning Department); City directories, historic photographs, archives (El Segundo Historical Society, El Segundo Library); Sanborn Fire Insurance Maps (California State Library); E.C. Hunter, *El Segundo 75 Years* (1991).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



**P3a. Description (continued):**

The main entrance (a glazed wood panel door) is centered under a wide front gable roof that extends from the east side of the house towards Whiting Street. Two tapered wood columns support the roof and are set in the raised concrete porch on either side of a short flight of concrete steps. The windows in this side of the building consist of two sets of three windows: two five-pane wood casement sash on either side of a wide fixed window with a large pane topped by four small panes. These windows and the others that appear throughout the residence (some 1:1 wood frame double-hung and some replacement vinyl 1:1 sash) are trimmed with wide boards. The rear entrance consists of a glazed wood door.

**B10. Significance (continued):**

Mr. Cote, a neighbor who lived at 215-217 Loma Vista Street, did the stucco work on two houses. It does not appear that any of these individuals made significant contributions to the history of El Segundo (Criterion B), nor does the property appear to be associated with events (Criterion A) significant to the history of the area.

The re-siding of the W. Grand avenue buildings and the installation of various replacement windows and doors have reduced the integrity of the buildings on this parcel. In addition to a lack of physical integrity, neither of the two older buildings embody the distinctive characteristics of a type, period, or method of construction (Criterion C). The main house is a modest example of Craftsman or bungalow type residential construction and it does not appear to meet Criterion C. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. Furthermore, this property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. This historic property does not appear to meet the significance criteria as outlined in these guidelines.

**P1. Other Identifier:** 225 Whiting Street

**\*P2. Location:**  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*a. County** Los Angeles

**\*b. USGS 7.5' Quad** Venice, Calif. **Date** 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; % of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

**c. Address** 225 Whiting Street City El Segundo Zip 90245

**d. UTM:** (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

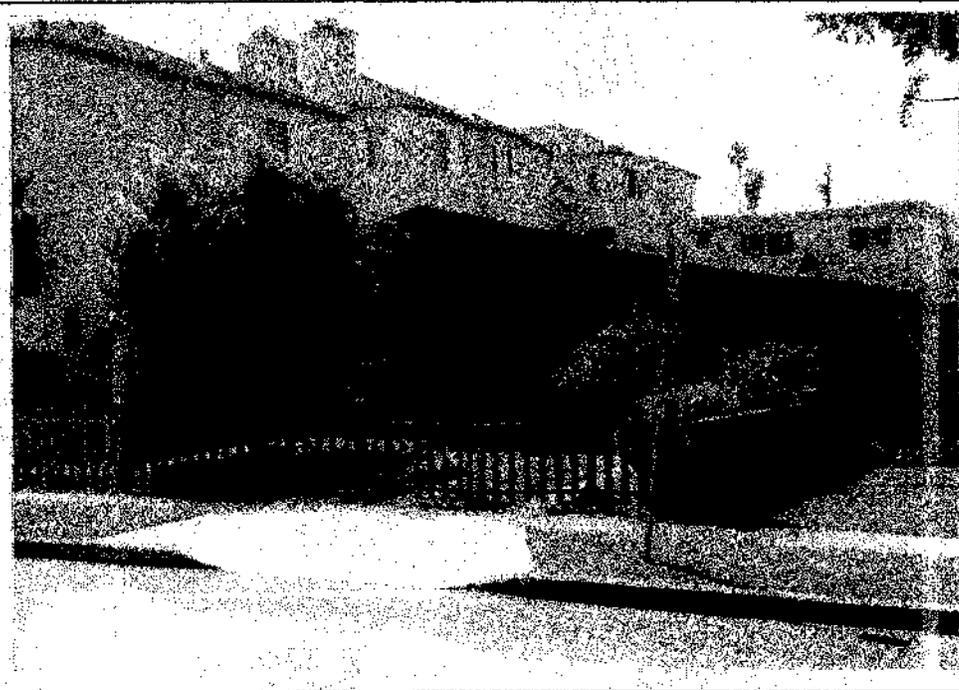
APN: 4136-021-016, west side of Whiting between Franklin and Grand.

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

The residence located at 225 Whiting Street is an 886 square foot, modest Craftsman bungalow constructed in 1921. This wood-frame home is covered with a low-pitched, cross-gable composition shingle roof with projecting eaves. The façade is dominated by a front gable roof, wood-frame partial porch on the northern corner. Four square wood post support the roof and a simple wood post balustrade encloses the porch. A wood panel door with glazing is in the typical Craftsman style as is all windows, which appear to be original wood frame double hung with a patterned upper pane over a single, plain lower pane. The home is sheathed in wood lapped siding. (See Continuation Sheet)

**\*P3b. Resource Attributes:** (List attributes and codes) (HP2) single family property

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



**P5b. Description of Photo:** (View, date, accession #) Photo #1, camera facing west, March 2001

**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
1921 (property records)

**\*P7. Owner and Address:**  
Frank Rusty  
11593-1 Riverside Drive, #2  
North Hollywood, CA 91602

**\*P8. Recorded by:** (Name, affiliation, address)  
Toni Webb  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

**\*P9. Date Recorded:** March 2001

**\*P10. Survey Type:** (Describe)  
Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (list) \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Map Reference #6

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: residence B4. Present Use: residence

\*B5. Architectural Style: Modest Craftsman Bungalow

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1921, rear apartment constructed 1953

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: detached apartment

B9. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property does not appear to meet the criteria for listing in the National Register of Historic Places. The home was constructed in 1921, along with a small, one-car garage, situated on the northern property line in the middle of the lot. While the original owner and early occupants are unknown, by 1941 Frank C and Frances E Kelso lived in this home. Frank was employed in the lab at Standard Oil Company. By 1945, the Kelso's had moved to a home a couple of blocks away. In 1953, the owner, George Reno, constructed a 480 square foot, stucco-sided garage at the rear of the residence (just off the alley) with the intention of building a future apartment above. However, it was not until 1957, when the new owner, Lee Ayer, hired contractor Paul Mayer to construct the small apartment that exists today. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

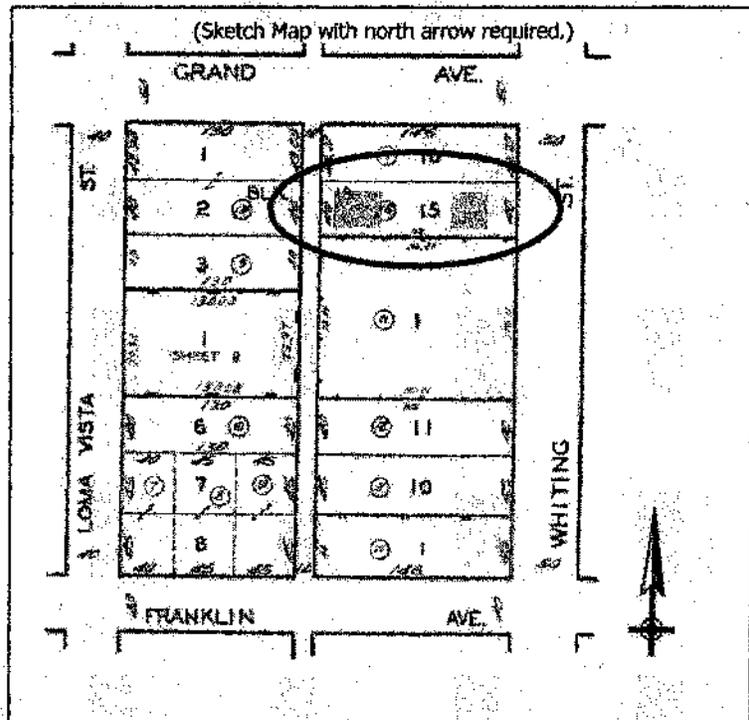
\*B12. References: Building Permits (El Segundo City Planning Department); City directories, historic photographs, archives (El Segundo Historical Society, El Segundo Library); Sanborn Fire Insurance Maps (California State Library); E.C. Hunter, *El Segundo 75 Years* (1991).

B13. Remarks:

\*B14. Evaluator: Toni Webb

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



Page 3 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #6

\*Recorded by Toni Webb \*Date March 2001  Continuation  Update

**P3a. Description (continued):**

To the rear of the parcel is a building that functions as a garage with an apartment above. The garage was constructed in 1953 and the above apartment was constructed in 1957. This building is sheathed in stucco siding and is sheltered by a shed roof with narrow eaves and wide wood fascia. Windows consist of 2/2 wood double hung windows. A second floor porch is sited on the southern side of the apartment. The two-car garage has two wood, tilt-up doors access off the alley.

**B10. Significance (continued):**

Although the residence appears to retain most of its physical integrity, the addition of the larger garage and above apartment has damaged the property's integrity of setting. The residence itself is a common residential style seen in communities throughout the United States and therefore does not appear to embody the distinctive characteristics of a type, period, or method of construction (Criterion C) nor is it associated with persons (Criterion B) or events (Criterion A) significant to the history of the area. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. Furthermore, this property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. This historic property does not appear to meet the significance criteria as outlined in these guidelines.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 67

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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\*Resource Name or # (Assigned by recorder) Map Reference # 7

**P1. Other Identifier:** 210 Whiting Street

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 210 Whiting Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN:4136-022-006, east side of Whiting between Franklin and Grand.

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

The residence at 210 Whiting Street is a modest, 1,215 square foot Minimal Traditional style home constructed in 1939. The building sits on a raised concrete foundation, is basically L-shaped, and is covered by a composition shingle, cross-gable roof with no eaves. The façade consists of a small-hipped roof section, which includes 6/6 double-hung wood windows, that extends out a few feet from the main home. A bay window original to the home is also found on this side. The entrance is centered on the façade and is sheltered by an extension of the roof. All windows visible appear to be original and consists of a mixture of 6/6 and 4/4 double-hung wood windows. The home is sheathed in lapped wood siding with vertical board and batten wood siding decorating the gable ends. An exterior brick chimney is located off the façade's southern gable wall. The original garage appears to have been altered and now serves as servants' quarters.

\*P3b. Resource Attributes: (List attributes and codes (HP2) single family property)

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



P5b. Description of Photo: (View, date, accession #) Photo #1, camera facing east, March 2001

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1939 (building permits)

\*P7. Owner and Address:

Lyle Maul  
9800 S. Sepulveda Blvd., Ste. 720  
Los Angeles, CA 90045

\*P8. Recorded by: (Name, affiliation, address)

Toni Webb  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Map Reference # 7

B1. Historic Name: 210 Whiting

B2. Common Name: 210 Whiting

B3. Original Use: Residence B4. Present Use: Residence

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) constructed in 1939, addition built in 1948

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: carport

B9. Architect: J. C. Jones b. Builder: J. C. Jones

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property does not appear to meet the criteria for listing in the National Register of Historic Places. J. C. Jones of Highland Park served as both architect and builder of this home, which was constructed in 1939 for Homer Thomas Bunce and his wife Virginia. Bunce, born in 1906, city directories show that he worked as a loader for the Standard Oil Company and resided at 307 Main Street before construction of the Whiting Street residence. While the Bunce's remained in the home at least until 1950, by 1945, Homer was enlisted in the US Army. Records indicate that around 1945, Walter Reich, a high school custodian, and his wife Lorina, also lived at this residence. The 29' by 32' home was originally constructed on a concrete foundation with five rooms. According to building permits, a double-car garage was also built in 1939. By 1943, a lean-to was added to this garage, and in 1948, a service porch as well as an addition that contained a bedroom, den and 1/2 bath was added to the residence. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

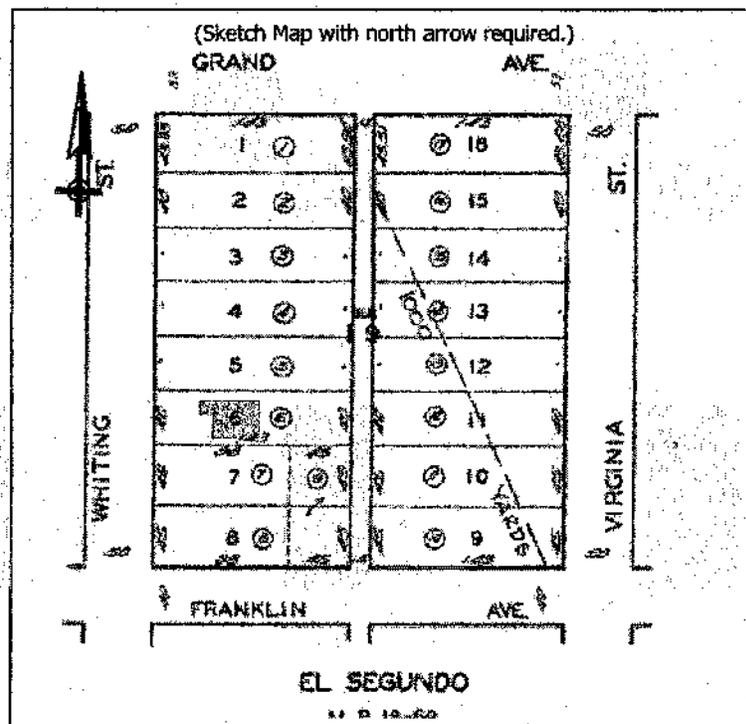
\*B12. References: Building Permits (El Segundo City Planning Department); City directories, historic photographs, archives (El Segundo Historical Society, El Segundo Library); Sanborn Fire Insurance Maps (California State Library); E.C. Hunter, *El Segundo 75 Years* (1991).

B13. Remarks:

\*B14. Evaluator: Toni Webb

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



Page 3 of 3

\*Resource Name or # (Assigned by recorder) Map Reference # 7

\*Recorded by Toni Webb \*Date March 2001  Continuation  Update

**B10. Significance (continued):**

While the original owner enlarged the residence, the additions were constructed relatively early in the buildings history and therefore does not significantly affect its historic, physical integrity. However, the building is a common residential style seen in communities throughout the United States. The residence does not appear to embody the distinctive characteristics of a type, period, or method of construction (Criterion C) nor is it associated with persons (Criterion B) or events (Criterion A) significant to the history of the area. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. Furthermore, this property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. This historic property does not appear to meet the significance criteria as outlined in these guidelines.

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

Primary # \_\_\_\_\_  
HRL # \_\_\_\_\_  
Triennial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #8

P1. Other Identifier: 202 Whiting Street

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_ % of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 202 Whiting Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

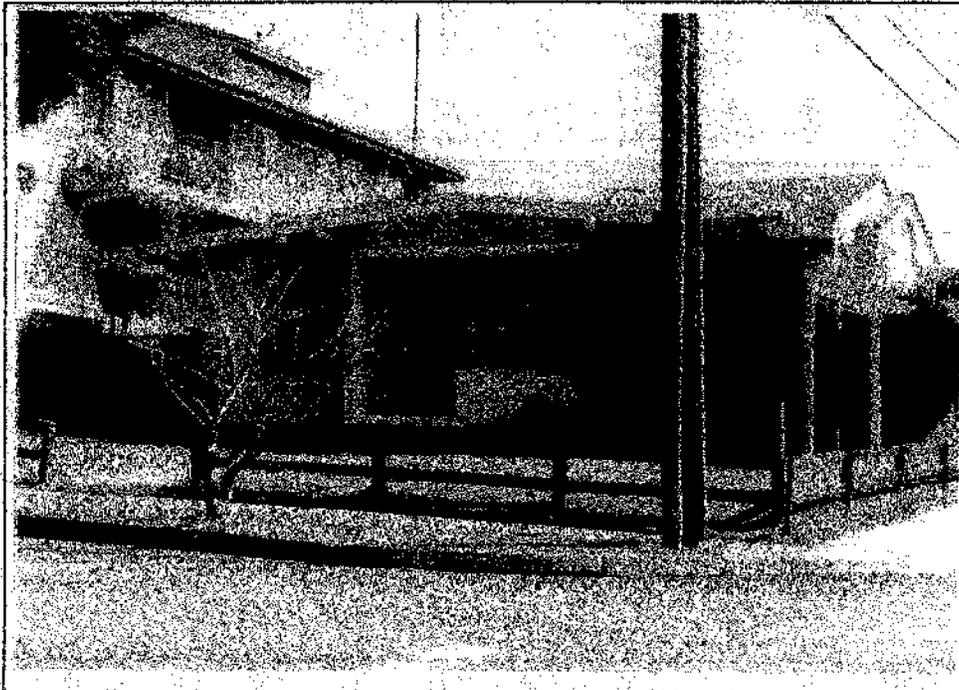
APN: 4136-022-008, at the northeast corner of Whiting and Franklin streets.

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

This property consists of a one-story wood frame Craftsman bungalow style home, with a detached garage. The front gabled house has wide unboxed eaves with exposed rafter tails, as well as heavy exposed beams at the gable ends. Drop wood siding (in a pattern of alternating narrow and wide boards) sheathes both the house and garage. The main entrance for the dwelling is inset at the west end and consists of a diamond pane glazed wood panel door and a wood plank porch with square wood columns. A pair of single-pane wood casement windows topped by a diamond pane transom faces the porch to the right of the door and another pair of these windows is set in the west wall to the left of the door. Other windows in the house include both wood frame casement and double-hung sash, but all are obscured by dark screens and security bars. (See continuation sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP2) single family property

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



P5b. Description of Photo: (View, date, accession #) Camera facing northeast, March 2001

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1913; building permits, Sanborn maps

\*P7. Owner and Address:  
Royal and Jessie Wilkerson, Trust  
202 Whiting Street  
El Segundo, CA 90245

\*P8. Recorded by: (Name, affiliation, address)  
Meta Bunse,  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Map Reference #8

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: residence B4. Present Use: residence

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1913.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Garage.

B9. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property does not appear to meet the criteria for listing in the National Register of Historic Places. Although there is no original building permit on file for this property, property records indicate that the building was constructed in 1913. Emmett R. and Nellie Fitzgerald lived at this address by 1920. At this time, many other Fitzgeralds lived nearby in El Segundo, including A. F. and Mable Fitzgerald next door at 206 Whiting, and two other Fitzgerald households at 512 and 516 Whiting. Emmett Fitzgerald, a Standard Oil Company employee, added a frame (9' x 17') laundry and screened porch to the house in 1931 and then in 1941 he added a 12' x 20' addition to the garage. By this time John A. Fitzgerald was also listed in city directories at this address and he was an engineer for Douglas Aircraft. Royal and Jessie Wilkerson, the current owners, purchased the property in 1962. The home does not appear to be associated with persons (Criterion B) or events (Criterion A) significant to the history of the area. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

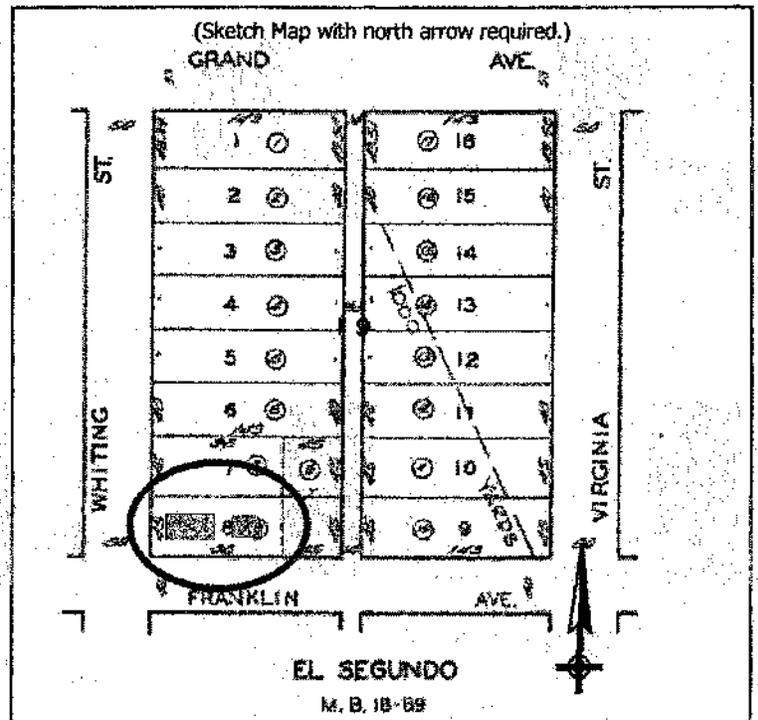
\*B12. References: Building Permits (El Segundo City Planning Department); City directories, historic photographs, archives (El Segundo Historical Society, El Segundo Library); Sanborn Fire Insurance Maps (California State Library); E.C. Hunter, *El Segundo 75 Years* (1991).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



Page 3 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #8

\*Recorded by Meta Bunse \*Date March 2001  Continuation  Update

**P3a. Description (continued):**

A secondary entrance, a pair of wood frame diamond pane glass doors, is located at the center of the south wall, and a third doorway, a glazed wood panel door, is located in the south side of a small side-gabled wing that extends from the east side of the house. The side-gabled garage is located at the east end of the lot. A pair of hinged batten doors with diagonal bracing are offset in the south side of the garage.

**B10. Significance (continued):**

The buildings retain much of their physical integrity, except for the small addition to the house and expansion of the garage. Nevertheless, this property does not embody the distinctive characteristics of a type, period, or method of construction (Criterion C) and is instead a simple modest example Craftsman or bungalow style residential construction. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. Furthermore, this property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. This historic property does not appear to meet the significance criteria as outlined in these guidelines.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____
		HRI # _____
		Trinomial _____
		NRHP Status Code <u>67</u>
Other Listings	Review Code	Reviewer
		Date

\*Resource Name or # (Assigned by recorder) Map Reference #9

**P1. Other Identifier:** 420, 422, 424, and 424 1/2 Franklin

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 420, 424, and 424 1/2 Franklin City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-029-001, southeast corner of Franklin and Whiting streets.

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

The property at 420, 422, 424 and 424 1/2 Franklin consists of three wood frame buildings: a small one story residence (420), a split-level apartment-garage combination (422), and a split-level duplex (424 and 424 1/2). The small house at the east end of the lot (420) is a Minimal Traditional style dwelling topped by a combination cross gabled and hipped form roof with narrow eaves and exposed rafter tails (**Photograph 1**). Its L-shaped plan includes a short front wing (the base of the L) that extends north towards Franklin Street and has the main entrance in its east wall. A shed roofed awning attached at the north side of the main building shelters this door and creates a small porch area at the junction of the front wing and the rest of the house. (See continuation sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP3) multiple family property

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

P5b. Description of Photo: (View, date, accession #) Photo #1, 420 Franklin, camera facing southwest, March 2001

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1948, 1952, 1953, building permits; property records; city directories.

\*P7. Owner and Address:  
Dorothy Sikes  
9905 Santa Gertrudes Ave.  
Whittier, CA 90603

\*P8. Recorded by: (Name, affiliation, address)  
Meta Bunse,  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project." (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (list) \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Map Reference #9

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: residences B4. Present Use: residences

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1948 (420), and 1952-1953 (garages and duplex). The apartment over the garage (422) was added in 1959.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property does not appear to meet the criteria for listing in the National Register of Historic Places. There is no original building permit on file for this property; however, property records indicate that the first building on the lot was constructed in 1948, while the next two buildings were constructed in 1952 and 1953. Mrs. Edith Ferguson was the first to live at 420 Franklin, but little is known about the other inhabitants of the property. Eleanor S. Miller owned the buildings when she applied to have the apartment over the garage (422 Franklin) built in 1959. Nonetheless, the residences do not appear to be associated with persons (Criterion B) or events (Criterion A) significant to the history of the area. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

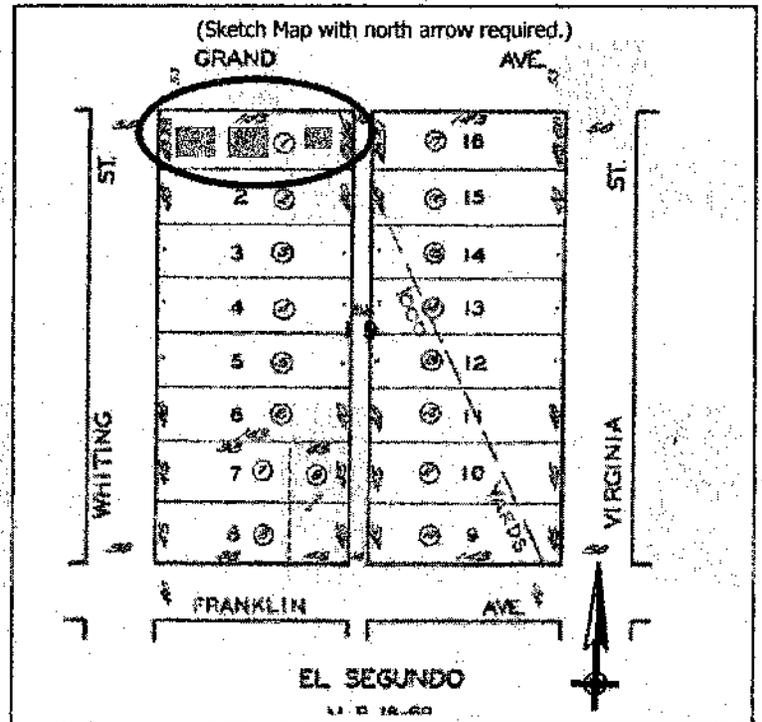
\*B12. References: Building Permits (El Segundo City Planning Department); City directories, historic photographs, archives (El Segundo Historical Society, El Segundo Library); Sanborn Fire Insurance Maps (California State Library); E.C. Hunter, *El Segundo 75 Years* (1991).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



### **P3a. Description (continued):**

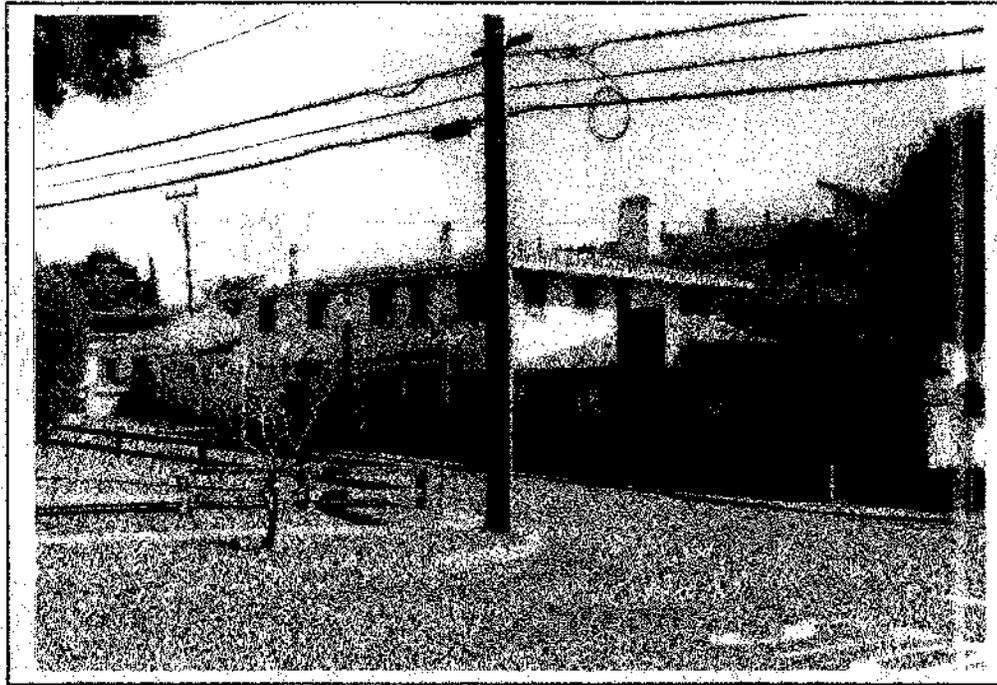
The residence is clad in channel rustic wood siding pierced at each side by 1:1 wood frame double-hung sash with wood trim. Windows to the left of the front door and in the north wall of the front wing have been replaced with a fixed three-pane and a single pane window. Other replacements include the flush wood rear (south) door and an aluminum frame sliding window also on the south side.

422 Franklin is located at the center of the lot and consists of a series of four one-car garages with tilt-up plywood doors, partially topped by a second floor apartment unit (**Photograph 2**). The apartment has a shallow pitched hipped roof (with unboxed eaves), while the eastern two garage units are topped by a side gable roof with narrow eaves and exposed rafter tails. The whole building is clad in channel rustic wood siding and the apartment walls are pierced by regularly spaced 2:2 wood frame double-hung windows. This building is attached to the westernmost building (the duplex at 424 and 424 1/2 Franklin) by the second floor landing of the wood frame staircase that leads to the main entrance of the unit above the garage as well as the second floor unit of the duplex. The duplex is similar in form to 422 Franklin in that it has a one-story element (the western wing) and a two story element topped by a shallow pitched hipped roof with unboxed eaves (**Photograph 2**). The western wing has a gable-on-hip roof and a wide brick chimney at the north side. The duplex is mostly clad in channel rustic wood siding, however, the upper portion of the walls on the upstairs unit are sheathed in vertical groove wood siding. Although the duplex also has 2:2 wood frame double-hung windows throughout, the sash appear in pairs and sets of three, as well as singly. The main entrance for the first floor unit is located in the north side and is sheltered by a built-out hipped roof awning.

### **B10. Significance (continued):**

The buildings have been altered somewhat over the years, including some replacement windows in 420 Franklin and the large addition of a second floor apartment over the garages at 422 Franklin, leading to a loss of integrity. The property does not embody the distinctive characteristics of a type, period, or method of construction (Criterion C) and is instead a simple modest example Minimal Traditional residential construction. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. Furthermore, this property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. This historic property does not appear to meet the significance criteria as outlined in these guidelines.

**Photographs**



Photograph 2. 420 Franklin at far left, 422 Franklin (with garages) at center left, and 424 - 424 1/2 Franklin at center right, camera facing southeast.

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

Primary #

HRP #

Trinomial

NRHP Status Code

6Z

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or # (Assigned by recorder) Map Reference #10

**P1. Other Identifier:** 219, 223, and 225 Virginia Street

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_; R \_\_\_; \_\_\_ % of Sec \_\_\_; \_\_\_ B.M.

c. Address 219, 223, and 225 Virginia Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_; \_\_\_ mE/ \_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Three parcels APNs: 4136-022-014, 4136-022-015, and 4136-022-016, all on the west side of Virginia between Grand Avenue and Franklin Street.

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

This form treats three nearly identical apartment buildings constructed by the same builder on adjacent lots between 1951 and 1953. These three properties each consist of a single story, four-unit wood frame apartment building with stucco siding. Two (219 and 223) have an additional two-story apartment/garage building at the rear (west end) of the lot. 219 and 225 Virginia are topped by a shallow pitched hipped roof and 223 has a gable on hip form, but all the roofs are covered in wood shingles and have boxed eaves with wood molding at the fascia. The windows of 219 are metal casement, while the windows of the other two buildings are 4:4 wood frame double-hung sash. The windows of the front unit at 225 Virginia have been replaced with aluminum sliding sash, as have some of the windows of the rear apartment/garage buildings.

\*P3b. Resource Attributes: (List attributes and codes) (HP3) multiple family property

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

P5b. Description of Photo: (View, date, accession #) Camera facing southwest, March 2001

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1951, 1952, 1953; building permits

\*P7. Owner and Address:  
Steven and Roy Lundgren, Trust  
211 Virginia Street  
El Segundo, CA 90245

\*P8. Recorded by: (Name, affiliation, address)  
Meta Bunse,  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (list)

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Map Reference #10

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: residences B4. Present Use: residences

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) 225 Virginia was built in 1951, 223 Virginia in 1952, and 219 Virginia in 1953.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9. Architect: Unknown b. Builder: R. J. Lundgren, owner/builder

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property does not appear to meet the criteria for listing in the National Register of Historic Places. Property owner R. J. Lundgren built these three apartment buildings on adjacent lots between 1951 and 1953. The Lundgren family still owns the properties, nonetheless, the residences do not appear to be associated with persons (Criterion B) or events (Criterion A) significant to the history of the area. Building permit records indicate that the buildings have been re-roofed with wood shakes instead of the original composition shingles, an additional bedroom was added to 223 Virginia, and some of the windows have been replaced with sliding aluminum sash. The property does not embody the distinctive characteristics of a type, period, or method of construction (Criterion C) and is instead a modest example Minimal Traditional residential construction. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

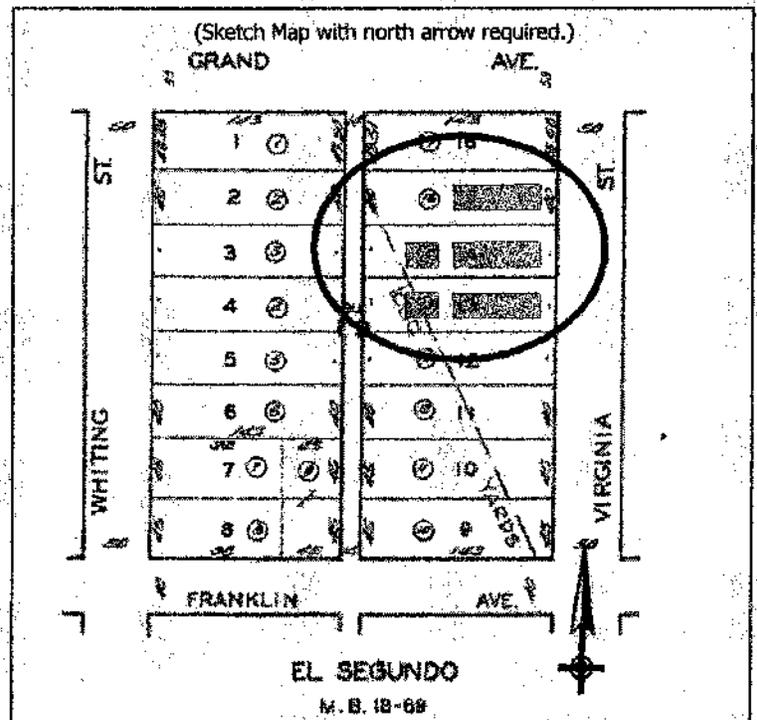
\*B12. References: Building Permits (El Segundo City Planning Department); City directories, historic photographs, archives (El Segundo Historical Society, El Segundo Library); Sanborn Fire Insurance Maps (California State Library); E.C. Hunter, *El Segundo 75 Years* (1991).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



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

Primary #

HRI #

Trinomial

NRHP Status Code

35

Other Listings

Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #11

**P1. Other Identifier:** 221 Concord Street

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad** Venice, Calif. **Date** 1964, photorevised 1981 T \_\_\_; R \_\_\_; \_\_\_ % of Sec \_\_\_; \_\_\_ B.M.

**c. Address** 221 Concord Street City El Segundo Zip 90245

**d. UTM:** (give more than one for large and/or linear resources) Zone \_\_\_; \_\_\_ mE/ \_\_\_ mN

**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-023-013, west side of Concord, between Grand and Franklin.

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

This two-story wood frame building is a hotel that was constructed in either 1911 or 1912, making it one of the oldest buildings in the City of El Segundo. The hotel is basically rectangular in plan (about 7,800 square feet in area) and has a flat roof with a stepped parapet trimmed with wood molding. Composite shingles sheath the walls at each side of the hotel. Two, two-story bays, with sets of three windows at each floor, flanks either side of the main entrance, which is located on the east side of the building. The glazed wood panel door (with a transom) is set slightly off center to the right and has a 1:1 double-hung wood frame window immediately to its left. This window and the door are sheltered by a one-story hipped roof supported on two sets of three wood posts that rest on the concrete stoop and porch floor. The hipped roofs of the porch and the bay window elements are covered in composition shingles. (See continuation sheet).

**\*P3b. Resource Attributes:** (List attributes and codes) (HP5) hotel / motel

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

**P5b. Description of Photo:** (View, date, accession #) Photo #1, facing west, March 2001

**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
1912, building permits; Sanborn maps.

**\*P7. Owner and Address:**  
George and Rose Ray, Trust  
221 Concord Street  
El Segundo, CA 90245

**\*P8. Recorded by:** (Name, affiliation, address)  
Meta Bunse,  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

**\*P9. Date Recorded:** March 2001

**\*P10. Survey Type:** (Describe)  
Intensive



**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) Map Reference #11

B1. Historic Name: Concord Hotel

B2. Common Name: Concord Hotel

B3. Original Use: Hotel/Boarding House B4. Present Use: Hotel/Boarding House

\*B5. Architectural Style: None

\*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1912.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Commercial Development Area El Segundo

Period of Significance: 1911-1912 Property Type Hotel/Boarding House Applicable Criteria A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building appears to meet National Register significance Criterion A, because it represents the earliest form of permanent construction designed as housing during the founding and early settlement of the City of El Segundo. The Concord Hotel was one of several two-story wood frame hotels or boarding houses that were hastily erected in the new community of El Segundo to house the laborers that were building, and later working in, the nearby Standard Oil Refinery that was established in 1911. Property records, early fire insurance maps, and local historical accounts differ slightly, but the Concord Hotel may have been built as early as 1911 and was certainly complete by 1912. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

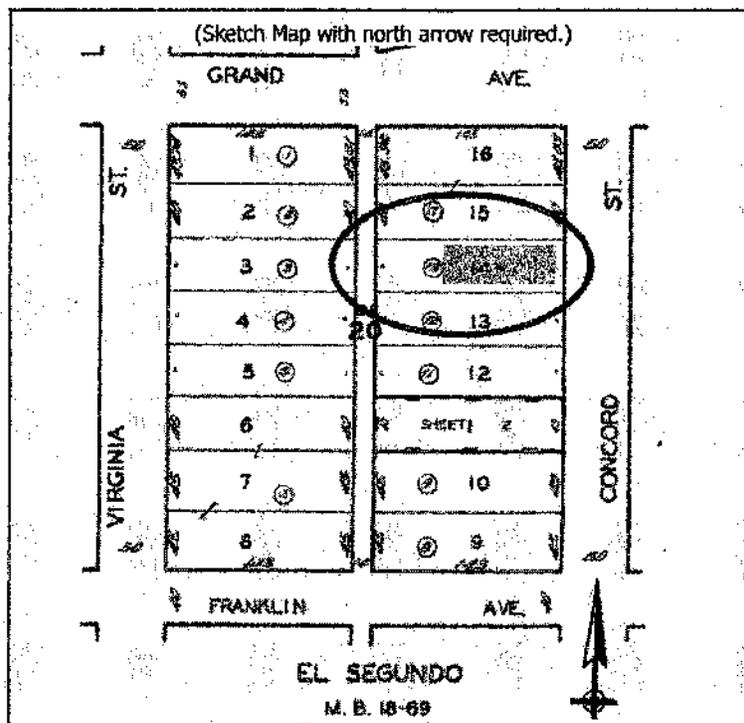
\*B12. References: Building permits (El Segundo City Planning Department); City directories, historic photographs, archives (El Segundo Historical Society, El Segundo Library); Sanborn Fire Insurance Maps (California State Library); E.C. Hunter, *El Segundo 75 Years* (1991).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



### **P3a. Description (continued):**

A small two-story addition extends from the rear (west end) of the building and may enclose modern bathroom facilities (**Photograph 2**). The rear entrances are centered in the west wall and consist of single doors, each with a transom, located at both the first and second floors. Both are accessed by the same exterior wood frame stair case that has two landings and wood railing. A very small hexagonal wood frame casement window is centered at the second floor, directly over the peak of the front porch roof. Otherwise, the windows throughout the building are 1:1 double-hung sash. Most of the windows have been replaced with vinyl frame sash, but some of the older wood frame sash remain, and all window openings are trimmed with plain wide boards.

### **B10. Significance (continued):**

A hotel identical in plan was built across Grand Avenue three lots to the north at 303 Concord Street at about the same time, and by 1917 there were two other two-story hotel/boarding houses, one in the 300 block of Richmond and the other in the 100 block of Standard.<sup>1</sup> The Concord Hotel appears to be the only one of these four buildings that survives at its original location. The buildings at the other locations are gone, however, it is possible that the hotel at 303 Concord was moved to 350 Richmond Street where it has been remodeled to serve as apartments.

A survey of various editions of El Segundo city directories between 1920 and 1950 reveal that the hotel was home to single men and women who worked at various local industries and businesses.<sup>2</sup> The men were often listed as employees of Standard Oil Company, as well as North American Aviation, while some men and most of the women who listed a profession were employed in various service industries. Eleven individuals gave the Concord Hotel as their residence in 1920. By the 1940s, occupants were still employed in these businesses, like the restaurant employee, aircraft worker, housekeeper, and two Standard Oil Company employees who listed their residence as the Concord Hotel in 1941. By 1920, Joseph Montgomery bought the property and lived in and operated the hotel for many years. His widow, Hester Montgomery, apparently sold it to Hal Roberts (a local real estate agent) in the 1950s. The building was in some disrepair when Arthur and Immy Johnson acquired the property in 1977 and they restored the hotel before selling it to the current owners, George and Rose Ray, in 1980.<sup>3</sup> This building was home to numerous early working class residents of El Segundo and as such represents "a pattern of events or a historic trend that made a significant contribution to the development" of the community of El Segundo (Criterion A). Because none of the residents or property owners appear to have played an individually significant role in their profession, class, or social group, or within the history of El Segundo, the property does not appear to meet National Register significance Criterion B, for an association with a historically significant individual.<sup>4</sup>

<sup>1</sup> The El Segundo Hotel was located directly across from the refinery on what is now El Segundo Boulevard and was much more than a boarding house, it was a larger full service hotel with store fronts in the first floor (Photograph collection, El Segundo Historical Society; Eileen Hunter, *El Segundo Seventy-Five Years* (El Segundo: H2 Limited Publishers, 1991).

<sup>2</sup> The hotel/boarding house at 303 Concord catered to married couples in the 1920s. Neither the 303 Concord, nor the Standard Street hotel/boarding houses were listed as apartments by 1941, however, a Mrs. Nora Donaldson was managing an apartment building at 350 Richmond by this time (El Segundo city directories, 1920 and 1941, El Segundo Historical Society).

<sup>3</sup> Interview with owner George Ray, by Meta Bunse, March 20, 1001; Hunter, *El Segundo Seventy-Five Years*, 101. During the 1950s through 1970s, building permit records indicate that the legal owner of the property was Hal Roberts, or Hal Roberts Real Estate (Building permits, 221 Concord Street, El Segundo Planning Department).

<sup>4</sup> NPS, "How to Apply the National Register Criteria for Evaluation," *National Register Bulletin No. 15* (Washington, D.C.: GPO, 1991), 12-15.

The Concord Hotel is unique in El Segundo, and probably throughout the South Bay region, in that it is a ninety-year old wood frame building designed as, and continuously operated as, a hotel/boarding house. As discussed above, the Concord Hotel appears to meet Criterion A for its direct association with the founding of the town of El Segundo, as well as its long history as housing for working class people employed in local industries. The building maintains a fair degree of integrity, but it has been altered. The greatest single change was in the installation of asphalt shingle siding on all the exterior walls, probably in the 1940s or 1950s. Many of the wood frame 1:1 double-hung windows have been replaced by similarly styled vinyl sash, however, the original window openings and trim appear to be largely unaltered. The wood molding at the parapet, the original doorframes (each with transoms), as well as the hipped roof bays at the façade all remain unchanged as well.

In terms of its overall architectural significance (Criterion C), the building does not embody the distinct characteristics of a type, method, or period of construction, and is simply a modest example of early commercial architecture in El Segundo. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and appears to meet the significance criteria as outlined in these guidelines.

### Photographs



Photograph 2. West side of Concord Hotel.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____ HKI # _____ Trinomial _____ NRHP Status Code <u>67</u>
Other Listings Review Code _____	Reviewer _____	Date _____

**P1. Other Identifier:** 147 Concord Street

**\*P2. Location:**  Not for Publication  Unrestricted  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. **USGS 7.5' Quad** Venice, Calif. **Date** 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of Sec \_\_\_\_\_ B.M.

c. Address 147 Concord Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-028-021, at the southwest corner of Concord and Franklin streets.

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

The house at 147 Concord is a wood frame Craftsman style triplex built in 1919 (**Photograph 1**). The main unit is located at the east gable end of the building, while the other two units face north and are known as 302 and 304 Franklin Street. The cross gable roof is covered in composition shingles and has unboxed eaves with exposed rafter tails and triangular knee brackets and wood fascia at the gable ends. Horizontal dropped siding (accented with corner boards) sheathes the walls, which are pierced at each side by many 1:1 double-hung wood frame windows with plain wood trim. Two very small lean-to wings appear at the back (south side) of the building. These wings may have been additions constructed after 1929, but they have the same siding, eaves, and windows as the main units. (See continuation sheet).

**\*P3b. Resource Attributes:** (List attributes and codes) (HP3) multiple family property

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



P5b. Description of Photo: (View, date, accession #) Photo #1, camera facing southwest, March 2001

**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
1919, property records, city directories.

**\*P7. Owner and Address:**  
Fred and William Hickey  
135 Main Street  
El Segundo, CA 90245

**\*P8. Recorded by:** (Name, affiliation, address)  
Meta Bunse,  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

**\*P9. Date Recorded:** March 2001

**\*P10. Survey Type:** (Describe)  
Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (list) \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Map Reference #12

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: residences B4. Present Use: residences

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1919, renovation being completed during survey in March 2001.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Garage.

B9. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property does not appear to meet the criteria for listing in the National Register of Historic Places. Although building permits were not available for the address at 147 Concord, it appears to have been originally constructed as a triplex. The main, front unit faces the street and is known as 147 Concord, and the other two units face north and are identified as 302 and 304 Franklin (**Photograph 1**). The three-car garage was built on the west end of the lot after 1929 (**Photograph 2**). Various renters lived in the Franklin units over the years, including Florence and H. L. Perdue lived at 302 Franklin in 1920, and Doris and Lloyd Ottman and Osa Sale at 304 Franklin in 1941 (Ottman and Sale were both employed at North American Aeronautics at the time). Mary Halley was probably the original owner of the house at 147 Concord. She is listed in the city directory of 1920 at that address, and she continued to live there through the late 1950s. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

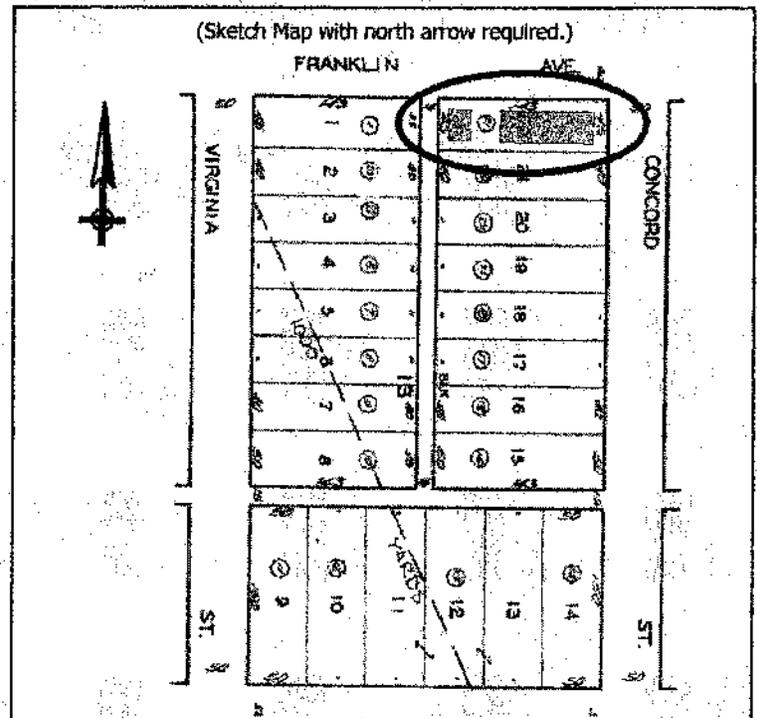
\*B12. References: Building Permits (El Segundo City Planning Department); City directories, historic photographs, archives (El Segundo Historical Society, El Segundo Library); Sanborn Fire Insurance Maps (California State Library); E.C. Hunter, *El Segundo 75 Years* (1991).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



**P3a. Description (continued):**

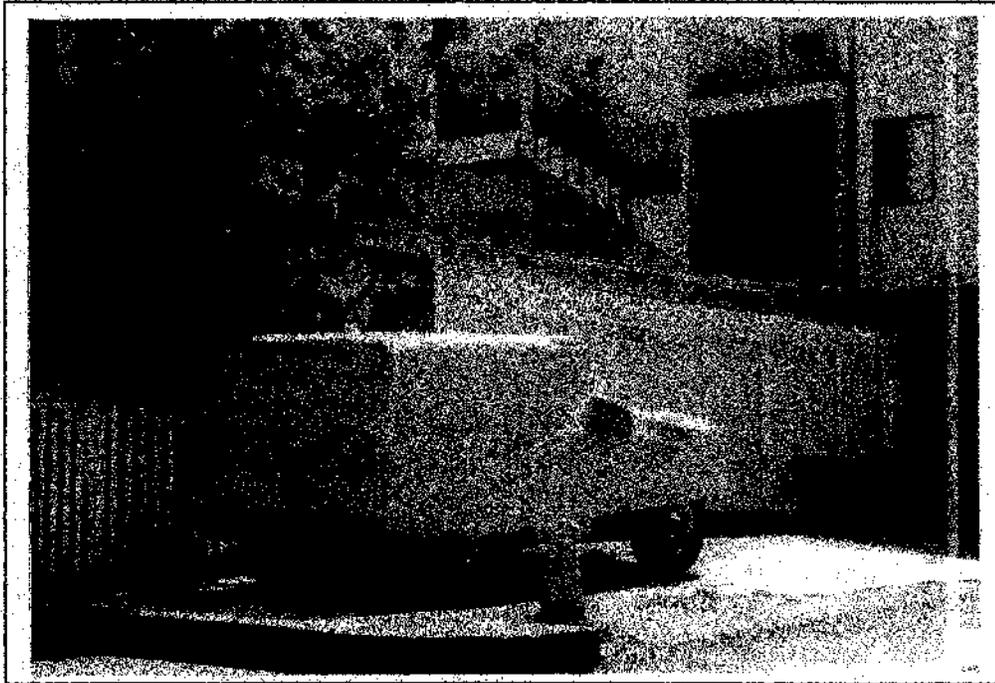
The concrete porch floor at the entrance to the east unit is nearly at grade, while the concrete stairs and landings for the two Franklin Street units are much taller, ranging from about 4 to 6 feet tall. All the porches are encircled by redwood railings. A red brick chimney is located in the north gable end of the main residence. The original three car garage that is located at the west end of the lot was built at some point after 1929, but it also had drop wood siding, corner boards and exposed rafter tails at the eaves of the side gable roof. This building is in disrepair and has replacement plywood tilt-up garage doors that face the alley to the west (**Photograph 2**).

**B10. Significance (continued):**

Ms. Halley was the librarian for the public library, a position she held until through about the mid 1950s, although it does not appear that she gained particular importance within that profession so the property does not appear to be associated with historically significant persons (Criterion B). Nor does it appear to be associated with events (Criterion A) significant to the history of the area.

This triplex appears to retain a fair degree of integrity, although at the time of this survey (March 2001) it was being thoroughly renovated with new siding, re-glazing and repair and addition of trim and porch elements. As such, it is a handsome, but modest example of a Craftsman style multi-family dwelling that displays the distinctive characteristics of a type, period, or method of construction (Criterion C). It does not appear to meet Criterion C due to detractions from its original design, including the small rear lean-to additions and all three new entrance porches, as well as the wood frame deck at the west end that was under construction at the time of the survey. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. Furthermore, this property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. This historic property does not appear to meet the significance criteria as outlined in these guidelines.

## Photographs



Photograph 2. Garage, west end of lot at 147 Concord Street,  
camera facing southeast.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6Z</u>
Other Listings Review Code _____	Reviewer _____	Date _____

\*Resource Name or # (Assigned by recorder) Map Reference #13

**P1. Other Identifier:** 135-139 Concord Street

\*P2. Location:  Not for Publication  Unrestricted  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 135-139 Concord Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-028-024 and 4136-028-025, on the west side of Concord Street, between El Segundo and Franklin.

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

This property consists of four buildings located on two assessor's parcels that comprise a small apartment complex at 135-139 Concord Street. The two oldest apartments, each a small one-story stand-alone building, are located close to the street on the east end of the parcels (**Photograph 1**). These two units have flat roofs with shaped parapets trimmed in red clay tile and the walls are sheathed in stucco. Glazed wood panel doors sheltered by a built out stucco and red clay tile awning serve as the main entrances to these apartments and face each other on the north and south sides, respectively. Some of the original wood casement and 1:1 double-hung wood sash remain in 135 Concord, but all of the windows in 139 Concord have been replaced by sliding aluminum sash. (See continuation sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP3) multiple family property

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



P5b. Description of Photo: (View, date, accession #) Photo #1, 139 Concord, camera facing northwest, 3/2001.

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
 1926, 1957; building permits.

\*P7. Owner and Address:  
 Alvin & Mary Keahi  
 875 California Street  
 El Segundo, CA 90245

\*P8. Recorded by: (Name, affiliation, address)  
 Meta Bunse,  
 JRP Historical Consulting,  
 1490 Drew Ave, Suite 110,  
 Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
 Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project." (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (list) \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Map Reference #13

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: residences B4. Present Use: residences

\*B5. Architectural Style: Spanish Eclectic; Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) The first two units were constructed in 1926, while the rear apartment buildings were built in 1957 and altered in 1972.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9. Architect: Unknown b. Builder: Howard Zahn (Manhattan Beach)

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property does not appear to meet the criteria for listing in the National Register of Historic Places. Howard Zahn built the first two dwellings (135 and 139 Concord Street) with detached garages to the rear for property owner Ella A. Wilson in 1926 (Photograph 1). By the 1940s Martin Cuzick owned the property and he had two single family residences built behind each of the first two units in 1957, replacing the original garages located on this portion of the lot. Subsequent owners, including Lewis and Colleen McMullin, added second story elements to the newer (rear) apartment buildings in the 1960s and early 1970s (Photograph 2). The original buildings that face Concord Street lack physical integrity because of the replacement of most of the original windows, as well as the removal of the original detached garages. The integrity of these units was further compromised by the addition of modern apartment buildings that were constructed, and then expanded, to the rear (west) between 1957 and 1973. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

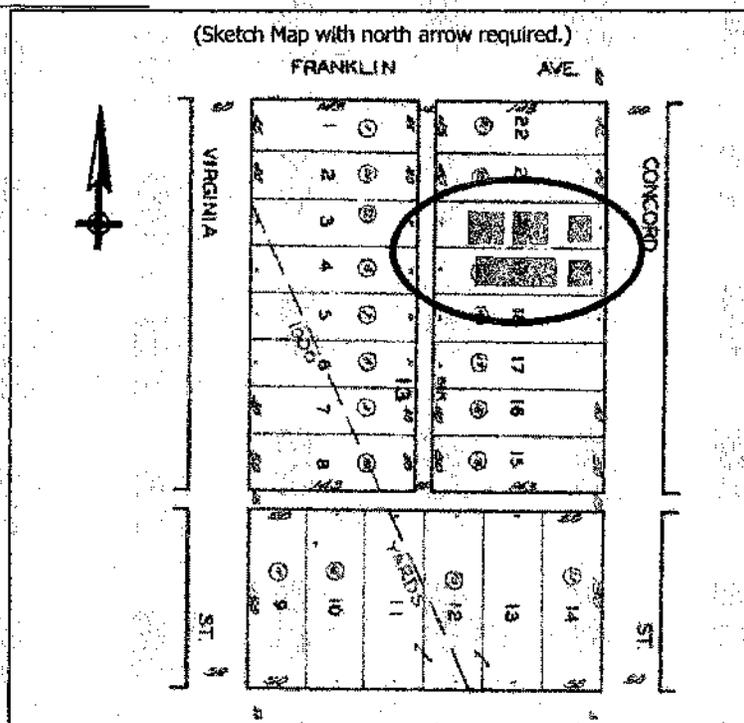
\*B12. References: Building Permits (El Segundo City Planning Department); City directories, historic photographs, archives (El Segundo Historical Society, El Segundo Library); Sanborn Fire Insurance Maps (California State Library); E.C. Hunter, *El Segundo 75 Years* (1991).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



**P3a. Description (continued):**

Added between 1957 and about 1973, the rear apartments consist of two split-level wood frame buildings with stucco siding and shallow pitched hipped roofs covered in composition shingles (**Photograph 2**). The boxed eaves are also finished in stucco and the windows throughout are sliding aluminum sash. Like the original units along Concord Street, these units face each other over a central sidewalk where their entrances open onto simple concrete stoops or metal framed concrete stairs.

**B10. Significance (continued):**

In addition to a lack of physical integrity (described above), none of the buildings embody the distinctive characteristics of a type, period, or method of construction (Criterion C), and are simple modest examples of Spanish Eclectic and Minimal Traditional residential construction. The residences do not appear to be associated with persons (Criterion B) or events (Criterion A) significant to the history of the area. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. Furthermore, this property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. This historic property does not appear to meet the significance criteria as outlined in these guidelines.

**Photographs (continued):**



Photograph 2. 135 Concord, with split-level building to rear, camera facing southwest.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____
		HRI # _____
		Tribunal _____
		NRHP Status Code <u>38</u>
Other Listings _____	Review Code _____	Reviewer _____
		Date _____

Page 1 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #14

**P1. Other Identifier:** 224, 226A, and 226B Concord Street

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 224, 226A, and 226B Concord Street city El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-024-002, 224 faces Concord, 226A & B face alley between Concord and Richmond.

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

The property at 224-226 Concord Street consists of three single family residences: the main house at 224 Concord and the two smaller houses at the west end of the lot facing the alley, 226A and 226B Concord Street. The main house is a handsome wood frame Craftsman style home with a basically rectangular plan (less than 1,200 square feet in area) that was constructed in 1916. A front gable roof, covered in composition shingles, tops the house and finishes in wide unboxed eaves with carved exposed rafters. The gable ends display typical Craftsman details as well, including wood knee brackets and decorative openwork in the wood fascia that trims the gable ends. The same eave and gable details appear on the front gable roof of the wide symmetrical porch. (See continuation sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP3) multiple family property

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



P5b. Description of Photo: (View, date, accession #) Photo #1, 224 Concord Street, facing northeast, March 2001.

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1916 and 1918, building permits.

\*P7. Owner and Address:  
Conrad and Victoria Walton  
226 Concord Street  
El Segundo, CA 90245

\*P8. Recorded by: (Name, affiliation, address)  
Meta Bunse,  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) Map Reference #14

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: residences B4. Present Use: residences

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1916 and 1918.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9. Architect: Unknown b. Builder: Possibly Joe E. Bender

\*B10. Significance: Theme Residential Area El Segundo

Period of Significance 1916-1918 Property Type Dwellings Applicable Criteria C

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

This property appears to meet National Register significance Criterion C, as a property that embodies a the distinctive characteristics of a type, period and method of construction. The residences at 224-226 Concord Street are typical examples of residential Craftsman architecture, especially the handsome main house at 224 Concord, and their early construction (1916 and 1918) as a single family residence with rental units represents a common trend in El Segundo's residential development. Many of the long narrow lots subdivided by the El Segundo Land and Improvement Company were often purchased by individuals who intended to live and work locally and who also built small additional dwellings on their property to rent to the rapidly growing number of workers employed at the Standard Oil refinery. All three residences retain a high degree of physical integrity, with no visible replacement doors or windows, nor any additions or extensions. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

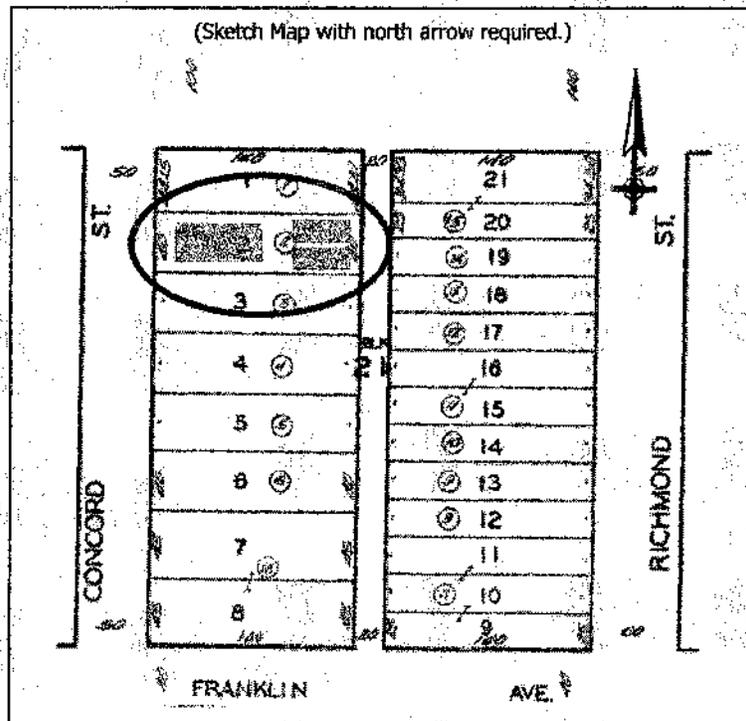
\*B12. References: Building Permits (El Segundo City Planning Department); City directories, historic photographs, archives (El Segundo Historical Society, El Segundo Library); Sanborn Fire Insurance Maps (California State Library); E.C. Hunter, *El Segundo 75 Years* (1991).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



### **P3a. Description (continued):**

Sets of three tapered wood columns support the roof and are set in the two outside corners of the porch railing, which is sheathed in clapboard siding and encircles the wood plank porch floor (**Photograph 2**). The main entrance consists of a wide heavy single panel wood door flanked on either side by a set of three windows. This western façade of the home is highlighted by a large plaster and wood sunburst pattern that fills the gable end of the porch. The building is clad in two styles of wood siding: a narrow clapboard on the lower portion of the walls, and a pattern of narrow and wider drop wood siding on the upper walls. A wood belt course molding separates the two types of siding, encircling the house at the same level as the window sills (**Photograph 2**). The windows themselves are wood casement and fixed sash that appear in sets of three. Each set consists of two casement windows (with six panes arranged over a larger single pane) on either side of a larger fixed window with ten small panes over a larger pane.

The two residences located at the east end of the lot (226A and 226B Concord Street) are significantly smaller, each about 450 square feet in area, and were built in 1918 (**Photograph 3**). Identical in design, each is a wood frame house with a cross gable roof (covered in composition shingles) and a basically rectangular plan. The exposed rafter tails in the eaves are carved in the same manner as the main house. Both homes face the alley between Concord and Richmond streets and their main entrances consist of a glazed wood panel doors centered in the east gable end of the building and sheltered by a simple wood frame awning supported on wood brackets. The front doors are flanked on either side by a wood casement window with six small panes over a larger single pane. This window form matches the operable portion of the windows in the main house, and also appears singly and in pairs on the sides of the two smaller buildings. 226A and 226B are clad in drop wood siding and the original wide wood trim at the corner boards, windows, and fascia appear to be original as well.

### **B10. Significance (continued):**

Very little is known about the ownership history of the buildings at 224-226 Concord Street. The original building permit is missing, however a J. E. Bender was listed as the property owner in 1922 when he applied to build a small store room on this lot. Joe E. Bender and his family operated a grocery store at 223 Richmond Street in the 1920s and 1930s, although there is no record of them living at the Concord Street property. Sometime in the early 1940s, Bender's business was taken over by another grocer and he and his family no longer appear in the city directories. Various individuals are associated with the rental units, many of them but none of these occupants lived there for long. In 1957, the planning department issued an electrical permit to Cecil Williams as the owner of the property, however, there is no further record until the current owners, Conrad and Victoria Walton had the buildings re-roofed in 1997. It does not appear that any of these owners or occupants made significant contributions to local history and, therefore, the property does not appear to meet National Register eligibility Criterion B for associations with historically significant individuals. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

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\*Resource Name or # (Assigned by recorder) Map Reference #14

\*Recorded by Meta Bunse \*Date March 2001  Continuation  Update

### Photographs



Photograph 2. Northwest corner of 224 Concord Street.



Photograph 3. 226A and 226B Concord Street, camera facing northwest.

State of California - The Resource Agency DEPARTMENT OF PARKS AND RECREATION		Primary HRI #
<b>PRIMARY RECORD</b>		Prepared
Other Districts Resource Code	Reviewer	DATE

P1. Other Identifier: 210 Concord Street

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_; R \_\_\_; \_\_\_ % of Sec \_\_\_; \_\_\_ B.M.

c. Address 210 Concord Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_; \_\_\_ mE/ \_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-024-006, east side of Concord between Franklin and Grand.

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

The property located at 210 Concord Street (**Photograph 1**), a two-story apartment building constructed in 1911, is one of the oldest buildings in the City of El Segundo. This large, rectangular wood-frame building appears to have been built on a post and block foundation and is sided in both horizontal V-grooved wood siding and asbestos shingles, which are predominately found on the rear portions of the building. Its low-pitched, front gable roof is concealed by stepped parapet walls and a rectangular-shaped false front. All of the original 1/1 double-hung wood frame windows have been replaced with aluminum frame sliding sash and the original wood panel and glazed doors have been replaced with modern multi-panel doors. The original, wide plain wood trim that surrounds all doorways and windows remains. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP3) multiple family property

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



P5b. Description of Photo: (View, date, accession #) Photo #1, camera facing west, March 2001

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1911; property records, maps, photographs.

\*P7. Owner and Address:  
Man Wai Chow and Pei Lai Liu  
1400 5<sup>th</sup> Street  
Manhattan Beach, CA 90266

\*P8. Recorded by: (Name, affiliation, address)  
Toni Webb  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Map Reference # 15

B1. Historic Name: Roslyn Apartments

B2. Common Name: \_\_\_\_\_

B3. Original Use: residences B4. Present Use: residences

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1911

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This building does not appear to meet the criteria for listing in the National Register because of a loss of integrity, even though it does appear to have been significant as a representative of the earliest form of permanent construction designed as housing during the founding and early settlement of the City of El Segundo. This building was originally named the Hamburg Apartments (**Photograph 3**), but by 1920 was known as the Roslyn Apartments. The building was one of several two-story wood frame hotels or boarding houses that were hastily erected in the new community of El Segundo to house the laborers that were building, and later working in, the nearby Standard Oil Refinery that was established in 1911. While historical photographs support a construction date as early as 1913 (**Photograph 4**), this building was most likely constructed in 1911. The lack of early building permit records for this property is probably due to its early construction, prior to the establishment of city government, although its later history is marked by long-term ownerships. By 1953, the building was owned by Mrs. and Mrs. John Stich of Los Angeles. Twenty years later, in 1973, ownership was transferred to James and Henrietta Watson who in turn, sold it to the current owners. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

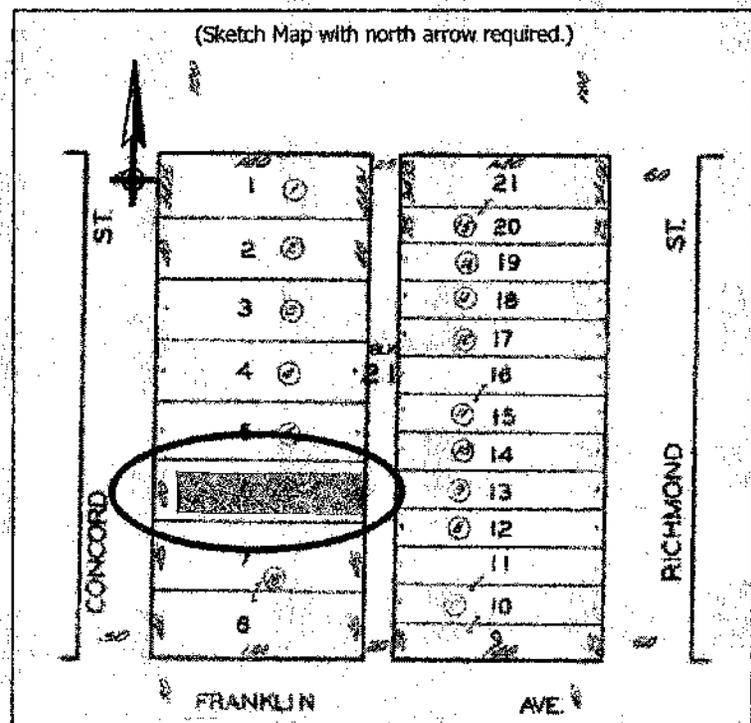
\*B12. References: Building Permits (El Segundo City Planning Department); City directories, historic photographs, archives (El Segundo Historical Society, El Segundo Library); Sanborn Fire Insurance Maps (California State Library); E.C. Hunter, *El Segundo 75 Years* (1991).

B13. Remarks:

\*B14. Evaluator: Toni Webb

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



### **P3a. Description (continued):**

The building is simply two stories of more than twenty apartments arranged in a row to form a basic rectangular plan. The north and south sides are dominated by a patterned fenestration consisting of a window and door, as seen in **Photograph 2**. Access to all apartments is via an exterior walkway that wraps three sides of each level (on the north, south and west sides). This walkway is covered by a shed roof supported by multiple, plain, square wood post with a wood post balustrade. The support posts on the façade (west side) appear to be original square wood columns. Two wood-frame stairways give access from the Concord Street while two rear exterior wood stairways give access to the second floor apartments.

### **B10. Significance (continued):**

A survey of various editions of El Segundo city directories between 1920 and 1950 reveal that the hotel was home to single individuals, as well as married couples who worked at various local industries and businesses. The residents were often listed as employees of Standard Oil Company, as well as North American Aviation, while some men and most of the women who listed a profession were employed in various service industries. As a home to numerous early working class residents of El Segundo, it represents "a pattern of events or a historic trend that made a significant contribution to the development" of the community of El Segundo (Criterion A). Because none of the residents or property owners appear to have played an individually significant role in their profession, class, or social group, or within the history of El Segundo, the property does not appear to meet National Register significance Criterion B, for an association with a historically significant individual. The Rosslyn Apartments is unique in El Segundo, and probably throughout the South Bay region, in that it is a ninety-year old wood frame building designed as, and continuously operated as, an apartment house. Nevertheless, the building does not embody the distinct characteristics of a type, method, or period of construction, and is simply a modest example of early commercial architecture in El Segundo (Criterion C).<sup>1</sup>

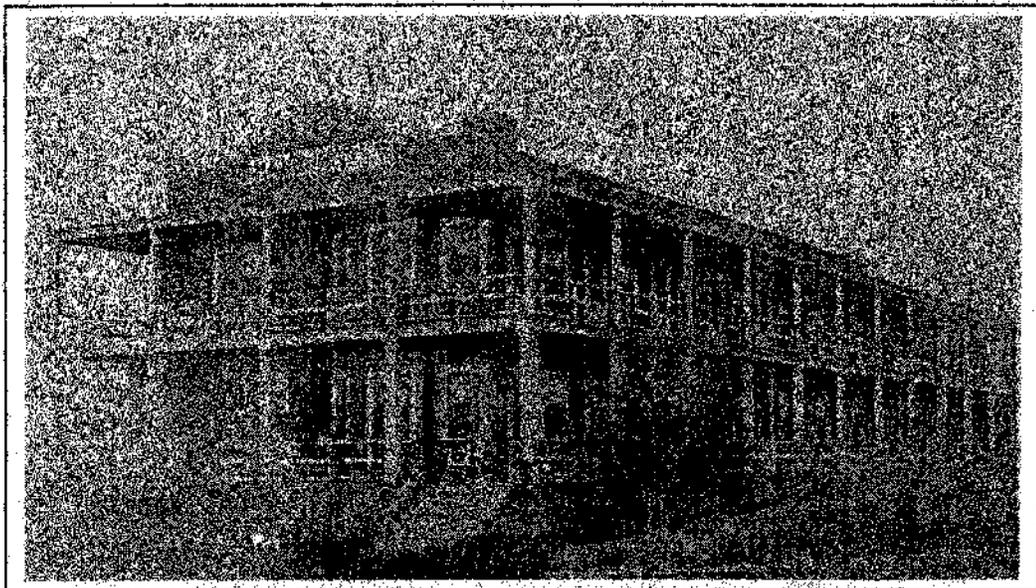
As discussed above, the building at 210 Concord would appear to meet Criterion A for its direct association with the founding of the town of El Segundo, as well as its long history as housing for working class people employed in local industries; however, the building has suffered a substantial loss of integrity due to numerous alterations over its ninety-year history. The earliest documented alterations took place in 1954, when the building was structurally reinforced. It is almost certain that the apartment was built with one or two water closets (toilets), which were shared and minimal, if any, kitchen facilities. In 1967, a building permit was issued for bathroom additions and the next year the kitchens were remodeled to conform to legal code. In 1996, the post and block foundation was replaced and the building was re-roofed. The most prominent change to the appearance of the building was the complete replacement of all its original windows and doors, as well as the addition of some asphalt shingle siding. The cumulative effect of these alterations is the loss of design, materials, workmanship, and feeling that would enable the building to convey its significance under Criterion A. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D). This property is otherwise documented and does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> NPS, "How to Apply the National Register Criteria for Evaluation," *National Register Bulletin No. 15* (Washington, D.C.: GPO, 1991), 12-15.

**Photographs**



**Photograph 2.** South side of 210 Concord Street.



**Photograph 3.** Hamburg Apartments, no date.

## Photographs



**Photograph 4.** South side of Hamburg Apartments, circa 1913.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>	Primary # _____ HRI # _____ Triennial _____ NRHP Status Code <u>6Z</u>
Other Listings Review Code _____	Reviewer _____ Date _____

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\*Resource Name or # (Assigned by recorder) Map Reference #16

P1. Other Identifier: 216 Franklin Street

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 216 Franklin Street city El Segundo zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-027-002, south side of Franklin, between Concord and Richmond.

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

The small one-story wood frame house at 216 Franklin street has a basically rectangular plan (with a rear small rear addition) and encompasses about 575 square feet. The side gable roof is covered in composition shingles and has narrow unboxed eaves, with no visible rafters, and short gable returns at each end. The building and its adjacent garage are sheathed in narrow drop wood siding, but the addition that extends from the south wall of the house to attach to the back (west) wall of the garage is clad in stucco siding. The main entrance is located at the center of the north side and is sheltered by a very short awning extension of the main roof that is decorated by heavy carved wood brackets. A modern glazed wood door is set in this opening. (See continuation sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP2) single family property

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



P5b. Description of Photo: (View, date, accession #) Camera facing southeast, March 2001.

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1920, building permits.

\*P7. Owner and Address:

Luiz Demello  
P.O. Box 3337  
El Segundo, CA 90245

\*P8. Recorded by: (Name, affiliation, address)  
Meta Bunse,  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Map Reference #16

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: residence B4. Present Use: residence

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1920, rear extension added in 1946.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Garage

B9. Architect: Unknown b. Builder: T. T. Todd

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property does not appear to meet the criteria for listing in the National Register of Historic Places. Local building contractor T. T. Todd built the house and garage for property owner Frank Hull in 1920 (**Photograph 1**). In the 1940s and 1950s William L. Rush, C. A. Johnson, and Mary Sue Mormino owned the property. Johnson acquired the permit to build the rear extension connecting the house to the garage, and Mormino installed new windows and altered the kitchen and bathroom. Subsequent owners, included Saul and Grace Ackerman acquired the property in 1961 and held it until about 1996 when current owner Luiz Demelo purchased the house. City directories indicate that these owners rarely occupied the property and instead rented the home to others. The original buildings lack physical integrity because of the addition that connected the house and the garage, as well as the replacement of some of the original windows. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

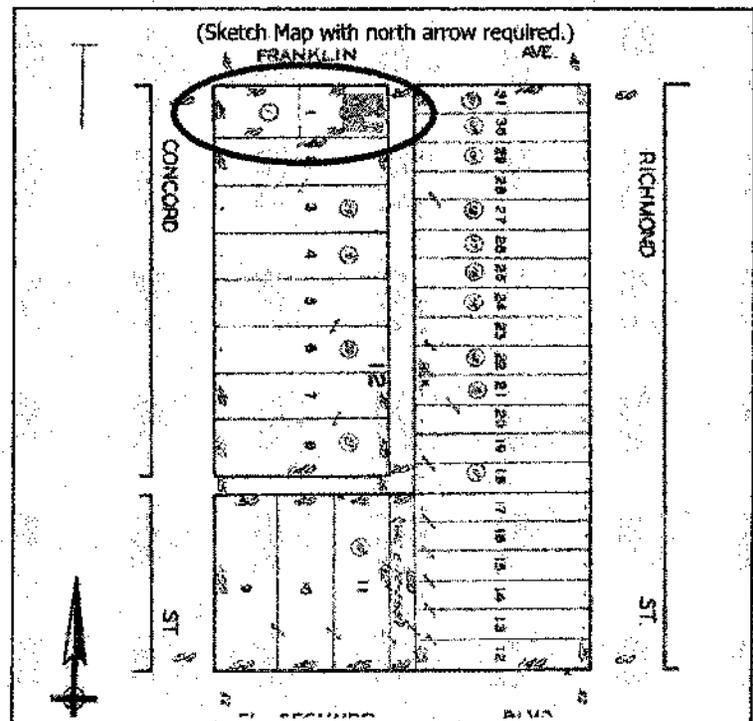
\*B12. References: Building Permits (El Segundo City Planning Department); City directories, historic photographs, archives (El Segundo Historical Society, El Segundo Library); Sanborn Fire Insurance Maps (California State Library); E.C. Hunter, *El Segundo 75 Years* (1991).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



**P3a. Description (continued):**

While original 1:1 wood frame double-hung sash appear in the north and west walls, a replacement jalousie and replacement casement window appear in the east gable end of the building. The rear extension that connects the house to the back of the garage is clad mostly in stucco, but the west wall is covered in drop wood siding. A row of wood frame casement windows is located at the top of the south wall of the addition, just below the narrow eave of its shed roof. The garage (originally a separate building) is topped by a front gable roof with exposed rafter tails and is set with a replacement tilt-up metal garage door that opens onto the alley between Concord and Richmond streets.

**B10. Significance (continued):**

In addition to a lack of physical integrity, 216 Franklin does not embody the distinctive characteristics of a type, period, or method of construction (Criterion C), and is a simple, modest example of Minimal Traditional residential construction. The residence does not appear to be associated with persons (Criterion B) or events (Criterion A) significant to the history of the area. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. Furthermore, this property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. This historic property does not appear to meet the significance criteria as outlined in these guidelines.

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

Primary # \_\_\_\_\_

HBI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

67

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #17

**P1. Other Identifier:** 201 and 205-217 West Grand Avenue

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 201, 205-217 W. Grand Avenue City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-017-043, north side of W. Grand Avenue between Richmond and Concord

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

This property consists of two buildings: 201 W. Grand Avenue, built in 1920; and 205-209 W. Grand Avenue, built in 1926. The building at 201 Grand is a 25 x 25 foot, single-story brick building with a flat parapet roof (Photograph 1). The building is now entirely encased in stucco. It has a stepped parapet wall on the façade (south side) topped with a decorative cornice. The windows are predominantly fixed wood frame, though there are jalousie and sliding aluminum sash windows at the rear. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP6) commercial property

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

P5b. Description of Photo: (View, date, accession #) Photo #1, 201 W. Grand Ave., facing northwest, 3/2001

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1920 and 1926, building permits

\*P7. Owner and Address:

Neva C. Renfro

333 Indiana Street

El Segundo, CA 90245

\*P8. Recorded by: (Name, affiliation, address)

Bryan Larson / Toni Webb

JRP Historical Consulting,

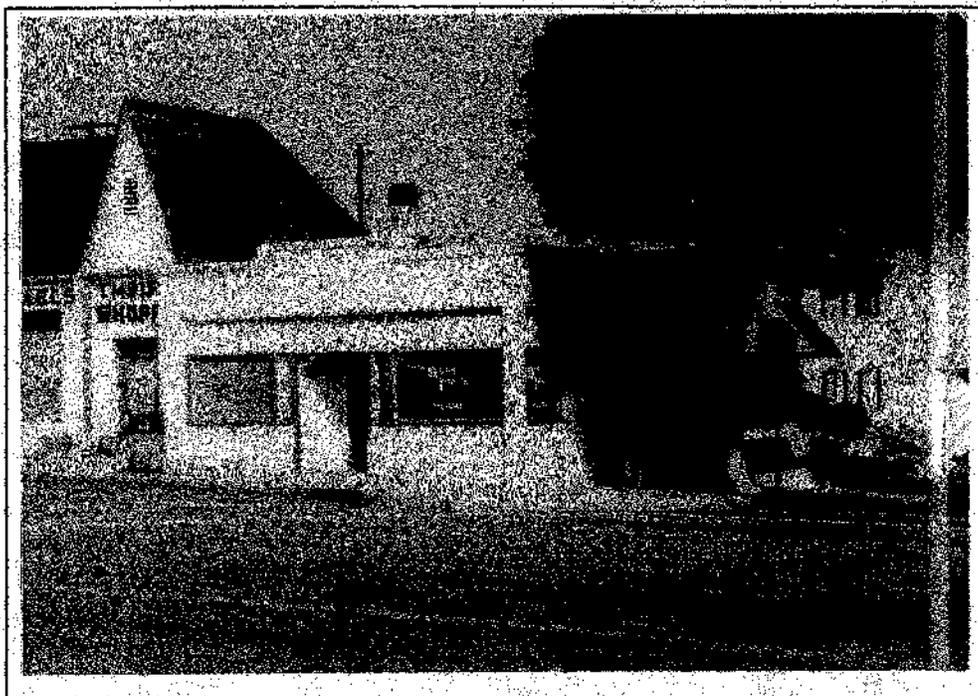
1490 Drew Ave, Suite 110,

Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record

District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Map Reference #17

B1. Historic Name: Mae D. Lewis Retail Shops

B2. Common Name: \_\_\_\_\_

B3. Original Use: See Significance

B4. Present Use: See Significance

\*B5. Architectural Style: Tudor, Spanish Eclectic

\*B6. Construction History: (Construction date, alteration, and date of alterations) 201 W. Grand built in 1920, 205-217 W. Grand built in 1926.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9. Architect: See Significance

b. Builder: See Significance

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property does not appear to meet the criteria for listing in the National Register of Historic Places. The first building on the property, 201 W. Grand Avenue, was a small retail shop constructed in 1920 at a cost of \$1,800. Mae D. Lewis, proprietor of Mae D. Lewis Real Estate and owner of the property, was the first occupant of the building. The architect, E.O. Lewis, was Mae's husband, and city permit records indicate the builder was a Mr. Claussen. By 1929, the building was divided for two businesses, the west half used as a beauty parlor. Mae Lewis appears to have operated her real estate business in the east half into the 1950s. Since that time the building has been used as a barber's shop, and most recently as a loan office. The original brick walls have been covered in stucco, and the recessed entryway has been modified with the addition of new doors and plywood paneling; otherwise, the building retains a good degree of integrity to its original appearance. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

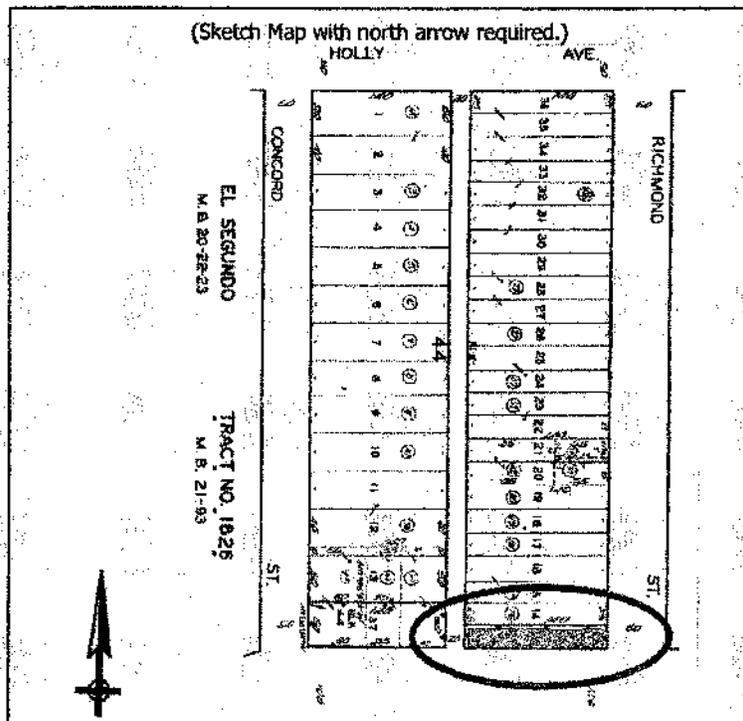
\*B12. References: Building Permits (El Segundo City Planning Department); City directories, historic photographs, archives (El Segundo Historical Society, El Segundo Library); Sanborn Fire Insurance Maps (California State Library); E.C. Hunter, *El Segundo 75 Years* (1991).

B13. Remarks:

\*B14. Evaluator: Bryan Larson / Toni Webb

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



**P3a. Description (continued):**

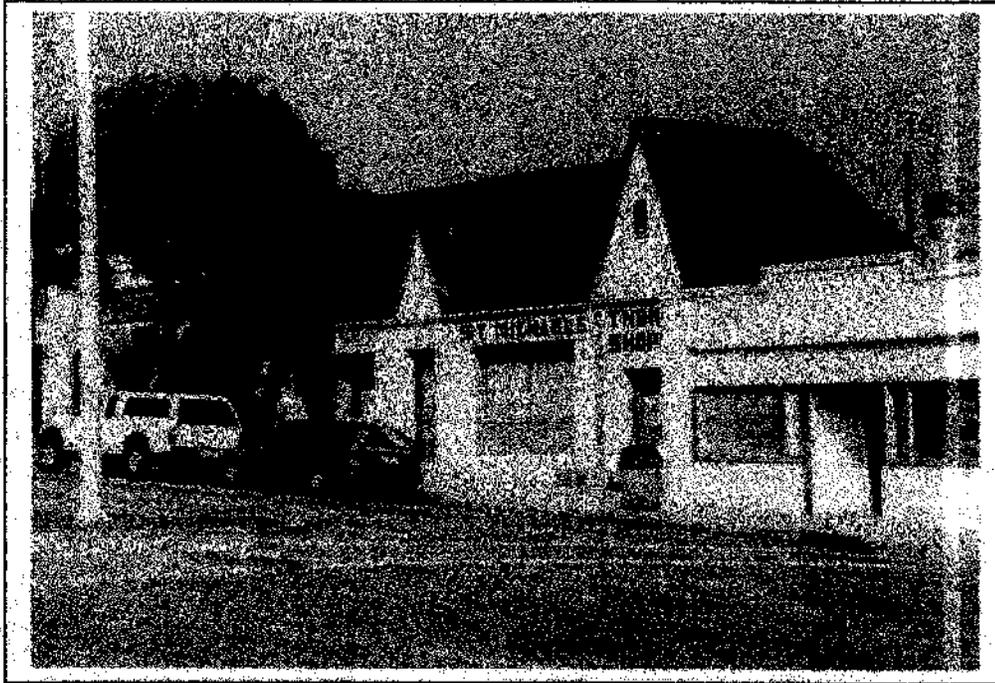
The second building is a long rectangular stucco-on-brick building with two different roof forms at the façade. The roof form of the eastern half of the building (205 and 207 W. Grand) consists of a dominant side gable with three steep cross gables, all covered in wood shake (**Photograph 2**). The architecture, especially at the roof, is reminiscent of the Tudor style. The western half (209 and 217 W. Grand) has a false mansard roof form topped with mission tile, imparting a Spanish Eclectic appearance (**Photograph 3**). The windows are a combination of wood frame fixed pane and aluminum frame sliding sash. The original brick walls are visible on the west and north sides of the building.

**B10. Significance (continued):**

The Lewis's also owned the building at 205-217 W. Grand Avenue, which was built by A.J. Sullivan in 1926. The building was designed as a commercial center, and has typically been occupied by four businesses at any given time. In 1929, the businesses included a radio store, a barber, a cobbler, and a plumber. During the 1940s the occupants included The Electric Shop, Walt's Barber Shop, and John's Shoe Shop. The most recent occupants include St. Michael's Thrift Shop, Archie's Barber Shop, Bruce's Place (a bar), and Barb's Hair Stylist. City building permit records do not document any major alterations to the building. However, in all likelihood the walls fronting the street were originally exposed brick, similar to several buildings in the surrounding area. This side of the building is now entirely sheathed in stucco. Also, several of the storefronts have suffered alterations in the form of replacement windows and doors.

Although the buildings retain a moderate degree of integrity, neither embodies the distinctive characteristics of type, period, or method of construction (Criterion C). They are modest examples of the Tudor and Spanish Eclectic styles as applied to retail buildings. The residences do not appear to be associated with persons (Criterion B) or events (Criterion A) significant to the history of the area. In rare instances, buildings themselves can serve as sources of important information about construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of information in this regard. Furthermore, this property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. This historic property does not appear to meet the significance criteria as outlined in these guidelines.

### Photographs



Photograph 2. 205 and 207 W. Grand Avenue, camera facing northwest



Photograph 3. 209 and 217 W. Grand Avenue, camera facing northeast

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>	Primary # _____ HRI # _____ Terrestrial _____ NRHP Status Code <u>67</u>
	Other Listings _____ Review Code _____ Reviewer _____ Date _____

**P1. Other Identifier:** 301-307 Main Street / 105-113 West Grand Avenue

\*P2. Location:  Not for Publication  Unrestricted  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 301-305 Main Street / 105-113 W. Grand Avenue City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

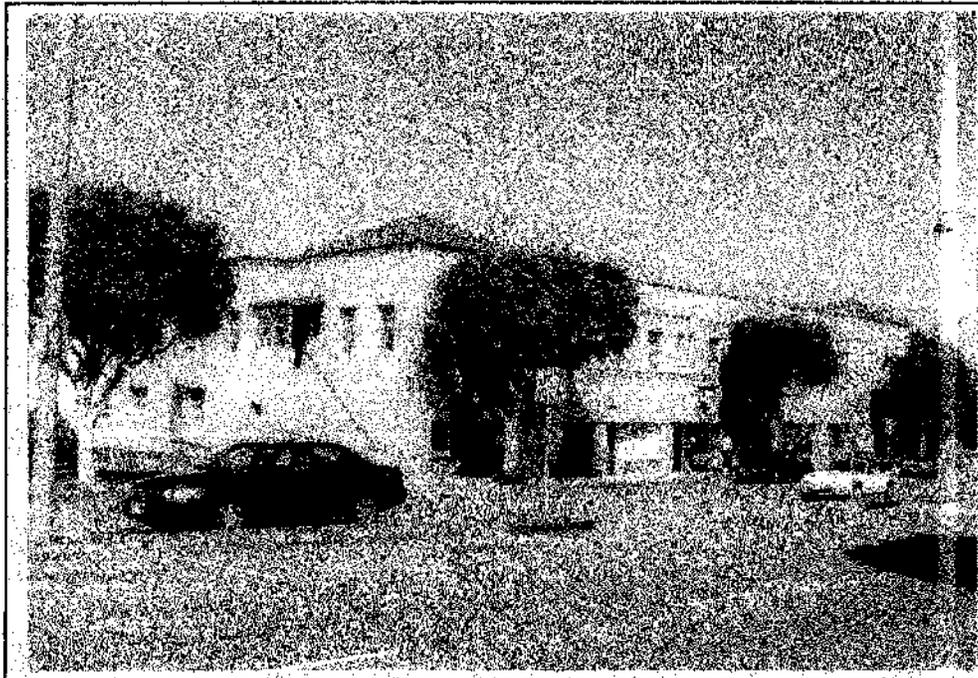
APN: 4136-016-020, at the northwest corner of Main Street and W. Grand Avenue.

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

This property consists of a two-story brick and stucco commercial building constructed in 1928 in the Spanish Colonial Revival Style. Located on a corner lot, the building has several storefronts along two streets, including the addresses 301-307 Main Street, as well as 105-113 West Grand Avenue. The L-shaped plan (just over 9,000 square feet in area) includes two hipped roofs, one at the southeast corner and the other at the southwest corner of the building, and an otherwise flat parapet roof. The top edge of the parapet and the hipped roof elements are both covered in red clay tile. The stucco walls that face the streets are decorated with incised arches that run the length of the second story over the windows, as well as a row of incised dentils that run along under the sills of the second floor windows. Most of the storefronts at the first floor of the south and east sides of the building consist of metal frame plate glass windows with a band of slate tiles on the wall below. (See continuation sheets).

\*P3b. Resource Attributes: (List attributes and codes) (HP6) 1-3 story commercial building

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



P5b. Description of Photo: (View, date, accession #) Grand Avenue storefronts, camera facing northeast, March 2001

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1928; Sanborn maps, historic photos

\*P7. Owner and Address:  
John and Patricia Pursell  
307 Main Street, Apt 201  
El Segundo, CA 90245

\*P8. Recorded by: (Name, affiliation, address)  
Meta Bunse  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (list) \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Map Reference #18

B1. Historic Name: Hollingsworth Building / Lafayette Apartments

B2. Common Name: Pursell Building

B3. Original Use: commercial / residential B4. Present Use: commercial / residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1928.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9. Architect: Harold Johnson (Los Angeles) b. Builder: Unknown

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property does not appear to meet the criteria for listing in the National Register of Historic Places because it has lost integrity of design, feeling, and association, and has also suffered from varying degrees of loss of setting, materials, and workmanship. Architect Harold Johnson (Los Angeles) designed this building in 1928 for businessman W. I. Hollingsworth, who was a pioneer landowner and developer with a 10-story office building at Sixth and Hill Streets in downtown Los Angeles. Not much is known about Johnson, although he apparently also designed an office building for Western Homes Federal Savings & Loan in Los Angeles in 1940. The building main commercial space has served as a grocery store, auto parts store, and since at least the 1970s as a travel agency. The other first floor businesses have included the El Segundo Chamber of Commerce office, a restaurant, drug store, beauty shop, tailor, and various small offices. The upstairs was designed as, and has historically served as, apartment units. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

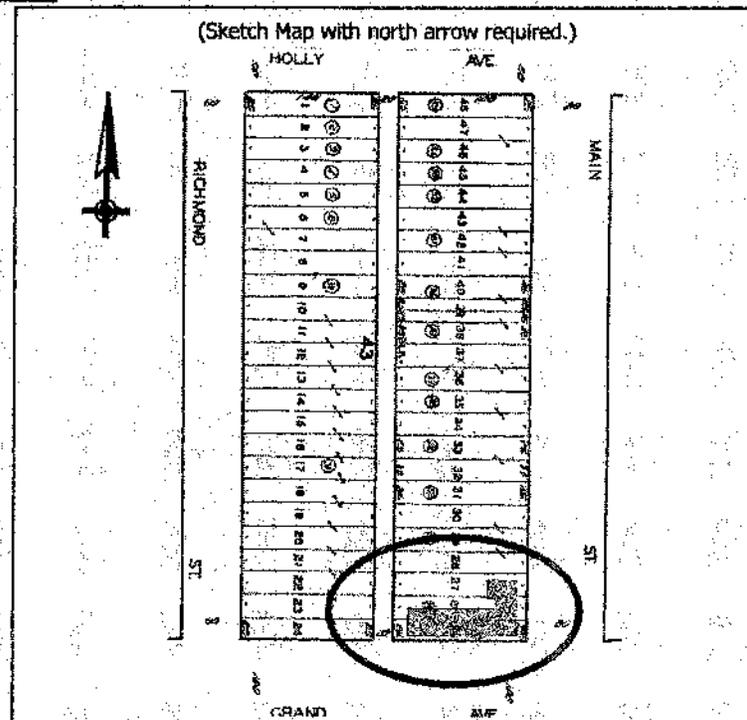
\*B12. References: Building Permits (El Segundo City Planning Department); City directories, historic photographs, archives (El Segundo Historical Society, El Segundo Library); Sanborn Fire Insurance Maps (California State Library); E.C. Hunter, *El Segundo 75 Years* (1991).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



### **P3a. Description (continued):**

These storefront windows are offset from the façade and angle in towards an inset wood frame glass door at each business. The primary storefront is angled across the southeast corner of the building (at the corner of Main and W. Grand) and consists of a replacement aluminum frame glass door and plate glass windows. A band of 1:1 wood frame double-hung windows, interrupted at regular intervals by wood frame casement windows, runs the length of the south and east walls at the second story. Two pairs of casement windows appear under the hipped roof elements at the southeast and southwest corners as well, but are partly obscured by the addition of a metal frame canvas awning.

Other entrances to the building lead to the apartment units of the second floor and include an inset doorway at 307 Main Street and an uncovered concrete stairway at the west end of the building that leads to a landing sheltered by an open-sided porch with a red clay tile shed roof. Although there is no decorative incising at this side, the west wall is covered in stucco and is set with 1:1 wood frame double-hung and wood frame casement windows. The rear (north side of the W. Grand Avenue wing and west side of the Main Street wing) is painted brick set with closely spaced 1:1 wood frame double-hung windows at both floors (**Photograph 2**). A one-story storeroom bay runs along the north wall of the W. Grand wing. This bay is set with five-panel wood and flush metal replacement doors. The boiler room, a small one-story brick building with a flat parapet roof and a louvered metal door, is located against the west wall of the Main Street wing.

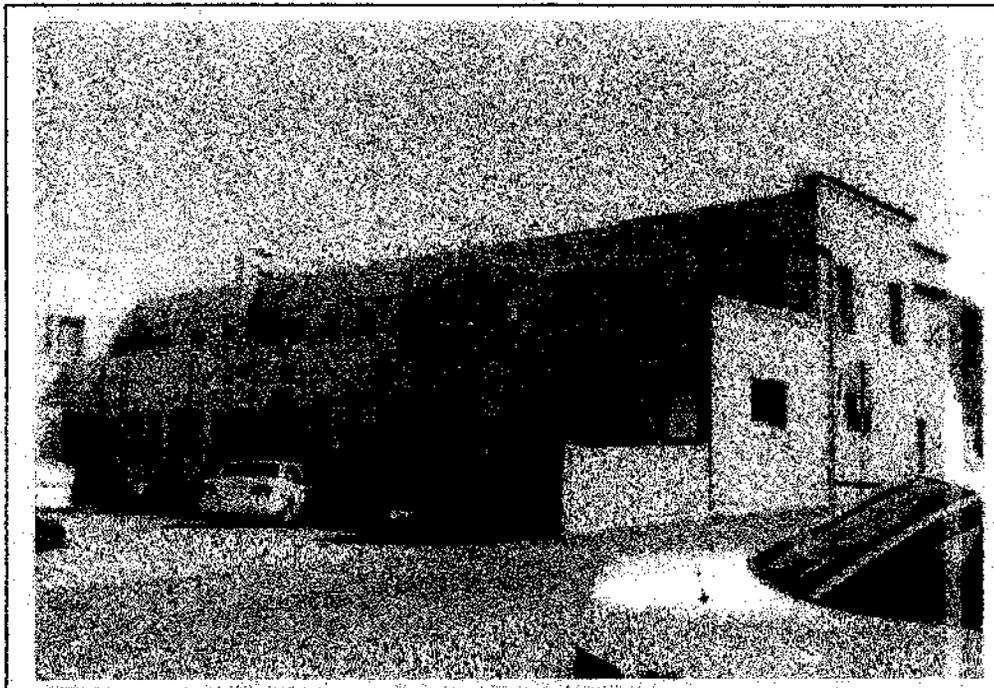
### **B10. Significance (continued):**

The original building permit for this property is not available and successive permits are sporadic until the 1960s. Comparison of these records to historic photographs of the building indicates that the original first floor arches that were located over each store front were infilled in the 1950s. By this time a local dentist, Dr. John P. Pursell, had acquired the building and he and his family owned the property for many years. (Dr. Pursell had been practicing locally since at least the 1940s and he and his wife, Alice, lived on Virginia Street). Building permits indicated that Jack Pursell installed the awning for the primary store in 1978 and this project may have included the removal of the original balconettes at this (southeast) corner of the building if they had not already been removed when the arches were infilled. He may have also been responsible for the installation of the modern plate glass windows at each of the storefronts, as well as the new door and sidelights of the primary business entrance at the southeast corner. All of the storefront windows appear to have been replaced with metal frame plate glass, with slate tile installed on the short wall below these windows. The original building had ceramic tile below the storefronts. During the 1980s, building records list Carroll Cobb and then Joel Brown as property owners, however, by 1992 John Pursell was noted as the owner again. He and Patricia Pursell are listed as the current owners of the building. This large commercial building was once a handsome example of Spanish Colonial Revival architecture, but has suffered insults to its original design. The loss of its arches, balconettes, and tile work at the storefronts diminishes its integrity, especially at its most prominent facades along West Grand and Main. It does not appear to meet Criterion C due to these detractions from its original design.

The original owner of the building, W. I. Hollingsworth, was a successful Los Angeles area developer and businessman who gained some prominence in his endeavors, including the self-named 10-story office building at

Sixth and Hill streets in downtown Los Angeles, and the original subdivision and development of the community of Lomita. The commercial building in El Segundo was built by his company and there is no documentation of Hollingsworth's direct association with the property. To be significant under Criterion B, the building would also need to "best represent the person's historic contributions," a requirement that is better met by Hollingsworth's other accomplishment. It does not appear that the next long-term owners, Dr. Pursell and his family, or other business and residential occupants of this building, gained particular importance within their professions. For these reasons, the property does not appear to be associated with historically significant persons (Criterion B), nor does it appear to be associated with events (Criterion A) significant to the history of the area.

In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. Furthermore, this property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. This historic property does not appear to meet the significance criteria as outlined in these guidelines.



Photograph 2. North side of W. Grand Avenue wing, camera facing southeast.

**P1. Other Identifier:** 100 and 200 Block of Richmond Street

**\*P2. Location:**  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 100 and 200 block of Richmond Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

All properties that front on Richmond Street, between Grand Avenue and El Segundo Boulevard

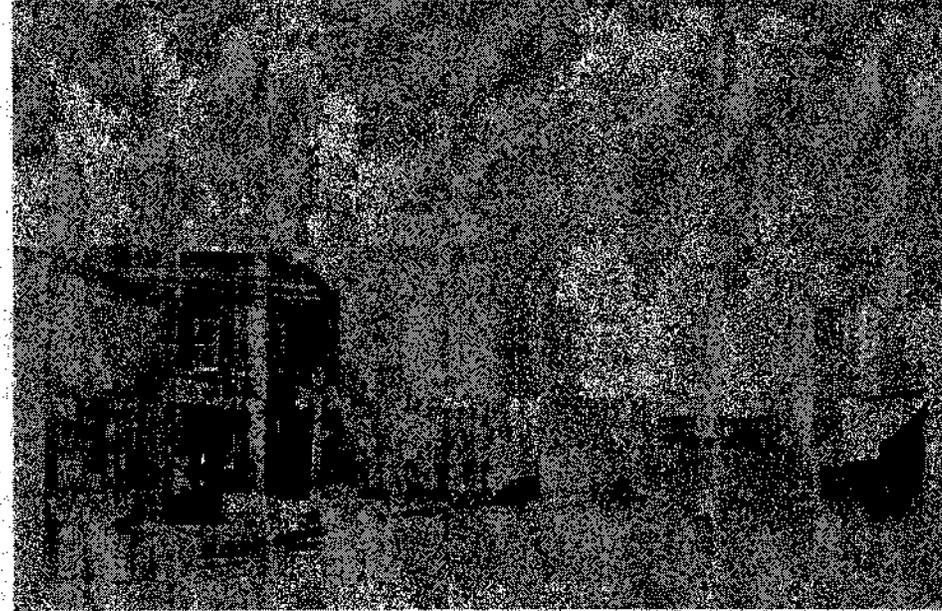
**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Richmond Street Historic District consists of fifteen contributing and seven non-contributing properties, all located on the 100 and 200 blocks of Richmond Street in downtown El Segundo. The majority of these buildings date to the 1920s, a period of intense commercial and civic development along Richmond Street. Reflecting its use as a commercial and civic center, the resources remaining from that period represent a variety of property types. The majority are retail buildings, such as restaurants and shops, though other types of buildings exist. These include remnants of the original City Hall, as well as some residences. A more detailed description of the historic district, its boundaries, and its contributing and non-contributing elements is presented in the attached District Record.

**\*P3b. Resource Attributes:** (List attributes and codes) (HP3) multiple family property; (HP6) commercial building; (HP10) theater; (HP13) community center; (HP14) government building

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

P5a. Photo of Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Ca. 1930 view of the intersection of Richmond and Franklin Streets, facing north. (Photograph courtesy the El Segundo Historical Society).

**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
See D3, Detailed Description

**\*P7. Owner and Address:**

Various Owners

**\*P8. Recorded by:** (Name, affiliation, address)  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

**\*P9. Date Recorded:** March 2001

**\*P10. Survey Type:** (Describe)  
Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (list) \_\_\_\_\_

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\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) Richmond Street Historic District

D1. Historic Name: Richmond Street Business District

D2. Common Name: 100 and 200 Block of Richmond Street

\*D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

(See Continuation Sheet)

\*D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

(See Continuation Sheet)

\*D5. Boundary Justification:

(See Continuation Sheet)

\*D6. Significance: Theme Commercial Development

Area El Segundo

Period of Significance 1915-1947

Applicable Criteria A, C

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

(See Continuation Sheet)

\*D7. References (Give full citations including the names and addresses of any informants, where possible.):

JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," March 2001.

(See Continuation Sheet for complete list of citations)

\*D8. Evaluator: Stephen D. Mikesell; Bryan Larson; Toni Webb

Date: March 2001

Affiliation and Address: JRP Historical Consulting Services, 1490 Drew Ave #110, Davis, CA 95616

## District Record (Continued)

### D3. Detailed Description:

The Richmond Street Historic District is an important concentration of commercial buildings from the early 20<sup>th</sup> century, properties that are united by plan, function, and design. The buildings collectively are highly important to the community of El Segundo because they embody the characteristics of commercial design in El Segundo in a specific era – the rebuilding of the commercial core following a disastrous fire on Richmond Street in 1917. That fire destroyed nearly all of the wood frame, false fronted buildings that had been hastily erected between 1911 (when the townsite was laid out) and 1917. The new architecture – predominantly “fire proof” brick commercial – symbolized not only the community’s desire for protection from fire but also its drive for permanency and beauty. The fire coincidentally occurred in the same year that the community was incorporated. The construction of this row of predominantly brick commercial buildings signaled the arrival of the town as a permanent and well-ordered member of the community of small cities in Los Angeles County.

The historic district comprises four distinct nodes of buildings, on either side of Richmond Street along the two blocks between El Segundo Boulevard and Franklin Avenue, and between Franklin Avenue and Grand Avenue. As shown in the attached Sketch Map, the buildings are clustered at the northern edge of each of the four blocks. This unusual arrangement reflects two factors: buildings were demolished; and there were vacant spaces historically. The 1929 Sanborn Fire Insurance Map, for example, shows that there were vacant spaces at the southern end of each of the blocks, but not to the extent that is seen today. The difference can be attributed to demolitions. For example, a vacant space at the northwest quadrant of the corner of Richmond and Franklin was the site of the El Segundo City Hall, a substantial brick building that was destroyed in an earthquake of 1933.

The dominant characteristic of the district is the fact that the buildings were constructed of brick. Of the contributing buildings within the district, all but two are of brick. Most buildings are one-story, although a few anchor buildings are two stories. The buildings are generally modest in scale and without elaborate detailing. The district is enlivened, however, by several major structures that stand out on the basis of scale and architectural detail. The three key anchor buildings are: the building at 140-142 Richmond, a large and remarkably well-preserved 1920 movie theater; the two-story commercial and apartment building at 216-220 Richmond, which includes a cantilevered balcony at the second story; and the small but richly detailed building at 203 Richmond, which was built as an annex to the city hall but is all that remains from that civic center.

The district does include five non-contributing buildings. Two are non-contributors because they were built in recent years; the other three are older buildings that have been substantially modified. There are, as noted, also two vacant parcels that are treated as non-contributing parts of the historic district. The first, APN 4136-024-009, is located between 209 and 211 Richmond Street. The second, APN 4136-027-016, is located between 131 and 135 Richmond Street. **Table 1** at the end of this form lists the contributing and non-contributing buildings by address.

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\*Resource Name or # (Assigned by recorder) Richmond Street Historic District

\*Recorded by B. Larson, T. Webb

\*Date March 2001

Continuation  Update

#### **D4. Boundary Description:**

The Richmond Street Historic District is a discontinuous district consisting of portions of four separate city blocks with properties fronting on Richmond Street. The first block includes addresses 115 through 147 Richmond Street. This portion is defined as all legal parcels bounded by Franklin Avenue on the north, Richmond Street on the east, the alley between Richmond Street and Concord Street on the west, and legal parcel 4136-027-010 on the south. The second discontinuous portion includes 140 through 146 Richmond Street. This group is defined as all legal parcels bounded by Franklin Avenue on the north, Richmond Street on the west, the alley between Richmond Street and Main Street on the east, and legal parcel 4136-026-003 on the south. The third partial block includes 203 through 225 Richmond Street. This group is defined as all legal parcels bounded by Franklin Avenue on the south, Richmond Street on the east, the alley between Richmond Street and Concord Street on the west, and legal parcel 4136-024-015 on the north. The fourth partial block includes 216 through 222 Richmond Street. This group is defined as all legal parcels bounded by legal parcel 4136-025-900 on the south, Richmond Street on the west, the alley between Richmond Street and Main Street on the east, and legal parcel 4136-025-002 on the north.

#### **D5. Boundary Justification:**

The Office of Historic Preservation offers the following guidance concerning the determination of district boundaries: "Boundaries should encompass, but not exceed, the extent of the significant resources and land area that contribute to the importance of the district."<sup>1</sup> The boundaries for the Richmond Street Historic District were determined with those guidelines in mind. Taken in their entirety, the 100 and 200 blocks of Richmond Street include concentrations of buildings, as well as sidewalks, streets, and three large parking lots. Because the elements of value in the district are the buildings themselves, rather than the streets or lots, the latter were excluded as much as possible. This was achieved through the designation of the district as a "discontinuous district." Rather than defining the district as the city blocks in their entirety (i.e., all legal parcels fronting on Richmond Street between Grand Avenue and El Segundo Boulevard), the boundaries were designed to include the greatest concentration of historic resources. As a result, the historic district includes four truncated blocks, comprising those parcels that contain historic resources, and excluding, as much as possible, non-historic elements such parking lots, streets, and sidewalks.

#### **D6. Significance**

The Richmond Street Historic District appears to meet the criteria for listing in the National Register of Historic Places under Criteria A, for its close association with the founding and early development of the community of Richmond, and Criterion C, as a rare and largely intact example of a Southern California commercial downtown from the 1920s. The appropriate context (theme, place, and period of significance) for this historic district is "Commercial Development in El Segundo, 1915-1946." Although the collection as a whole and the buildings individually have been modified to some degree, the district retains sufficient integrity to warrant consideration for listing in the National Register. Although the period of significance extends from 1915 through 1946, the vast majority of the buildings within the district date to the early 1920s.

<sup>1</sup> Office of Historic Preservation, "Instructions for Recording Historical Resources," (Sacramento, March 1995), 16.

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\*Resource Name or # (Assigned by recorder) Richmond Street Historic District

\*Recorded by B. Larson, T. Webb

\*Date March 2001

Continuation  Update

The Keeper of the National Register has defined a National Register-eligible historic district as follows: "A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."<sup>2</sup> The operative terms in this definition are that it must be a "significant concentration, linkage, or continuity" of properties, and that the properties must be "united historically or aesthetically by plan or physical development." In addition, a historic district may include buildings that lack individual distinction, providing that the district as a whole is significant. The Keeper addresses this issue in Bulletin 15:

"A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole."<sup>3</sup>

The Richmond Street Historic District appears to meet both considerations. First, the collection of buildings is "united historically or aesthetically by plan or physical development." Second, the collection is a "significant concentration." To understand why the district appears to be significant, it is useful to assess the place of this historic district in two contexts: the role of the district within the settlement history of the community of El Segundo (the primary theme that defines significance for the district); and the place of this historic district within the larger context of the architectural history of Southern California (a secondary area of significance).

#### Historic Context For The Richmond Street Historic District within the History of El Segundo

In 1911, El Segundo was what Gunther Barth has called an "instant city," although Barth used that term in relation to Gold Rush-era development of San Francisco and Denver in the mid-19<sup>th</sup> century.<sup>4</sup> El Segundo's instantaneous rise to urban status came in response to the establishment of a Standard Oil of California refinery in the area in 1911. Even the name, El Segundo, came from the refinery; it was Standard Oil's second refinery in the state, after an earlier facility in Richmond, near San Francisco.

Hundreds of new industrial jobs were created in an area that had previously been home to truck farms and citrus orchards. This new employment set in motion a frantic pattern of urban development that mimicked in some ways the Gold Rush settlement more than half a century earlier. Some workers temporarily camped in tents because there was not nearby housing. Commercial developments were built with equal haste, along streets that had been surveyed but not paved.

From the outset, the commercial enterprises of El Segundo concentrated on Richmond Street, rather than the adjacent Main Street. In 1917, there were numerous small, wood frame commercial buildings on Richmond on two blocks between Ballona (later renamed El Segundo Boulevard) on the south (adjoining the refinery) and the

<sup>2</sup> USDI, NPS, "How to Apply the National Register Criteria for Evaluation," *National Register Bulletin 15* (Washington, D.C.: 1991), 5.

<sup>3</sup> *National Register Bulletin 15*, 5.

<sup>4</sup> Gunther Barth, *Instant Cities: Urbanization and the Rise of San Francisco and Denver* (New York: Oxford University Press, 1975).

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\*Resource Name or # (Assigned by recorder) Richmond Street Historic District

\*Recorded by B. Larson, T. Webb

\*Date March 2001

Continuation  Update

Pacific Electric tracks on the north, on what would later be called Grand Avenue. Again, this first generation of commercial development resembled that of a Gold Rush town, with numerous small, wood frame stores, many with false fronts.

Most of these buildings, however, were destroyed in a disastrous fire in 1917. This pattern repeated the experience of many Gold Rush towns, which had achieved dense commercial development before adequate fire protection systems were in place. (There was not even a volunteer fire department at El Segundo until a month after the 1917 fire.) The rebuilding process began almost immediately, with brick replacing wood as the material of choice. The decision to construct in "fire-proof" masonry made sense, given the great losses of 1917. It also resulted in something of an anomaly within the architectural history of Southern California: a "Main Street" with commercial buildings constructed primarily of brick. As discussed below, while red brick downtowns may be found elsewhere in California, especially in the Mother Lode and small towns of the Central Valley, the brick buildings of Richmond Street are quite unusual in Southern California.

Among the first buildings constructed following the fire was City Hall, located on the northwest corner of Richmond and Franklin. Construction of the two-story brick building began in March 1918, under the supervision of contractor Darrell Condley.<sup>5</sup> City Hall, along with the smaller, one-story annex building built in 1926, were home to the city administrative offices, fire department, police department, and public library. City Hall was destroyed in 1933 as a result of an earthquake, but the annex building still stands. (The annex carries a street address of 203 Richmond Street, although it actually faces Franklin Street.)

The construction of other brick buildings, one- and two-stories in height, soon followed. W.E. Horton built a two-story brick building at 209 Richmond Street that was used for apartments. In 1920, city clerk Victor McCarthy was quoted in the *El Segundo Herald*: "The city is in need of a fine moving picture theatre and other features for amusement and recreation."<sup>6</sup> His concerns were soon answered. In April 1921, the *El Segundo Theatre*, designed by well-known and prolific Los Angeles architects John P. Krempel and Walter E. Erkes, opened for business. E.L. McMurray owned and operated this modern, posh fireproof 118-seat building until 1944, hosting a variety of movies and live stage acts. Another early brick building was John W. Gilbert's general store, sited at 220 Richmond Street. By 1921 there were 11 buildings on Richmond Street between El Segundo Boulevard and Grand Avenue, nearly all of which had been built of brick.<sup>7</sup>

Building on Richmond Street continued at a steady rate during the mid-1920s. By the end of the decade, there was a nearly continuous row of commercial buildings along this two-block corridor, serving a variety of needs. Richmond Street in 1929 boasted three restaurants, three barber's shops, one beauty shop, a doctor's office and two drug stores, a movie theater, several grocery and dry goods stores, a hotel and pool hall, a photography studio, a telephone exchange, an auto sales shop, a shoe store and cobbler, two hardware stores, as well as the city's municipal center.

The Richmond Street Historic District is significant within the context of commercial development in El Segundo because it is the original commercial core of the city and contains by far the densest concentration of early

<sup>5</sup> *El Segundo Herald*, March 2, 1918.

<sup>6</sup> *El Segundo Herald*, June 5, 1920.

<sup>7</sup> Olmsted & Gillclem, Civil Engineers, "General Map of the City of El Segundo, California, Showing Proposed Municipal Water System," 1921. Reprinted in the *El Segundo Herald*, August 12, 1921.

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\*Resource Name or # (Assigned by recorder) Richmond Street Historic District

\*Recorded by B. Larson, T. Webb

\*Date March 2001

Continuation  Update

commercial buildings in the community. It is also important architecturally in that many of the buildings there embody the brick design and material that were preferred, even necessitated, after the city had suffered great losses due to the lack of adequate fire protection. The new architecture - predominantly "fire proof" brick commercial - symbolized not only the community's desire for protection from fire but also its drive for permanency and beauty. The fire coincidentally occurred in the same year that the community was incorporated. The construction of this row of predominantly brick commercial buildings signaled the arrival of the town as a permanent and well-ordered member of the community of small cities in Los Angeles County. This collection of buildings is highly significant within the context of the early history of the small town; it embodies most of what remains from this period in which the community achieved commercial, architectural, and social maturity.

### Historic Context for the Richmond Street Historic District within the Downtowns of Southern California

For various reasons, there is a dearth of intact downtown areas in Los Angeles County and Southern California generally. Los Angeles County developed along the lines of what Robert Fogelson calls the "Fragmented Metropolis."<sup>8</sup> In the late 19<sup>th</sup> century, there were dozens of small communities in the county, linked by county roads and in many instances by the Pacific Electric trolleys. There were distinct downtowns in most of these little communities, designed to serve the local market, much as the Richmond Street businesses were geared toward serving this emerging community.

The trolleys and later the freeways and major boulevards encouraged a pattern of development that filled in the spaces between these little towns, moving the centers of commerce away from the old downtowns. For these reasons and others, the small downtowns began to disappear in mid-20<sup>th</sup> century.

Although no specific count was assembled for this report, it may be observed that intact downtowns are quite rare in Los Angeles County and elsewhere in Southern California. A few notable exceptions exist: Old Pasadena along Colorado Boulevard; the plaza in the city of Orange; and a few others that have been listed in the National Register. The existence of a few exceptions, however, does not refute the general observation that intact downtowns are rare within this part of California. The Richmond Street Historic District differs from Old Town Pasadena in that it is quite small (two city blocks) and includes buildings that are modest in scale. The district, however, includes essentially the entire historic commercial core. The modest scale of the buildings reflects the fact that this was a small town, with a population of only a few thousand during the period of significance.

After about 1930, the commercial and industrial base of El Segundo began to disperse to outlying regions, much as had been the case with most other Southern California cities. El Segundo responded specifically to the development of the Los Angeles airport (LAX) and to the location of aircraft and aerospace firms near the airport. The Richmond Street businesses managed to survive, however, probably due to the continuing presence of the Standard Oil refinery nearby. For whatever reason, the businesses survived, as did the buildings that served them. It is concluded that the Richmond Street Historic District is significant within the larger context of commercial development in Los Angeles County, as an unusual collection of commercial properties from the early decades of the 20<sup>th</sup> century.

<sup>8</sup> Robert M. Fogelson, *The Fragmented Metropolis: Los Angeles, 1850-1930* (Cambridge, Harvard University Press, 1967).

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\*Resource Name or # (Assigned by recorder) Richmond Street Historic District

\*Recorded by B. Larson, T. Webb

\*Date March 2001

Continuation  Update

**Table 1. List of Contributing and Non-contributing Properties to the Richmond Street Historic District**

Address	Street Name	APN	Year Built	NHP
115-117	Richmond Street	4136-027-011	1925, 1922	3D (Contributor)
121	Richmond Street	4136-027-026	1956	6Z (Non-Contributor)
123-129	Richmond Street	4136-027-014	1921e	6Z (Non-Contributor)
131	Richmond Street	4136-027-015	1920	3D (Contributor)
135	Richmond Street	4136-027-017	1983	6Z (Non-Contributor)
139	Richmond Street	4136-027-018	1922	3D (Contributor)
140-142	Richmond Street	4136-026-002	1920, nd	3D (Contributor)
143	Richmond Street	4136-027-019	1922	3D (Contributor)
144-146	Richmond Street	4136-026-001	1915	3D (Contributor)
145	Richmond Street	4136-027-020	1928	3D (Contributor)
147	Richmond Street	4136-027-021	1923	6Z (Non-Contributing)
203	Richmond Street	4136-024-017	1923	3D (Contributor)
209	Richmond Street	4136-024-008	1918e	3D (Contributor)
211-213	Richmond Street	4136-024-010	1923	3D (Contributor)
215	Richmond Street	4136-024-011	1925	6Z (Non-Contributing)
216-220	Richmond Street	4136-025-004	1942, 1915, 1919	3D (Contributor)
221	Richmond Street	4136-024-012	1926	3D (Contributor)
222	Richmond Street	4136-025-003	1947	3D (Contributor)
223	Richmond Street	4136-024-013	1922	3D (Contributor)
225	Richmond Street	4136-024-014	1922	3D (Contributor)
Vacant Lot	Richmond Street	4136-027-016		6Z (Non-Contributing)
Vacant Lot	Richmond Street	4136-024-009		6Z (Non-Contributing)

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\*Resource Name or # (Assigned by recorder) Richmond Street Historic District

\*Recorded by B. Larson, T. Webb

\*Date March 2001

Continuation  Update

**D7. References:**

Barth, Gunther. *Instant Cities: Urbanization and the Rise of San Francisco and Denver*. New York: Oxford University Press, 1975.

Building Permits, various dates. On file with the El Segundo City Planning Department, City Hall.

El Segundo City Directories, 1920, 1941, 1945-1946, 1949-1950. On file with the El Segundo Historical Society, El Segundo Public Library.

El Segundo *Herald*

Fogelson, Robert M. *The Fragmented Metropolis: Los Angeles, 1850-1930*. Cambridge, Harvard University Press, 1967.

Historic Photographs, various dates. On file with the El Segundo Historical Society, El Segundo Public Library.

Hunter, Eileen Curry. *El Segundo 75 Years: A Pictorial History of El Segundo, California*. El Segundo: H2 Limited, Publishers, 1991.

"Official Map of the City of El Segundo," 1912. On file with the El Segundo Historical Society, El Segundo Public Library.

Olmsted & Gillelen, Civil Engineers, "General Map of the City of El Segundo, California, Showing Proposed Municipal Water System," 1921. Reprinted in the *El Segundo Herald*, August 12, 1921.

Sanborn Company Fire Insurance Maps, 1917 and 1929.

USDI, National Park Service. "How to Apply the National Register Criteria for Evaluation," *National Register Bulletin 15* (Washington, D.C.: 1991).

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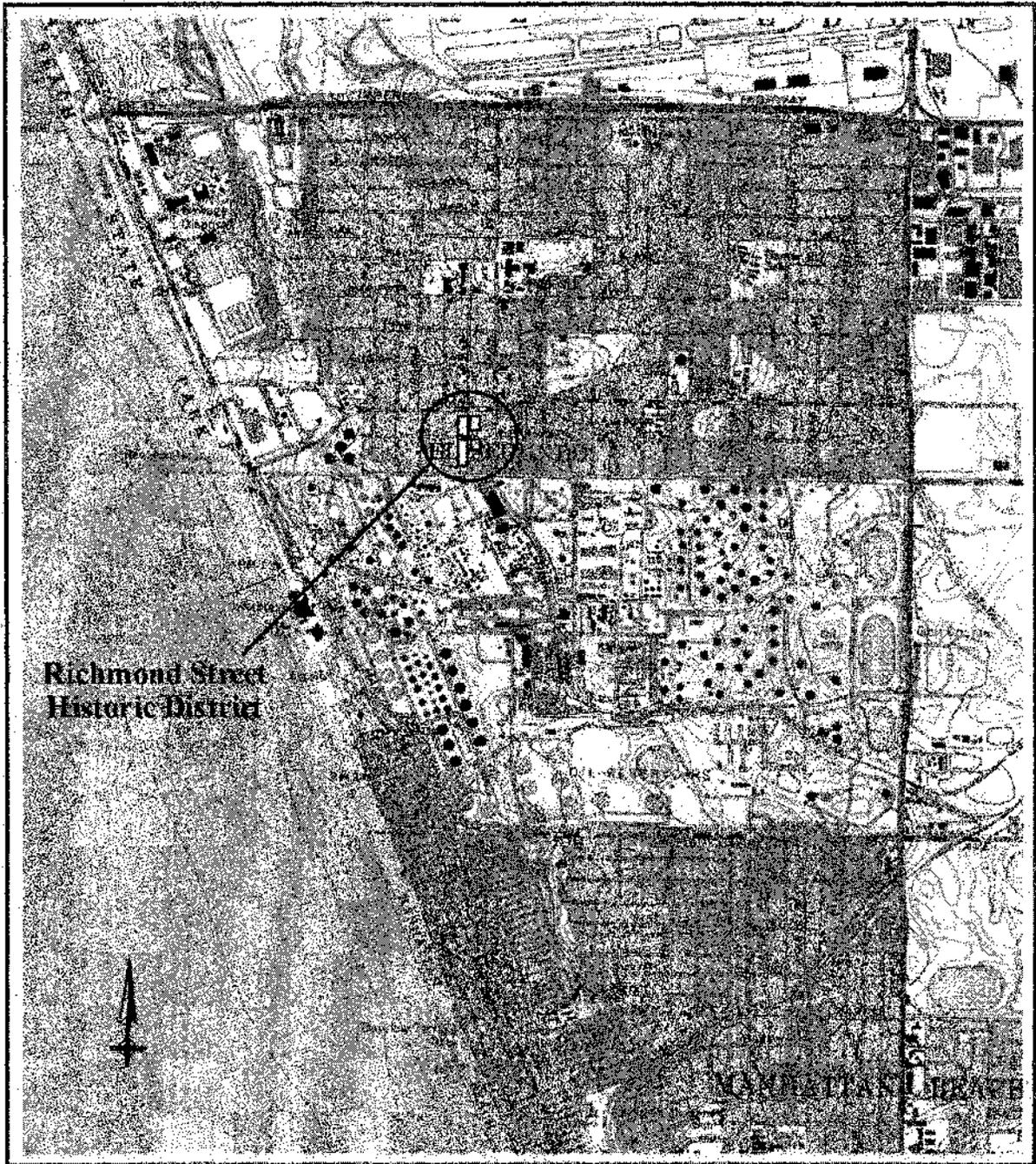
\*Resource Name or # (Assigned by recorder) Richmond Street Historic District

\*Recorded by B. Larson, T. Webb

\*Date March 2001

Continuation  Update

## Location Map



0 .65 MILE 1 MILE

Source: USGS 7.5 Minute Series Quadrangle, Venice Beach, Calif.,  
1964 (photorevised 1980).

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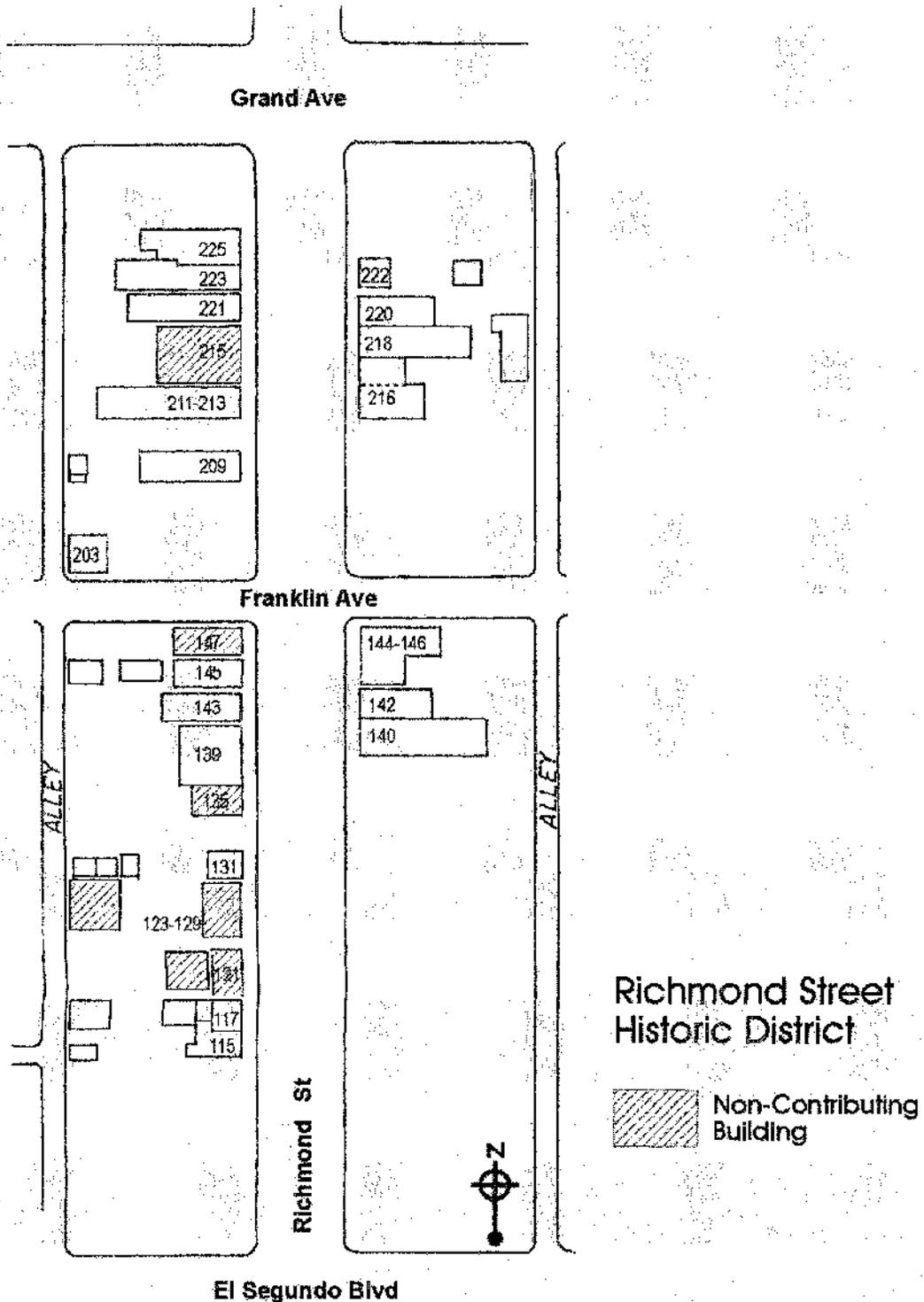
\*Resource Name or # (Assigned by recorder) Richmond Street Historic District

\*Recorded by B. Larson, T. Webb

\*Date March 2001

Continuation  Update

### Sketch Map



State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>	Primary # HRI #
Other Listings Review Code	Tribornal NRHP Status Code <u>3D</u>
Reviewer	Date

Page 1 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #19a

P1. Other Identifier: 115 and 117 Richmond Street

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_; R \_\_\_; \_\_\_ % of Sec \_\_\_; \_\_\_ B.M.

c. Address 115 and 117 Richmond Street city El Segundo zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_; \_\_\_ mE/ \_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN:4136-027-011

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

This parcel contains two buildings: 115 and 117 Richmond Street. The building at 115 Richmond Street (**Photograph 1**), which currently houses the Old Town Patio, was constructed in 1925, with a recessed addition built in 1929. This wood-frame building is sheathed in stucco and has parapet walls. The façade has a skirt of vertical wood panel as well as fixed wood frame windows that surround the main entrance. The attached building, located at 117 Richmond Street (**Photograph 2**), was constructed in 1922. Originally built as a cigar and confection store, this building is constructed of brick parapet walls. The storefront is clad in stucco siding and its original windows, with wood lug sills, have been infilled with plywood and an aluminum sliding replacement window. (See continuation sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP3) multiple family property; (HP6) commercial property

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



P5b. Description of Photo: (View, date, accession #) Photo #1, camera facing west, March 2001

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
1922 and 1925; building permits

\*P7. Owner and Address:

John E. Shelton  
P.O. Box 3021  
El Segundo, CA 90245

\*P8. Recorded by: (Name, affiliation, address)

Toni Webb  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

**P3a. Description (continued):**

An arched, recessed entry gives access via a ten-light wood frame door with sidelight. Two double hung 1/1 wood frame windows are found located on the sidewalls of the entrance. In 1936, a detached garage with living quarters (117½ Richmond Street), shown in Photograph 3, was added at the rear (alley) side of the parcel. This building is clad in stucco siding and topped by a composition shingle, cross-gable roof with narrow projecting eaves and exposed rafters. Most windows appear to be original 1/1 wood frame windows and with the exception of two wood frame ten-light hopper windows on the buildings west side.

The buildings at 115 and 117 Richmond Street contribute to the Richmond Historic District because they were built during the period of significance, are consistent architecturally with the character of the district, and retain an adequate degree of integrity. Both buildings were constructed by James Griffin. The building located at 115 Richmond, constructed in 1925 as a restaurant, was originally a wood frame building covered in corrugated metal. The building continued to function as a restaurant for at least the next twenty years and was known as the Blue Goose Café the 1940s. The brick building located at 117 Richmond Street, constructed in 1922, appears to have functioned as a barbershop in 1929. Between 1941-1946, Griffin, known as a dog fancier, was living on the premises. It appears that this building also has gone through many alterations over the years. Building permits were issued in 1928 for the addition of a storeroom and in 1936, a garage with living quarters were added to the rear of the parcel and were most likely were Griffin lived. In 1946, an additional storage room and bath were built and by 1954, the building was used as a church.

**Photographs**



**Photograph 2.** 117 Richmond Street



**Photograph 3.** Rear (alley) side of detached garage with residence.

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

Primary # \_\_\_\_\_  
HRT # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\*Resource Name or # (Assigned by recorder) Map Reference # 19b

P1. Other Identifier: 121 Richmond Street

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_;  $\frac{1}{4}$  of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 121 Richmond Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-027, west side of Richmond between Franklin and El Segundo

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

The building at 121 Richmond Street is a non-contributing element to the Richmond Street Historic District. A combined commercial and residential building, it stands two stories high and has a shallow gabled roof behind a parapet wall on the façade. The walls are sheathed in stucco, and the windows are aluminum frame sliding sash. This is one of four buildings located within the boundaries of the Richmond Street Historic District that is considered a non-contributor because it was constructed after the period of significance. Built in 1956, this stucco-clad building has been used as a church, dance studio, and residence.

\*P3b. Resource Attributes: (List attributes and codes) (HP3) multiple family property; (HP6) commercial property

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



P5b. Description of Photo: (View, date, accession #) 121 Richmond Street, camera facing west, March 2001

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1956, building permits

\*P7. Owner and Address:  
John E. Shelton  
P.O. Box 3021  
El Segundo, CA 90245

\*P8. Recorded by: (Name, affiliation, address)  
Toni Webb  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>07</u>
Other Listings Review Code _____	Reviewer _____	Date _____

Page 1 of 2

\*Resource Name or # (Assigned by recorder) Map Reference #19c

**P1. Other Identifier:** 123, 127 and 129 Richmond Street

**\*P2. Location:**  Not for Publication  Unrestricted  
and (P2b) and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; % of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 123, 127 and 129 Richmond Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-027-014

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

This 1,600 square foot commercial building (123, 127 and 129 Richmond Street) was constructed around 1921. Built with brick walls, the façade has been dramatically altered and has been resurfaced with troweled stucco siding. Three recessed storefronts are nearly identical (**Photograph 1**): each contains fixed aluminum frame windows with an aluminum-frame glass door flanked by diagonal walls inset with fixed windows. The south side of the building is also clad in stucco siding. A large wood frame garage, constructed in the mid 1920s, is located at the rear of the parcel, just off the alley. This building sits on a stepped concrete slab foundation and is sheathed in corrugated metal siding. A side-gable, corrugated metal roof tops the garage, shown in **Photograph 2**. Four exterior mounted wood plank, double doors are found on the west side of the building. (See continuation sheet).

**\*P3b. Resource Attributes:** (List attributes and codes) (HP6) 1-3 story commercial building

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



P5b. Description of Photo: (View, date, accession #) Photo #1, camera facing west, March 2001

**\*P6. Date Constructed/Age and Sources:**

Historic  Prehistoric  Both

1921, building permits

**\*P7. Owner and Address:**

John E Shelton

P.O. Box 3021

El Segundo, CA 90245

**\*P8. Recorded by:** (Name, affiliation, address)

Toni Webb

JRP Historical Consulting,

1490 Drew Ave, Suite 110,

Davis, CA 95616

**\*P9. Date Recorded:** March 2001

**\*P10. Survey Type:** (Describe)

Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services. "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project." (March 2001)

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

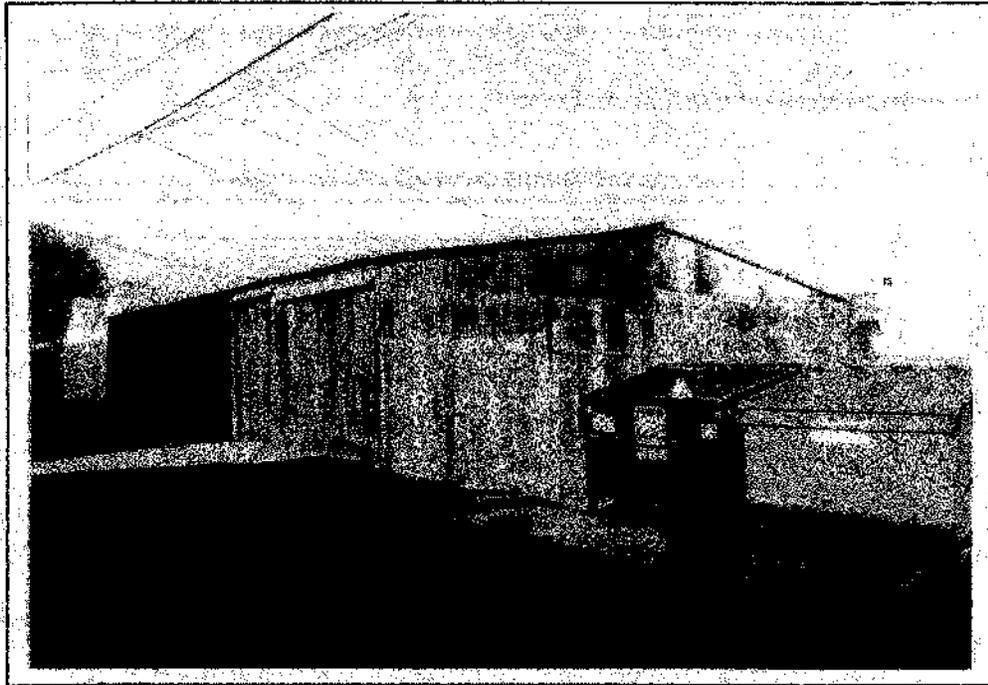
Page 2 of 2

\*Resource Name or # (Assigned by recorder) Map Reference #19c

\*Recorded by Toni Webb \*Date March 2001  Continuation  Update

The buildings at 123-129 Richmond Street contribute to the Richmond Historic District because they were built during the period of significance, are consistent architecturally with the character of the district, and retain an adequate degree of integrity. Believed to have been constructed after 1921, one of its first uses was that of a restaurant with an attached store. By 1929, a small rectangular building was constructed near the northern parcel boundary and the rear portion of the parcel (off the alley) housed a large garage, which remains today. From at least 1946 through 1950 it served the Russ Plumbing Company. The building has undergone considerable alterations most probably completed in the 1980s. The entire façade has been significantly remodeled, and is now clad in stucco with aluminum windows. This building has suffered a substantial loss of physical integrity. There are no remnants of the brick building constructed in the early 1920s. Unlike the main store building, the large garage in the rear of the parcel has changed little and retains most of its physical integrity.

## Photographs



Photograph 2. Garage.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 3D

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #19d

**P1. Other Identifier:** 131 Richmond Street

\*P2. Location:  Not for Publication  Unrestricted  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 131 Richmond Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-027-015

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

The two-story, brick building located at 131 Richmond Street was constructed in 1920. The symmetrical façade consists of a 25-light, wood-frame window with wood lug sills (over brick slip sills) on either side of a ten-light wood door with sidelights and transom. The second floor only has two sets of double-hung, wood frame windows with brick lug sills. The façade has a stepped parapet wall that conceals the roof and what appears to be an original copper downspout. There are no windows on the buildings' north side. A wood-frame, enclosed sun porch has replaced the original, back porch on the west side of the building. This section contains five casement windows. Near the second floors' southern corner (west side), is a wood frame porch. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP6) 1-3 story commercial building

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



P5b. Description of Photo: (View, date, accession #) Photo #1, camera facing west, March 2001

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1920, building permits

\*P7. Owner and Address:

John E. Shelton  
 P.O. Box 3021  
 El Segundo, CA 90245

\*P8. Recorded by: (Name, affiliation, address)

Toni Webb  
 JRP Historical Consulting,  
 1490 Drew Ave, Suite 110,  
 Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)

Intensive

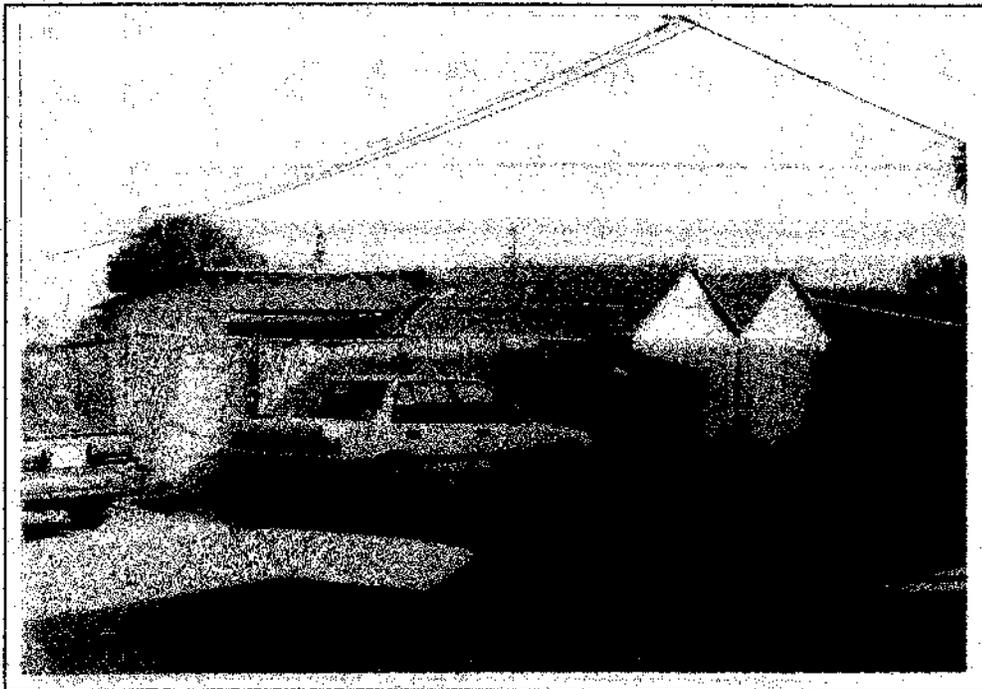
\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (list) \_\_\_\_\_

**P3a. Description (continued):**

Near the rear of the parcel, off the alley, are three additional buildings. The two westernmost buildings are small garages covered with a composition roll, front-gable roofs with narrow eaves. Both are clad in vertical, narrow wood siding. Double doors sheathed in diagonal wood siding give access to each building. The size, construction and materials of these buildings suggest they date to the early 1920s. A third garage appears to include a workshop area. This building is comprised of two sections, each with a shed roof and projecting eaves with exposed rafters. The westernmost section is the garage, which is clad in V-grooved wood siding and includes a tilt-up garage door on the north side. Access to the workshop area is via a wood door on the north side. The design, construction and materials of the building indicate that it was most likely constructed in the 1940s.

The building at 131 Richmond Street contribute to the Richmond Historic District because they were built during the period of significance, are consistent architecturally with the character of the district, and retain an adequate degree of integrity. C. A. Clause originally constructed this building as a doctor's office for the property owner, Dr. R. S. Anthony, in 1920. Anthony was a well-known physician in El Segundo and was president of the El Segundo Chamber of Commerce in 1920.<sup>1</sup> The building remained a doctor's office at least until 1929. At that time there were three garages constructed near the alley. By 1941, a Standard Oil Company crude still pumper, Harris V Larson and his wife Dorthea, lived at 131½ Richmond. They remained there until at least 1946. In 1946, Paul and Margaret Speeze were living at 131 Richmond Street. In 1982, the current owner, John Shelton, purchased the property and converted the building into law offices in 1990. Over its eighty-year history, the building has also functioned as apartment complex, a funeral parlor and a church.



Photograph 2. Garages off alley.

<sup>1</sup> *El Segundo Herald*, June 25, 1920.  
DPR 523L (1/95)

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6Z</u>
Other Listings Review Code _____	Reviewer _____	Date _____

Page 1 of 1

\*Resource Name or # (Assigned by recorder) Map Reference # 19e

P1. Other Identifier: 135 Richmond Street

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; ¼ of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 135 Richmond Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

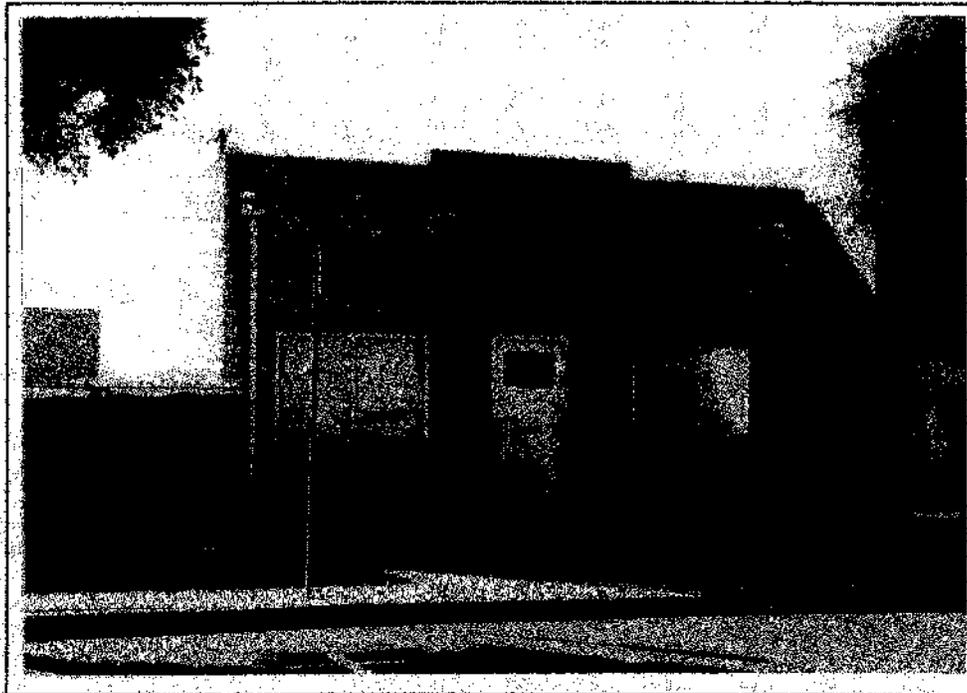
APN: 4136-027-017, on west side of Richmond between Franklin and El Segundo

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

The property at 135 Richmond Street, built in 1983, is a non-contributing element to the Richmond Street Historic District. This one-story cinder block building is roughly square in plan. It has a flat roof, parapet walls, and aluminum sliding windows. This is the second of four buildings located within the boundaries of the Richmond Street Historic District that is considered a non-contributor because it was constructed after the period of significance. This concrete block building is now occupied by a plumbing and heating company.

\*P3b. Resource Attributes: (List attributes and codes) (HP6) commercial property

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



P5b. Description of Photo: (View, date, accession #) 135 Richmond Street, camera facing west, March 2001

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1983, building permits, Los Angeles County Assessor's records

\*P7. Owner and Address:

Robert Ross  
5211 Marina Pacifica Key #19  
Long Beach, CA 90803

\*P8. Recorded by: (Name, affiliation, address)

Toni Webb  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>	Primary # _____ PRT # _____ Triennial _____ NRHP Status Code <u>30</u>
Other Listings Review Code _____	Reviewer _____ Date _____

\*Resource Name or # (Assigned by recorder) Map Reference # 19f

**P1. Other Identifier:** 139 Richmond Street

**\*P2. Location:**  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

**\*b. USGS 7.5' Quad** Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_;  $\frac{1}{4}$  of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 139 Richmond Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-027-018, east side of Richmond, between Franklin and El Segundo

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

The building at 139 Richmond Street is a single-story brick building. It has a flat roof and a narrow course of exposed brick at the cornice; the rest of the building has been coated in stucco. The façade (east side) is dominated by several sets of wood frame, multiple-light windows and transoms. There are three entrances to the building, which originally was divided to accommodate three separate businesses (137, 139, and 141 Richmond Street). The interior partitions have since been removed, thus creating a large, uninterrupted space occupied by a single business.

**\*P3b. Resource Attributes:** (List attributes and codes) (HP6) commercial property

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



P5b. Description of Photo: (View, date, accession #) 139 Richmond Street, camera facing west, March 2001

**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
1923, building permits

**\*P7. Owner and Address:**  
John Shelton, Alan Pinchuk  
P.O. Box 3021  
El Segundo, CA 90245

**\*P8. Recorded by:** (Name, affiliation, address)  
Bryan Larson  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

**\*P9. Date Recorded:** March 2001

**\*P10. Survey Type:** (Describe)  
Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (list) \_\_\_\_\_

Page 2 of 2

\*Resource Name or # (Assigned by recorder) Map Reference # 19f

\*Recorded by Bryan Larson \*Date March 2001  Continuation  Update

**Description (cont.):**

The building at 139 Richmond Street contributes to the Richmond Historic District because it was built during the period of significance, is consistent architecturally with the character of the district, and retains an adequate degree of integrity. Now home to "Occasions Weddings," the building at 139 Richmond Street was originally designed to house three businesses (137, 139, and 141 Richmond Street). The building, designed and built by Harold Dewey in 1922, was occupied by a two stores and a beauty shop in 1929. By 1941, the building was home to the Oil Workers' Union Local 299 and the "Radio Shop." The central space served as a private residence. The façade of the building retains its original configuration, with three sets of doors, picture windows, and transoms; however, the building has been completely encased in stucco, and the single-pane windows have been replaced with multiple-light sash.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>3D</u>
Other Listings _____ Review Code _____	Reviewer _____ Date _____

\*Resource Name or # (Assigned by recorder) Map Reference #19g

**P1. Other Identifier:** 140 and 142 Richmond Street

**\*P2. Location:**  Not for Publication  Unrestricted  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

**\*b. USGS 7.5' Quad** Venice, Calif. **Date** 1964, photorevised 1981 **T** \_\_\_\_\_; **R** \_\_\_\_\_; **1/4 of Sec** \_\_\_\_\_; **B.M.** \_\_\_\_\_

**c. Address** 140 and 142 Richmond Street **City** El Segundo **Zip** 90245

**d. UTM:** (give more than one for large and/or linear resources) **Zone** \_\_\_\_\_; \_\_\_\_\_ **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-026-002

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

The buildings located at 140 and 142 Richmond Street are sited on a single parcel, APN 4136-026-002. The older of the two buildings, 140 Richmond Street, houses the Old Town Music Hall in what was the second moving picture theatre in El Segundo. Designed by local Los Angeles architects John P. Krempel and Walter E Erkes, the building was constructed in 1920 entirely of unreinforced brick. Considered a one-story building, it measures 35 feet wide and 100 feet long. The theatre is a relatively simple building. The façade, almost certainly brick originally, has since been clad in stucco siding while the remaining south and east sides are brick. (See Continuation Sheet)

**\*P3b. Resource Attributes:** (List attributes and codes) (HP10) Theater, (HP6) 1-3 story commercial building

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

**P5b. Description of Photo:** (View, date, accession #) Photo #1, camera facing northeast, March 2001

**\*P6. Date Constructed/Age and Sources:**

Historic  Prehistoric  Both  
1920; building permits

**\*P7. Owner and Address:**

Neva C. Renfro  
333 Indiana Street  
El Segundo, CA 90245

**\*P8. Recorded by:** (Name, affiliation, address)

Toni Webb  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

**\*P9. Date Recorded:** March 2001

**\*P10. Survey Type:** (Describe)  
Intensive



**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (list) \_\_\_\_\_

### **P3a. Description (continued):**

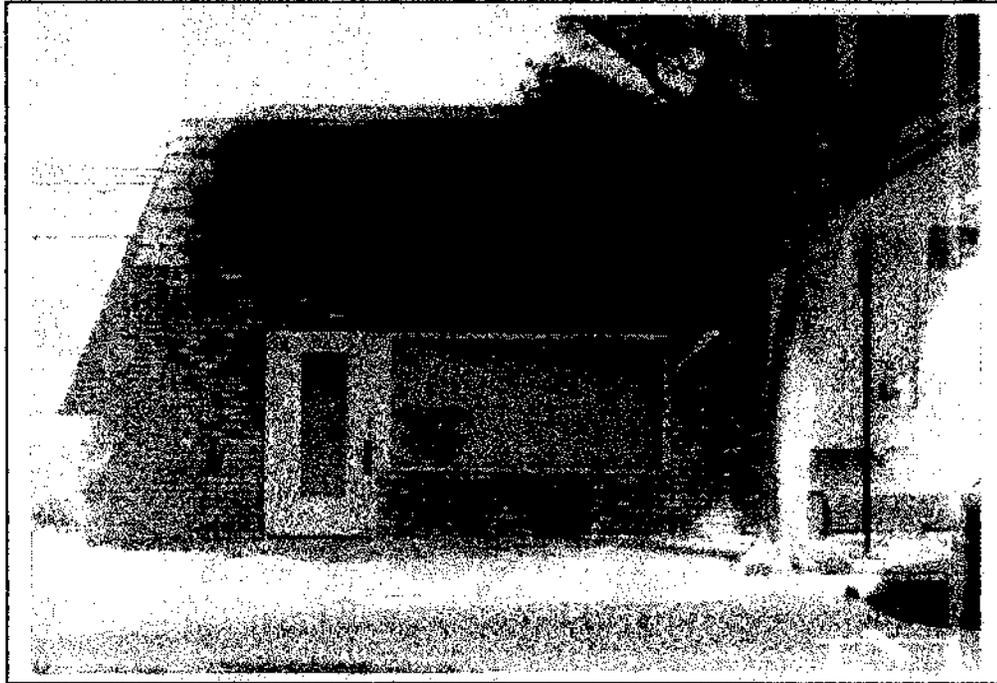
The recessed entrance consists of two wood-frame french doors which replaced simple double wood doors. Two ticket booths, with decorative metal screens and marble countertops, are found within the entryway. The southern side of the building contains only three wood-frame windows encased in arches of brick rowlocks and brick slip sills. Two similar windows are found on the north side. Similarly, the rear of the building has only three openings: metal double doors framed in wood, an arched window near the basement, and a metal sliding replacement window.

An attached building is located just north at 142 Richmond Street (**Photograph 2**). The date of construction for this one-story structure is unknown. The buildings façade is clad with brick veneer with a false shake-covered mansard roof. The only openings on this façade are a glazed, wood-framed door and a single wood frame plate glass window. The building was constructed between 1930 and 1968 and functioned as the Depot Restaurant in the 1970s and 1980s.

The buildings at 140 and 142 Richmond Street contribute to the Richmond Historic District because they were built during the period of significance, are consistent architecturally with the character of the district, and retain an adequate degree of integrity. The building located at 140 Richmond Street was designed in 1920 by the architectural firm of John P. Krempel and Walter E. Erkes. Well-known and prolific architects from Los Angeles County in the late nineteenth and early twentieth centuries, they appear to have designed the third Los Angeles Times building in 1912. The owner of the property, E. L. McMurry, had managed the first El Segundo Theatre, located just three parcels south, destroyed by fire. His new, \$12,000 theater was a modern, posh fireproof 118-seat building that he operated until 1944. Norman Rowell of Los Angeles purchased the property and ran the theater until 1957. It was under his ownership that three fire escapes were added and the name of the theater was changed to the State Theatre. From 1957 to 1962, the building was owned by the Junior Chamber of Commerce. The following year George and Riva Renfro purchased the property. It was not until 1968 that the building was used again as a theater under the name The Old Town Music Hall. For over thirty years the 118-seat theatre, under the management of Bill Coffman and Bill Fields, has housed silent movies, musical shows as well as a famed 1925 Mighty Wurlitzer pipe organ moved to the building in the late 1960s. While the original ticket booth and marquee has been removed, and the façade re-surfaced with stucco siding, the property has retained much of its original physical fabric.

The exact date of construction and uses for the building located at 142 Richmond Street is unknown. It was constructed sometime between 1930 and 1968 and functioned as the Depot Restaurant in the 1970s and 1980s. Today its façade has been redesigned with a false mansard roof and brick veneer siding.

**Photographs**



**Photograph 2. 142 Richmond Street**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Triangular \_\_\_\_\_  
NRHP Status Code 3D  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference # 19h

P1. Other Identifier: 143 Richmond Street

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 143 Richmond Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-027-019, on the west side of Richmond, between Franklin and El Segundo

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

This property consists of a one-story brick building, rectangular in plan, built in 1922. It has a flat roof with shallow parapet walls. The second story level of the façade (east side) is dominated by a band of wood frame transom windows, which may be original to the building. The windows and doors at the ground level are aluminum frame replacements. The brickwork below the windows is also of a later generation.

\*P3b. Resource Attributes: (List attributes and codes) (HP3) multiple family property; (HP6) commercial property

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



P5b. Description of Photo: (View, date, accession #) 143 Richmond Street, camera facing west, March 2001

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1922, building permits

\*P7. Owner and Address:

John A. Morrill  
143 Richmond Street  
El Segundo, CA 90245

\*P8. Recorded by: (Name, affiliation, address)  
Bryan Larson  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

**Description (cont):**

The building at 143 Richmond Street contributes to the Richmond Historic District because it was built during the period of significance, is consistent architecturally with the character of the district, and retains an adequate degree of integrity. The masonry building at 143 Richmond Street was constructed in 1923 for use as a residence and store. The architect was T.T. Todd. In 1929 the building was used as a dry goods store, but by the 1940s was occupied by Cyr's Men's Shop. It appeared to be unoccupied at the time of this recordation in March 2001. The façade has suffered alterations, diminishing its overall integrity to its original appearance. Comparisons to a ca. 1930 photograph of the building shows that the brickwork and transom windows on the upper half are probably original, though some portions were replaced in 1976. The bottom half of the façade was heavily modified in as part of a 1965 renovation in which aluminum frame windows and doors replaced the originals. The rear of the building, the only other visible side, retains its original characteristics, including its brick walls and a five-panel wood door.

**P1. Other Identifier:** 144 -146 Richmond Street

\***P2. Location:**  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. **USGS 7.5' Quad** Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_;  $\frac{1}{4}$  of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 144 -146 Richmond Street city El Segundo zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-026-001

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

The building known as 144-146 Richmond Street is a brick, one and one-half story building constructed into a grade. Built in 1915, purported by John W. Gilbert, this building has since its construction, functioned mainly as a commercial building. Originally built as two buildings, the two were combined in 1938 and share a continuous decorative brick cornice. A diagonal corner storefront entrance dominates the building. The entrance, supported by a brick pillar, has a finished wood-panel ceiling and a mosaic tile floor with T. G. Ellis incorporated as part of the design. A double wood-frame, glazed door with fixed sidelights and a four-light transom gives access to the building. (See Continuation Sheet)

\***P3b. Resource Attributes:** (List attributes and codes) (HP6) 1-3 story commercial building

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



P5b. Description of Photo: (View, date, accession #) Photo #1, camera facing southeast, March 2001

\***P6. Date Constructed/Age and Sources:**

Historic  Prehistoric  Both

1915, property records

\***P7. Owner and Address:**

Joseph W. and James B. Barker

146 Richmond Street

El Segundo, CA 90245

\***P8. Recorded by:** (Name, affiliation, address)

Toni Webb

JRP Historical Consulting,

1490 Drew Ave, Suite 110,

Davis, CA 95616

\***P9. Date Recorded:** March 2001

\***P10. Survey Type:** (Describe)

Intensive

\***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\***Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record

District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

### **P3a. Description (continued):**

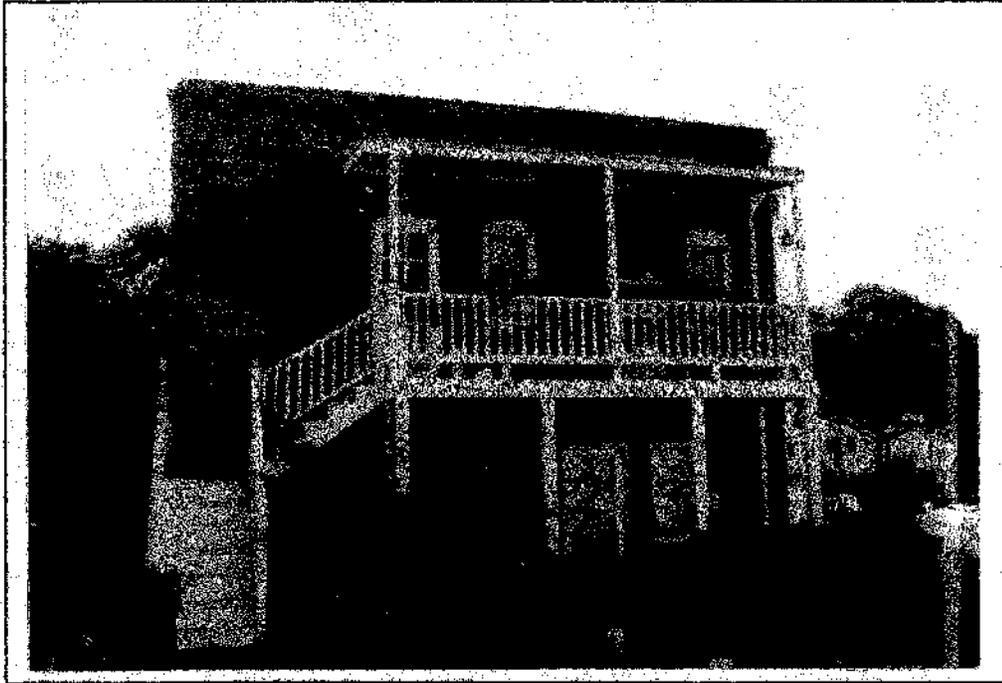
The west side of the building contains two storefront windows: fixed, plate-glass set in wood frame, and a single glazed wood-frame door. All windows and doors have wood-frame awning, multi-light transoms above. The southernmost section of the building contains a brick infilled section most likely where a third storefront window was once located. On the north side of the building, while the transom remains, the below storefront window has been infilled with brick. Towards the rear, the building becomes two-stories and includes four- 1/1 double hung wood-frame windows, all encased within arches of brick rowlocks and brick lug sills. In addition, a single wood panel door gives access to Franklin Street. The rear (east) side of the building remains residential and is shown in **Photograph 2**. A wood-frame stairway with turned balustrade leads to a wood porch. Two double-hung, wood-frame windows and a single ten-light wood frame window, all within arches of brick rowlocks, are sheltered underneath the attached wood-frame, shed roof supported by three wood posts. The lower level is similar with double-hung wood frame windows and a modern five-light wood frame door. Sited just of the alley is a modern prefabricated metal building with a side gable roof and metal roll-up door.

The buildings at 144 and 146 Richmond Street contribute to the Richmond Historic District because they were built during the period of significance, are consistent architecturally with the character of the district, and retain an adequate degree of integrity. The building located at 144-146 Richmond Street was originally constructed as two buildings. Conflicting evidence suggests this building dates to 1920, however, this building was almost certainly constructed circa 1915, possibly on the site of El Segundo's first store and post office operated by Sydney R. Martin and T. Garner Ellis. As it replaced Martin & Ellis' store, the new building functioned as T. G. Ellis' shoe store on the Richmond Street level and El Segundo's second permanent post office was housed in the rear portion of the building. It was not until 1924 that this post office was upgraded from general box delivery service to that which included carrier delivery service and was relocated to Grand Avenue. Since that time, the rear of 146 Richmond has functioned as a residence. A new owner, J. Arthur Smith, purchased the building in the mid 1920s and operated Smith's Mens' Furnishing store, which was essentially a men's clothing store.

From the late 1920s to the 1930s, the current 144 Richmond operated as Fiorante Bros., a shoe repair shop. It was in the late 1930s that the two buildings were combined as one and in the late 1930s and much of the 1940s, the building housed the Dunaway Funeral Home, owned by J. E. Dunaway. The home's manager (Dora E. Lee and her husband Clarence) lived in the rear residence. Subsequently, the business was sold to Mr. and Mrs. Sam Douglas, who operated the home under the name Douglas Mortuary until 1961. At this time, the building was purchased by Mr. and Mrs. Wesley Aplonalp. The building has continued its dual uses, that of commercial and residential.

While the building has suffered some loss of its physical integrity due to two storefront window openings that were infilled with brick as well as the sandblasting of the building to remove paint, it has retained most of its original fabric.

**Photographs**



Photograph 2. Rear (east) side of 146 Richmond Street

State of California—The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>	Primary # _____ HRT # _____ Trinomial _____ NRHP Status Code <u>3D</u>
Other Listings Review Code _____	Reviewer _____ Date _____

**P1. Other Identifier:** 145 Richmond Street

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; % of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 145 Richmond Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-027-020, on the west side of Richmond between Franklin and El Segundo

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

This property includes two buildings: the Richmond Bar & Grill, built in 1928; and a detached single family residence, built in 1939. The restaurant building, shown in **Photograph 1**, is rectangular in plan and has a steep gabled roof with rolled composition shingles that cover a previous generation of wood shingles. The building is sided with a combination of drop, shiplap, and wood shingle siding. The façade (east side, facing the street) has a recessed entryway with a glazed wood panel door, flanked on both sides with multiple-light fixed pane sash and board-and-batten siding. The upper half of the façade consists of a band of transom windows and a high, horizontal board false front. The 1939 residence, shown in **Photograph 2**, is a single-story wood frame building with stucco siding and a front gabled roof. (See continuation sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP6) commercial property; (HP2) single family property

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

P5b. Description of Photo: (View, date, accession #) Photo #1, 145 Richmond Street, facing west, March 2001

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1928, 1939, building permits, Los Angeles County Assessor's records

\*P7. Owner and Address:  
John Benson  
1130 Garden Street, Suite C  
San Luis Obispo, CA 93401

\*P8. Recorded by: (Name, affiliation, address)  
Bryan Larson  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (list) \_\_\_\_\_

Page 2 of 2

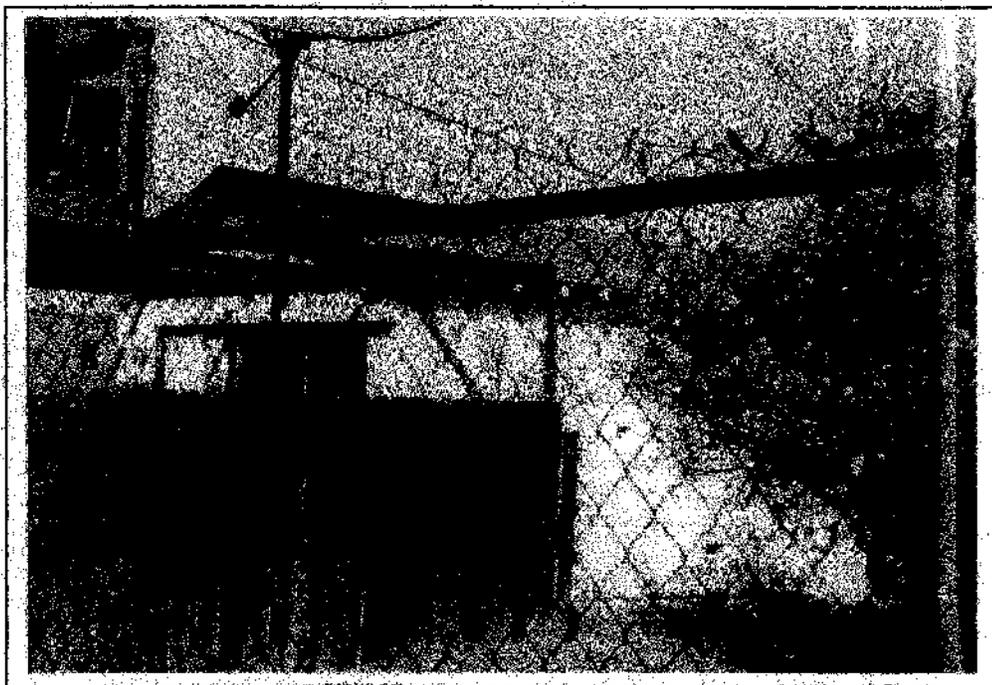
\*Resource Name or # (Assigned by recorder) Map Reference # 19j

\*Recorded by Bryan Larson \*Date March 2001

Continuation  Update

### Description (cont):

The building at 145 Richmond Street contributes to the Richmond Historic District because it was built during the period of significance, is consistent architecturally with the character of the district, and retains an adequate degree of integrity. The building at 145 Richmond Street was constructed in the early 1920s to replace the original wood frame restaurant that had burned down in 1917. The current occupant of the building is the Richmond Bar & Grill. It appears that its primary use through the years has been as a restaurant, though on 1929 Sanborn Company fire insurance maps it is listed as a photography shop. Comparisons to ca. 1920s historic photographs reveal that the building retains a remarkable degree of integrity to its original appearance. The 1939 addition of a small, detached residence at the rear, not visible from Richmond Street, is one of the few detracting elements.



Photograph 2. 1939 residence at rear of parcel

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

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

Page 1 of 2

\*Resource Name or # (Assigned by recorder) Map Reference #19k

**P1. Other Identifier:** 147 Richmond Street

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; % of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 147 Richmond Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-027-021, southwest corner of Richmond and Franklin

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

The building at 147 Richmond Street, is a non-contributing element to the Richmond Street Historic District. Although built in 1923, this building has been completely remodeled and effectively dates to 1988. It is a 1,076 square foot, single-story office building with a flat roof, parapet walls sided with replacement horizontal cement board siding, and anodized aluminum frame windows and doors. The primary storefront is on the northeast corner of the building. The board-formed concrete foundation is the only original feature of the building that is still visible. (See continuation sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP6) commercial building

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

P5b. Description of Photo: (View, date, accession #) 147 Richmond Street, facing southeast, March 2001

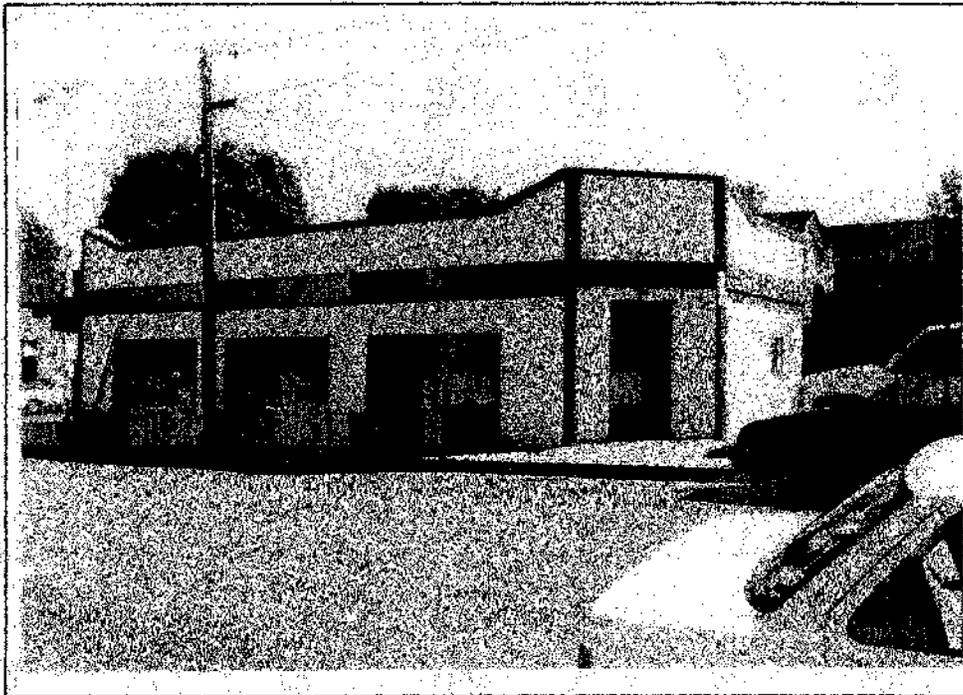
\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1923, renovated 1988, building permits, Los Angeles County Assessor's records

\*P7. Owner and Address:  
William and Margaret Cook  
1205 East Sycamore Avenue  
El Segundo, CA 90245

\*P8. Recorded by: (Name, affiliation, address)  
Bryan Larson  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

**P3a. Description (continued):**

W.E. Horton constructed this building in 1923; its earliest known use was as a drug store. A ca. 1925 photograph of the west side of Richmond Street shows the drug store, which at the time had a flat roof and horizontal drop siding. In 1938, A.J. Sullivan re-sided the building with stucco. Since that time the building has served a variety of uses. In 1941 it was an "Old Timers' Club," and in 1945 it became a doctor's office and laboratory. In more recent years it has been used as a gallery and studio, and as an office. The building has been so extensively modified that it no longer retains integrity to its period of significance. In fact, records of the Los Angeles County Assessor give the building an effective construction date of 1988. The building at 147 Richmond Street, therefore, is considered a non-contributor to the Richmond Street Historic District.

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3D  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**P1. Other Identifier:** 203 Richmond Street

**\*P2. Location:**  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; % of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 203 Richmond Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-024-017, northwest corner of Richmond and Franklin

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

The building at 203 Richmond Street is a handsome single-story brick structure, built in 1923 as an annex to the City Hall (which has since been removed). Although it carries a Richmond Street address, it actually fronts on Franklin Street. Roughly square in plan, this building rests on a board formed concrete foundation and encloses an area slightly greater than 1,000 square feet. The wood frame windows, all apparently original, are a combination of one-over-one double hung and fixed windows. The brick walls feature decorative brick courses along the roofline, as well as decorative tiles above the main entrance. The wall on the south side extends above the roofline to form a peaked parapet, also decorated with a tile design.

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

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

**P5b. Description of Photo:** (View, date, accession #) 203 Richmond Street, camera facing north, March 2001

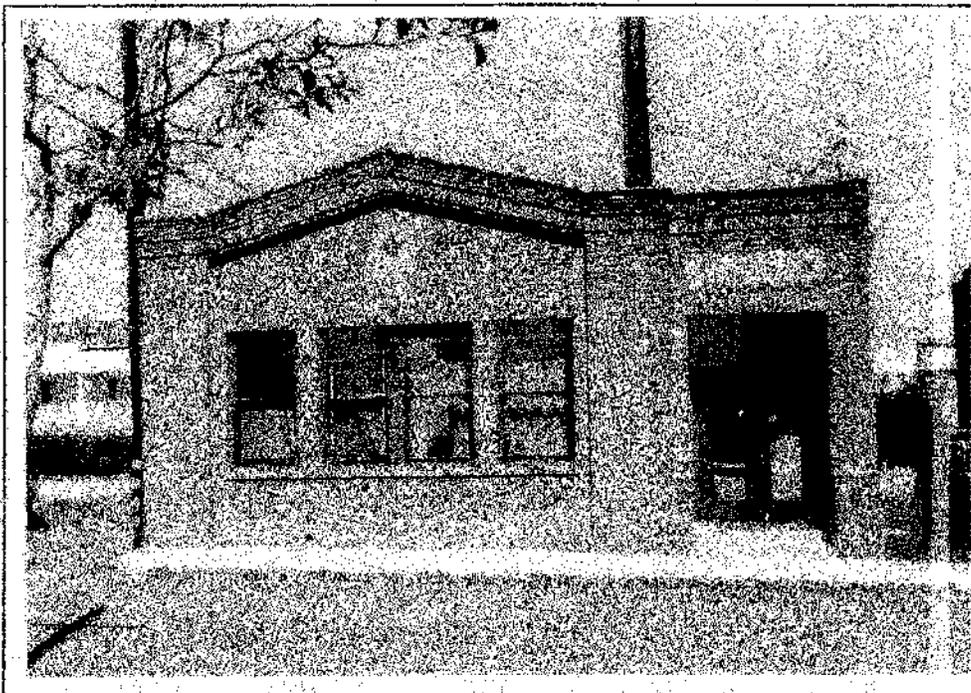
**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
1923, building permits

**\*P7. Owner and Address:**  
Roy and Mary Ashley  
4992 Lassen Drive  
Oceanside, CA 92056

**\*P8. Recorded by:** (Name, affiliation, address)  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

**\*P9. Date Recorded:** March 2001

**\*P10. Survey Type:** (Describe)  
Intensive



**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (list) \_\_\_\_\_

**Description (cont):**

The building at 203 Richmond Street contribute to the Richmond Historic District because it was built during the period of significance, is consistent architecturally with the character of the district, and retains an adequate degree of integrity. The building at 203 Richmond Street was built in 1923 as an annex to City Hall, and has been used as a police station and jailhouse. A handsome building with excellent integrity to its original appearance, it is the only remaining element of the original City Hall complex. The main building, constructed in 1918 and destroyed by an earthquake in 1933, was a large, two-story brick building that took up most of the parcel. The annex building at 203 Richmond sits on the southwest corner of the lot, and actually fronts on Franklin Avenue. The architect was Homer W. Glidden, and the builder was S.J. Wilson. It was used briefly in the 1940s as a temporary fire station, and now is a music studio.

P1. Other Identifier: 209 Richmond Street

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 209 Richmond Street city El Segundo zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-024-008

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

W. E. Horton constructed the brick commercial building located at 209 Richmond Street in 1920. Various sections of the building have been re-pointed and/or brick has been replaced. The façade, unlike all other sides of the building, was re-faced with stucco siding in 1982 with the exception of a small area that reveals the original glazed brick pattern which still remains. The exterior brick walls are unreinforced, stepped parapet walls that conceal the rooftop. The façade is dominated by a second floor ribbon band of aluminum, fixed and sliding replacement windows, set in wood frames. The storefront, with a recessed entrance, has two- wood-frame, fixed plate glass windows with decorative tile above. The windows on the third floor of the south side appear to be aluminum sliding replacement windows set in original wood frames. The second floor windows on this side are a mixture of fixed and louvered replacement windows in original wood frame. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP6) 1-3 story commercial building

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



P5b. Description of Photo: (View, date, accession #) Photo #1, camera facing southwest, March 2001

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1920, building permits

\*P7. Owner and Address:

Roy S. & Mary L. Ashley

4992 Lassen Drive

Oceanside, CA 90256

\*P8. Recorded by: (Name, affiliation, address)

Toni Webb

JRP Historical Consulting,

1490 Drew Ave, Suite 110,

Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record

District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

### **P3a. Description (continued):**

All openings have arches of brick rowlocks and lug sills. Only the third floor on the north side has openings: several 1/1 double-hung, wood-frame windows and a single nine-light, wood frame door with an adjacent window. Access to this door is via an exterior wood frame staircase. The rear of the building consists of a door on each level, accessed by a metal stairway with concrete steps. Windows on this side are a mixture of original double-hung and louvered replacement windows. To the rear (west side, off the alley) is an additional brick residence clad in troweled stucco with stepped parapet walls. This building, shown in **Photograph 4**, was constructed before 1929 and originally served as a garage. All windows on this building appear to be aluminum sliding replacement windows.

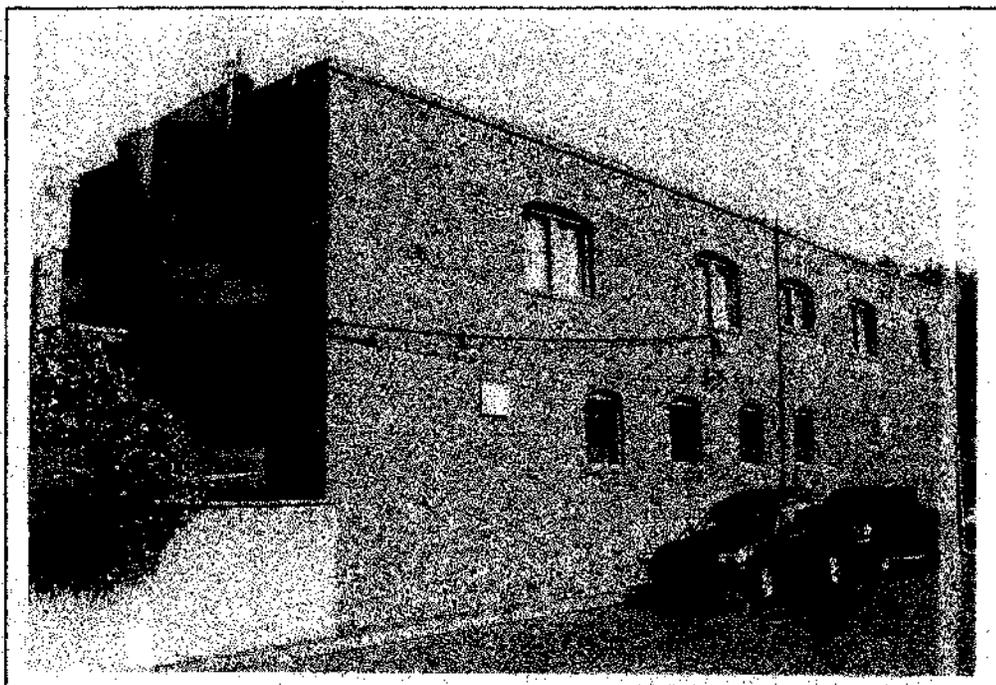
The building at 209 Richmond Street contributes to the Richmond Historic District because it was built during the period of significance, is consistent architecturally with the character of the district, and retains an adequate degree of integrity. The brick building located at 209 Richmond Street was constructed by W. E. Horton circa 1918. The El Segundo city directory shows the Horton lived on Richmond Street at that time, most likely on the second or third floor of this building. Horton also constructed the building at 147 Richmond Street in 1923. Throughout the 1940s, it appears the building's main function was that of an apartment complex. Residents of this period were typical working class people, employed by such companies as North America Aircraft and Standard Oil Company. During the 1950s, the building was also used as a church. This building has been altered several times throughout its history. It appears most alterations were minor through the 1920s and 1930s. In 1945, a building permit was issued for a residence and in 1959, an additional apartment was constructed. The most notable changes occurred in 1982, when the façade was re-surfaced with stucco siding, hiding the original decorative glazed brick pattern. That same year the recessed storefront was brought flush with the façade, enlarging the commercial area. These alterations have diminished the buildings physical integrity.

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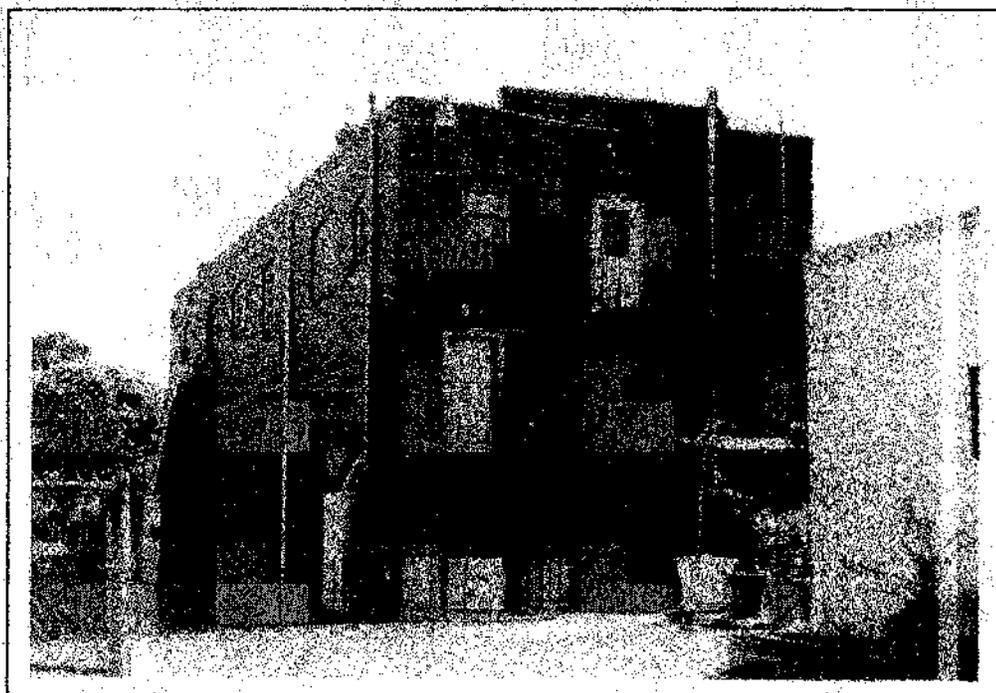
\*Resource Name or # (Assigned by recorder) Map Reference #19m

\*Recorded by Toni Webb \*Date March 2001  Continuation  Update

### Photographs

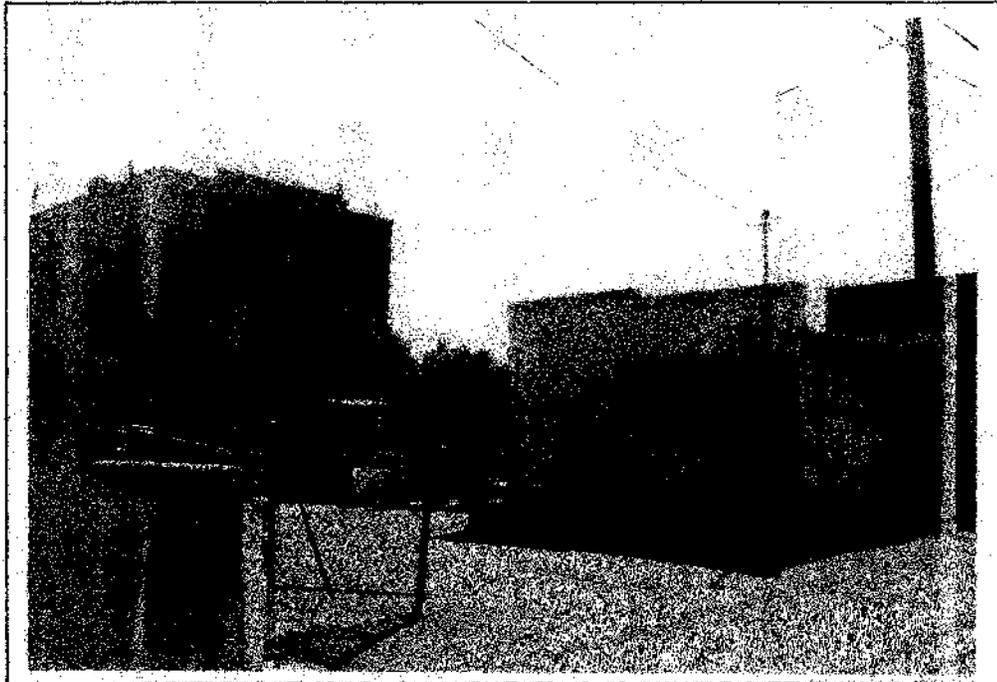


**Photograph 2.** South side of 209 Richmond Street



**Photograph 3.** Rear (west) side of 209 Richmond Street

**Photographs**



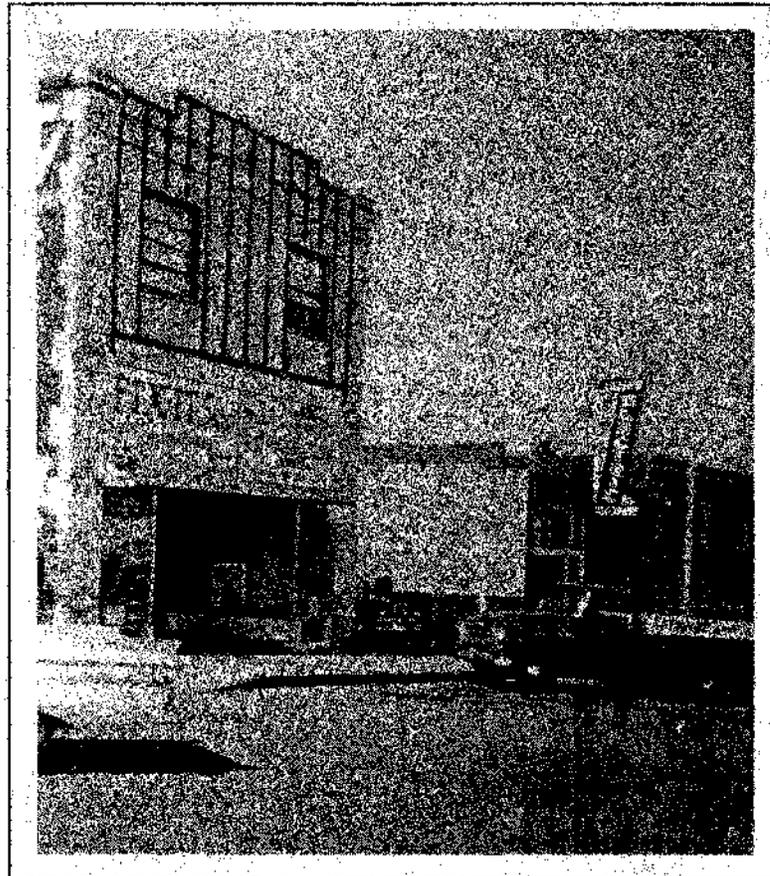
**Photograph 4.** Rear residence off alley.

Page 5 of 5

\*Resource Name or # (Assigned by recorder) Map Reference #19m

\*Recorded by Toni Webb \*Date March 2001  Continuation  Update

## Photographs



**Photograph 5.** 209 Richmond Street, October 1959.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 3D  
 Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\*Resource Name or # (Assigned by recorder) Map Reference #19n

**P1. Other Identifier:** 211 and 213 Richmond Street

\*P2. Location:  Not for Publication  Unrestricted  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 211 and 213 Richmond Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-024-010

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

The building located at 211 and 213 Richmond Street is a brick commercial building constructed in 1923 by Harry L. Leech, of Santa Monica, California who was the owner as well as architect and contractor for this building. The south side of this building is clad in stucco. The east side of the building contains two storefront entrances centered on the façade. Each plain wood door is flanked by a single fixed, wood frame plate glass window to one side and a louvered transom above. The panels above and below the windows have been resurfaced with stucco. A rear concrete masonry block extension of the building was constructed in 1965. The only other openings within this building are located on the west side of this addition: an interior mounted metal roll warehouse door and a single metal door. (See continuation sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP6) 1-3 story commercial building

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



P5b. Description of Photo: (View, date, accession #) Photo #1, camera facing west, March 2001

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
 1923, building permits

\*P7. Owner and Address:  
 Charles C. and Ruth M. DeWitt  
 809 Eucalyptus Drive  
 El Segundo, CA 90245

\*P8. Recorded by: (Name, affiliation, address)  
 Toni Webb  
 JRP Historical Consulting,  
 1490 Drew Ave, Suite 110,  
 Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
 Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project." (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

**P3a. Description (continued):**

The building at 211-213 Richmond Street contributes to the Richmond Historic District because it was built during the period of significance, is consistent architecturally with the character of the district, and retains an adequate degree of integrity. The building located at 211 and 213 Richmond Street was constructed in 1923 by its owner, Harry L. Leech of Santa Monica. Leech, also the architect and contractor of this building complete it for approximately \$3,000. Between 1923 and 1924, it housed a dry-cleaning shop and a barbershop. In 1926, Italian immigrants Joe and Ruby Fiorante began a tailor/dry-cleaning business here. While their shop remained in this building only until 1941, it is reported to be the longest continuously owned business in El Segundo. (Joe was also a movie actor who went by his stage name Joe Farrar.) Over the next thirty years, this building housed several businesses: a bakery, shoe repair, locksmith, electric shop, cafe, and a school for aircraft instrument training in 1942. The building appears to have been damaged in the 1933 Long Beach earthquake. In 1958, the present owners, Charles and Ruth DeWitt purchased the property and in 1965 constructed a \$10,000 rear addition for use as a plumbing shop.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 67

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\*Resource Name or # (Assigned by recorder) Map Reference # 190

**P1. Other Identifier:** 215 Richmond Street

**\*P2. Location:**  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*a. County** Los Angeles

**\*b. USGS 7.5' Quad** Venice, Calif. **Date** 1964, photorevised 1981 **T** \_\_\_\_\_; **R** \_\_\_\_\_; **% of Sec** \_\_\_\_\_; **B.M.** \_\_\_\_\_

**c. Address** 215 Richmond Street **City** El Segundo **Zip** 90245

**d. UTM:** (give more than one for large and/or linear resources) **Zone** \_\_\_\_\_; \_\_\_\_\_ **mE/** \_\_\_\_\_ **mN**

**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-024-011, west side of Richmond between Franklin and El Segundo

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

The property at 215 Richmond Street, currently the headquarters for Transport Workers Union of America Local 502, is a non-contributing property to the Richmond Street Historic District. The building has suffered extensive alterations in recent years and little resembles the original 1925 construction. It is a two-story brick building on a concrete perimeter foundation with the brickwork laid in decorative courses. A modern aluminum frame and stucco monitor toward the rear (west side) of the building. Joseph F. Rhodes, the original owner, designed the building in 1925 and its first use was as a hardware store. In the 1940s it was occupied by Betty's Cleaners and then W. Lyle Ward operated his photography studio here. Shortly thereafter, in 1957, the front of the building underwent its first substantial remodel. The second renovation, in 1991, was a comprehensive structural upgrade and remodel. Currently occupied by the Transport Workers Union of America Local 502, the building no longer retains any semblance to its original appearance. It is much more a product of the 1990s than the 1920s, and is therefore considered a non-contributor to the Richmond Street Historic District.

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

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



**P5b. Description of Photo:** (View, date, accession #) 215 Richmond Street, camera facing west, March 2001

**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
1925, building permits

**\*P7. Owner and Address:**  
Transport Workers Union of America  
215 Richmond Street  
El Segundo, CA 90245

**\*P8. Recorded by:** (Name, affiliation, address)  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

**\*P9. Date Recorded:** March 2001

**\*P10. Survey Type:** (Describe)  
Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 3D

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #19p

**P1. Other Identifier:** 216, 218, and 220 Richmond Street

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_ ; R \_\_\_\_\_ ; % of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 216, 218, and 220 Richmond Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-025-004

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

The building located at 216 Richmond Street (**Photograph 1**) consists of two buildings combined to serve one single commercial use. The southernmost portion of the building is the oldest, believed to have been constructed in 1929. This one-story brick warehouse has a flat roof concealed by parapet walls. The windows on its brick façade are 6/6 double-hung wood windows with brick sills. The cornice is decorated with lighter colored brick. The southern side of the building, sheathed in stucco, is attached to the second portion, a modest, parallel gable roof, formerly a residence. J. W. Gilbert and his son-in-law, Elmer T. Patterson, constructed this section in 1942. The building, most likely wood-framed, is sheathed in stucco siding. The roof is covered by composition shingles and has virtually no eaves. (See Continuation Sheet)

\*P3b. Resource Attributes: (HP6) 1-3 Story Commercial Building(HP45) unreinforced masonry building(HP3) multiple family property

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

P5b. Description of Photo: (View, date, accession #) Photo #1, camera facing west, March 2001

\*P6. Date Constructed / Age and Sources:  
 Historic  Prehistoric  Both  
 1942 and 1929, building permits

\*P7. Owner and Address:  
 John M. Nisley  
 867 Washington Street  
 El Segundo, CA 90245

\*P8. Recorded by: (Name, affiliation, address)  
 Toni Webb/Bryan Larson  
 JRP Historical Consulting,  
 1490 Drew Ave, Suite 110,  
 Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
 Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services. "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project." (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (list) \_\_\_\_\_

### **P3a. Description (continued):**

A full porch sheltered by a shed roof extension that is supported by four simple, square wood posts and decorated with turned spindle balustrade dominates the façade. A stepped, brick chimney is found on the southern gable wall. Windows consists of original 3/3 double-hung, wood frame windows. A flat roof addition was constructed on the northeast side of the building.

#### *218 and 220 Richmond Street*

The buildings located at 218 and 220 Richmond Street (**Photograph 2**) were constructed in 1919 and 1917 respectively. John W. Gilbert, an early settler of El Segundo, built both structures to house a general store and later included six apartments. Both buildings are two stories and were constructed of unreinforced brick and while constructed at different times they appear as a single building and therefore will be primarily described together. Two large, fixed storefront windows with several smaller transom lights above, all set in a wood frame with decorative glazed tile below dominate the façade. Two wood-frame, glazed doors give the main access to stores while a third, located at the northwest corner of the building, appears to lead to the second level. The northern portion of the façade also contains second floor wood-frame balcony finished with tongue and groove flooring. Topped by a hipped roof with narrow projecting eaves and exposed rafters, a single door opens onto the balcony. The roof is supported by five square wood posts decorated with a turned wood balustrade. All windows within both structures appear to be original 1/1 double hung wood frame windows with arch of brick rowlocks and lug sills. On the north side of 220 Richmond Street, four window openings have been in filled with brick. A decorative brick cornice unites the two buildings. The rear (alley) side of the building distinguishes the two separate buildings. The larger of the two structures, 218 Richmond, also functions as an apartment building. Its eastern side is clad in stucco siding with a decorative boxed wood cornice with brackets and frieze. Wood shutters decorate each window on this side. An attached composition shingle shed roof covers a second-story enclosed balcony addition, sheathed in imbricated shingles. Access is via a wood stairway with ornate turned balustrade.

A large brick garage is sited on the easternmost boundary of this parcel. While it appears that the original portion of the garage was constructed in 1929, along with the original section of 216 Richmond Street. The garage, covered by a flat roof, has been enlarged as well as remodeled in 1954 to house an apartment. This building is L-shaped in plan with four wood panel, tilt-up garage doors on the west side (near the southern corner). The northern side has been extended approximately three feet and sheathed in stucco. Three of identical garage doors on found on this side.

The buildings at 216, 218, and 220 Richmond Street contribute to the Richmond Historic District because they were built during the period of significance, are consistent architecturally with the character of the district, and retain an adequate degree of integrity. John W. Gilbert and his son-in-law, Elmer T. Patterson, served as both architect and contractor in the construction of 216 Richmond Street in 1942. Built for his daughter, Pauline (Gilbert) Patterson and her husband, both of whom were teachers and principals. They lived in this home until 1967, shortly after John Gilbert died. In 1946, the Patterson's enlarged the home with a living room addition. Two years later, a screened porch was constructed on the buildings façade and by 1958, a 230 square foot rumpus room was built and two windows were enclosed. From 1967 to about 1969, this home was occupied by the Patterson's niece (and John Gilberts granddaughter).

The building known as 220 Richmond Street appears to have been constructed as early as 1915 by John W. Gilbert.<sup>1</sup> By 1919, John W. Gilbert obtained a building permit for the construction of a 1,500 square foot brick storeroom adjoining his present building on Richmond Street, which almost certainly is 218 Richmond Street. At this time, Gilbert did not discount adding a second floor to the new section at a later date.<sup>2</sup> The garage, constructed in 1929 (behind 222 Richmond Street), was enlarged for an apartment in 1954. Both buildings were seismically retrofitted in 1987 by Nisley, who two year later obtained building permits for the replacement of the buildings storefront.

John W. Gilbert and his family came to El Segundo in 1913 and began a general store in a building on what now is the 100 block of Richmond Street. Within a few short years, he constructed a brick, fireproof structure to house his store, which today is 220 Richmond Street. He and his family lived above the store and over the next few years, he improved the property by constructing an adjacent building just south that later was enlarged to accommodate several apartments. John Gilbert quickly became a prominent member of the City of El Segundo, a leader in the Richmond Street business district building campaign and later as a member of the school board. A member since 1927, he retired from the board as president in 1933.

The John Gilbert and his family lived on this property for approximately fifty years, until it was sold in 1971. While Mr. Nisley has substantially improved the property over the last thirty years, these alterations have significantly diminished the physical integrity of the buildings.

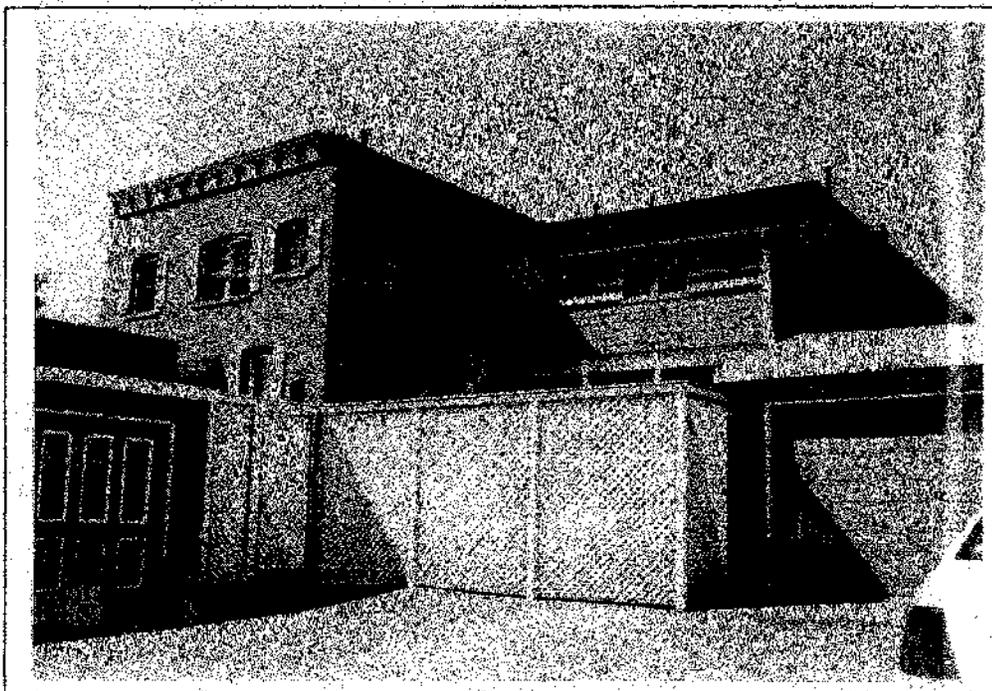
<sup>1</sup> While 1917 City of El Segundo Sanborn Fire Insurance Map show a footprint for a two-story general store at this location in 1917, property Records give the built date as 1915.

<sup>2</sup> *El Segundo Herald*, November 7, 1919.

**Photographs**



**Photograph 2.** 218 and 220 Richmond Street



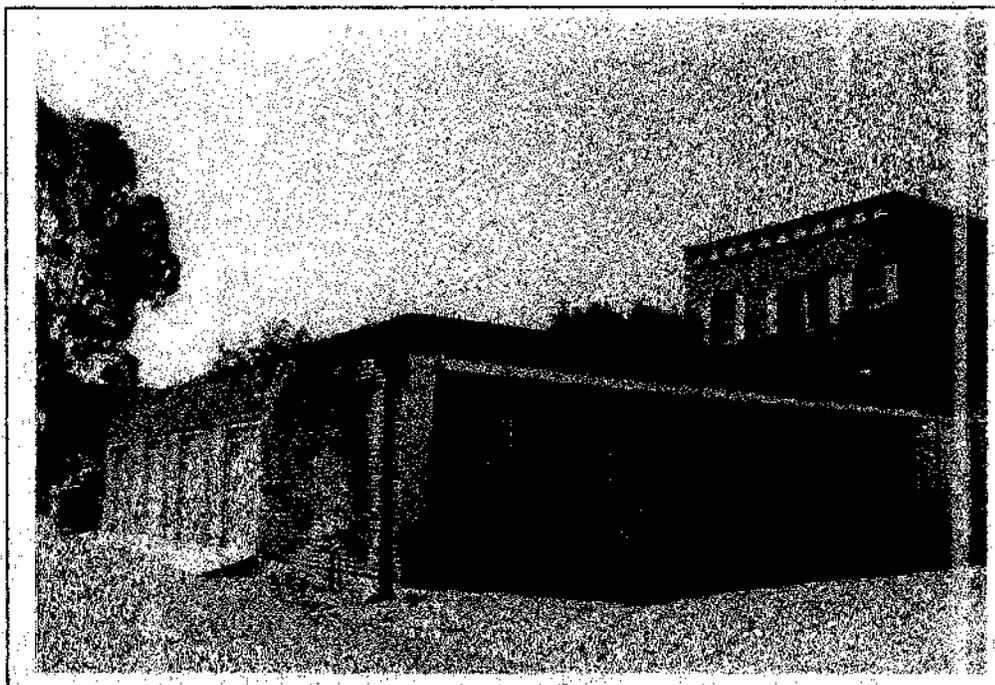
**Photograph 3.** Rear (alley) side of 218 and 220 Richmond Street

Page 5 of 5

\*Resource Name or # (Assigned by recorder) Map Reference #19p

\*Recorded by Toni Webb \*Date March 2001  Continuation  Update

### Photographs



**Photograph 4. Garage**

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 3D

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference # 19q

**P1. Other Identifier:** 221 Richmond Street

\*P2. Location:  Not for Publication  Unrestricted  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_;  $\frac{1}{4}$  of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 221 Richmond Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-024-012, on the west side of Richmond between Grand and Franklin

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

The property at 221 Richmond Street consists of a single-story, brick commercial building, constructed in 1926. Rectangular in plan, it encloses an area of 2,250 square feet. As constructed, the building was a minimally ornamented brick building, similar to several others built along Richmond Street during the 1920s. Beginning in the 1950s, the façade underwent a series of modifications, most notably the addition of a stucco-clad, stepped parapet wall with a metal cornice. The net result of these alterations is a façade that is reminiscent of the Spanish Colonial Revival style. The recessed entrance shelters a set of nine-light wood doors, and is trimmed with a narrow eave with Art Deco flashing. The pediment above the eave is infilled with vertical groove plywood. (See continuation sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP6) commercial property

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



P5b. Description of Photo: (View, date, accession #) 221 Richmond Street, camera facing west, March 2001

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1926, building permits

\*P7. Owner and Address:  
Guy and Linda Startzman  
James and Carolyn Brisson  
280 S. Beverly Drive, Suite 505  
Beverly Hills, CA 90212

\*P8. Recorded by: (Name, affiliation, address)  
Bryan Larson  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (list) \_\_\_\_\_

**P3a. Description (continued):**

The building at 221 Richmond Street contributes to the Richmond Historic District because it was built during the period of significance, is consistent architecturally with the character of the district, and retains an adequate degree of integrity. J.C. Longerville built in this building in 1926; its architect was Norton Wallis. For several years it was used as a grocery store, but in 1931 it was converted into a stockroom for Safeway, a grocery company with a store located on nearby Grand Avenue. By 1941 it had become a furniture store, followed briefly by its use as a meeting hall for the Oil Workers C.I.O. Local 547. In 1952, under the ownership of Ira Brown, it served as a plumbing shop. At this time the storefront was remodeled. Finally, in the mid 1960s the building became a restaurant and bar, a function it currently retains. As noted, the façade suffered alterations including the addition of stucco and the infilling of the pediment with plywood paneling.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3D

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #19r

**P1. Other Identifier:** 222 Richmond Street

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 222 Richmond Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN:4136-025-003

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

The building located at 222 Richmond Street is a rectangular, 360 square-foot office building constructed in 1947. Currently the building serves as the offices for South Bay Tax Accounting. This building has a side-gable, composition shingle roof with no eaves, wide fascia and metal gutters. The façade is dominated by a full porch that is sheltered by a shed roof extension supported by four simple, square wood posts decorated with ornamental wood brackets. The porch floor is finished with narrow wood planks and a simple wood balustrade. The façade is sheathed in troweled stucco while the north and south sides of the building are clad in wood board and batten siding. The main entrance is centered on the façade. All windows appear to be original 1/1 wood, double hung windows with narrow wood molding. A detached garage, constructed in 1949, is located near the rear (alley) of the parcel. Similar to the main building, this small building is clad in stucco siding and covered with a composition shingle, side-gable roof. A modern, automatic metal roll garage door is found on its east side. (See continuation sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP6) 1-3 story commercial building

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

P5b. Description of Photo: (View, date, accession #) Photo #1, camera facing east, March 2001

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both

1947 property record and building permits

\*P7. Owner and Address:

John M. Nisley  
867 Washington Street  
El Segundo, CA 90245

\*P8. Recorded by: (Name, affiliation, address)

Toni Webb  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (list) \_\_\_\_\_

**P3a. Description (continued):**

The building at 222 Richmond Street contributes to the Richmond Historic District because it was built during the period of significance, is consistent architecturally with the character of the district, and retains an adequate degree of integrity. This building was constructed in 1947 by John W. Gilbert, who owned and constructed a dry goods store just south (218 and 220 Richmond Street). A nearly identical building built by Gilbert in 1942 is located at 216 Richmond. Two years later, he constructed the garage, located near the rear of the parcel. Little is known about this history of this building.

John W. Gilbert and his family came to El Segundo in 1913 and began a general store in a building on what now is the 100 block of Richmond Street. Within a few short years, he constructed a brick, fireproof structure to house his store, which today is 220 Richmond Street. He and his family lived above the store and over the next few years, he improved the property by constructing an adjacent building just south that later was enlarged to accommodate several apartments. John Gilbert quickly became a prominent member of the City of El Segundo, a leader in the Richmond Street business district building campaign and later as a member of the school board. A member since 1927, he retired from the board as president in 1933.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3D

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**P1. Other Identifier:** 223 Richmond Street

**\*P2. Location:**  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; % of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 223 Richmond Street City El Segundo Zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-024-013, on the west side of Richmond, between Grand and Franklin

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

The building at 223 Richmond Street is a 2,250 square foot retail establishment, currently occupied by "Casa Rafael," a Mexican restaurant. Built in 1922, it is a one-story commercial brick building, similar in design and materials to numerous other commercial and civic structures built along Richmond Street during the 1920s. It has a flat roof with a shallow parapet wall, sheathed in stucco, at the façade (east side). Notable features on this side include a band of wood frame transom windows above three picture windows, two arched entryways, and decorative wood trim at the cornice. The façade is a modest expression of the Spanish Colonial Revival style.

**\*P3b. Resource Attributes:** (List attributes and codes) (HP6) commercial property

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

P5b. Description of Photo: (View, date, accession #) 223 Richmond Street, camera facing west, March 2001

**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
1922, building permits

**\*P7. Owner and Address:**  
Bernstein Company, LLC  
339 N. Palm Drive, Apt. 403  
Beverly Hills, CA 90210

**\*P8. Recorded by:** (Name, affiliation, address)  
Bryan Larson  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

**\*P9. Date Recorded:** March 2001

**\*P10. Survey Type:** (Describe)  
Intensive



**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (list) \_\_\_\_\_

**P3a. Description (continued):**

The building at 223 Richmond Street contributes to the Richmond Historic District because it was built during the period of significance, is consistent architecturally with the character of the district, and retains an adequate degree of integrity. The brick building at 223 Richmond Street was built by its owner, Harold C. Dewey, in 1922. According to building permit records, the original dimensions of the building were 25 x 70 feet. During the 1920s the second owner, J.E. Bender, expanded the building to a length of 100 feet. For several decades, beginning in the 1920s, the building was used as a grocery store. It was also used as a union hall in the 1950s, and most recently as a restaurant. The original appearance of the building is most notable at the rear, where the original brick wall is intact. The façade has suffered some loss of integrity primarily through the addition of stucco to the original brick wall. The building was seismically retrofitted in 1992, but this project does not seem to have changed the appearance of the building.

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

Primary # \_\_\_\_\_  
MRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3D  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference # 19t

**P1. Other Identifier:** 225 Richmond Street

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Venice, Calif. Date 1964, photorevised 1981 T \_\_\_\_\_; R \_\_\_\_\_; ¼ of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 225 Richmond Street city El Segundo zip 90245

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 4136-024-014, on the west side of Richmond between Grand and Franklin

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

The property at 225 Richmond Street is a single-story commercial building built in 1922. As constructed, it was a minimally ornamented brick building, typical of the 1920s-era commercial structures along Richmond Street. The entire building has since been coated in stucco. It has a flat roof and an arched parapet wall at the façade (east side). This side of the building has suffered numerous alterations including the infilling of one of its windows with vertical groove plywood panels. The remaining window has a wood frame and a transom infilled with plywood. The entrance is recessed and has a single glazed metal frame door. The building's architecture is a modest expression of the Spanish Colonial Revival style. A detached single car garage, with stucco siding and a hipped composition shingle roof, was added to the rear of the parcel in 1955.

\*P3b. Resource Attributes: (List attributes and codes) (HP6) commercial property

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



P5b. Description of Photo: (View, date, accession #) 225 Richmond Street, camera facing west, March 2001

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1922, building permits

\*P7. Owner and Address:  
Keith and Carlene Schuldt  
P.O. Box 28  
Waverly, IA 50677

\*P8. Recorded by: (Name, affiliation, address)  
Bryan Larson  
JRP Historical Consulting,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 2001

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "DPR 523 Records for Buildings near the Proposed Water Mains, El Segundo Power Redevelopment Project," (March 2001)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

**P3a. Description (continued):**

The building at 225 Richmond Street contributes to the Richmond Historic District because it was built during the period of significance, is consistent architecturally with the character of the district, and retains an adequate degree of integrity. Currently occupied by Schult Printing, the building at 225 Richmond Street originally housed the central offices of the Pacific Telephone and Telegraph Company, the first telephone providers for the City of El Segundo. It continued to serve as an office for telephone utilities for several decades; by 1941, the Southern California Telephone Company occupied the building. From the mid-1970s to the present the building has been used as a print shop. The building was constructed in 1922 by A.E. Andrews, and probably had a brick façade similar to other buildings built during that period. The building has suffered modifications that include the addition of stucco to its exterior, as well as the replacement several windows on the façade. A two-car garage was also added at rear in 1955.