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HISTORIC CONTEXT STATEMENT

The Northeast Los Angeles
Subregional Planning Area

of the City of Los Angeles

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Prepared by
Historic Resources Group
for
The Los Angeles Conservancy

HISTORIC CONTEXT STATEMENT

Northeast Los Angeles Subregional Planning Area

I. INTRODUCTION

- A. Purpose of Context Statement
- B. Geographic Boundaries and Natural Features of the Northeast Los Angeles Subregional Planning Area
- C. History of Development

II. IDENTIFICATION OF THEMES AND ASSOCIATIVE PROPERTY TYPES

- A. Economic Development of the Northeast Los Angeles Subregional Planning Area from the Mission Period to 1950
 - 1. Transportation
 - 2. Water Distribution
 - 3. Industrial and Commercial Properties
- B. Residential Development of the Northeast Los Angeles Subregional Planning Area: 1870 to 1950
 - 1. Single Family Homes
 - 2. Multi-Family Residential Structures
- C. Development of Civic, Religious, Cultural, and Social Institutions in the Northeast Los Angeles Subregional Planning Area: 1870 to 1950
 - 1. Civic Institutions
 - 2. Religious Institutions
 - 3. Social and Cultural Institutions
 - 4. Recreational Facilities
 - 5. Health-related Institutions
 - 6. Resources Associated with Immigration Patterns and Minority Heritage

III. INFORMATION ANALYSIS

IV. APPENDICES

- A. Illustrations
- B. Chronology
- C. Notes
- D. Bibliography
 - 1. Primary and Secondary Sources
 - 2. Local Information Repositories

I. INTRODUCTION:

The historic context statement which follows is a narrative which describes the historic development patterns of the Northeast Los Angeles Subregional Planning Area. The statement is organized thematically and describes property types and/or historic resources integral to the community's development from its inception through 1950. It is intended to highlight historic development patterns crucial to the understanding of the built environment and to act as a guide in the continuing process of identifying historic, architectural, and cultural resources in Northeast Los Angeles. The context statement should also serve as a resource or framework to enable citizens, planners, and decision makers to evaluate the relative integrity and importance of individual properties within a given geographic area. Specific examples referred to in this document are included solely to illustrate physical and associative characteristics of each resource type; exclusion from this report does not diminish the significance of individual resources.

Geographic Boundaries and Natural Features of the Northeast Los Angeles Subregional Planning Area

The Northeast Los Angeles Subregional Planning Area includes those sections of the City of Los Angeles north and east of the center city. Natural features of the landscape include the Los Angeles River bed which runs southeast from the western border of Glendale, separating the Silver Lake and Echo Park areas from the balance of the Planning Area and then separating the Boyle Heights area from the center city. The Arroyo Seco, a dry creek bed, runs on the opposite diagonal, northeast from the center city to the Pasadena border. Low hills divide the Planning Area into a series of small valleys and highland mesas. The San Gabriel Mountains dominate the northern vista.

History of Development

The Planning Area was originally inhabited by the Gabrielino Indians, who lived in small villages in the area of Eagle Rock and the center city. The only evidence of habitation by Native Americans which survives is in archaeological sites.

The Planning Area was first visited by Europeans in 1769 when Spaniard, Gaspar de Portola camped near what is now Elysian Park. Two years later, when the fourth of the twenty-one Franciscan

missions of Alta California was founded at San Gabriel, portions of the Planning Area were used for grazing land and for vineyards. A decade later, the pueblo known as Nuestra Senora Reina de Los Angeles, and now the City of Los Angeles, was founded and incorporated some of these lands. The areas currently known as Boyle Heights, Lincoln Heights, Echo Park, and a portion of Silver Lake all fall within this four square league parcel (36 square miles) of the original City of Los Angeles. In 1784, three years after the pueblo was founded, Spanish Governor Pedro Fages granted all the lands between the Los Angeles River and the Arroyo Seco to Jose Maria Verdugo. The Rancho San Rafael as it was known, covered approximately 36,000 acres. The El Sereno area and a small fraction of the Silver Lake area are the only portions of the Planning Area which were not included in either the pueblo or Rancho San Rafael. El Sereno was later part of the Rancho Rosa Castillo, and the western edge of Silver Lake was part of the Rancho Los Feliz granted to Vincente Felix in 1802.

In 1848 the validity of the Verdugo claim to the Rancho San Rafael was upheld by United States courts. By 1869 the Verdugos were in debt and Rancho San Rafael was in foreclosure. Attorney Alfred B. Chapman and his partner Andrew Glassell purchased the property. They subdivided the land into thirty-one parcels, leaving the Verdugos 3,500 of the original 36,000 acres, and started the process of differentiation and development that ultimately produced the distinct communities of Atwater, Glassell Park, Mount Washington, Highland Park, Garvanza, and Eagle Rock, as well as both Glendale and Burbank. In the early 1870's most of the land was used for grazing sheep; an enormous sheep corral was located where Occidental College stands today.

Benjamin Dreyfus purchased one of the largest parcels from Chapman and Glassell, including the 8,000 acres which today encompass the majority of Eagle Rock. Prudent Beaudry, a one time mayor of Los Angeles purchased the land which today includes the remainder of the Eagle Rock area. At first Eagle Rock was an agricultural community which produced fruit, vegetables, and flowers (see Illustration A). When the Los Angeles Railway streetcar line reached the area in 1909, and Eagle Rock was linked with Glendale by another line, it became a thriving residential community. Eagle Rock was incorporated as an independent city in 1911 and was consolidated with the City of Los Angeles in 1923 in order to improve local schools and water distribution.

The late 1880's were a prime period of subdivision activity for the area. The Rogers brothers purchased land south of Dreyfus and Beaudry and named their first tract Garvanza after the local Garbanzo bean plant. In association with James Booth and W.F. McClure, the Rogers organized the Garvanza Land Company and held a land auction in the spring of 1887. Business lots sold for as much as \$1,500. The development of the Los Angeles and San Gabriel Valley Railroad, later a portion of the Sante Fe Railroad, in 1885 assured the rapid development of Garvanza and

its neighbors. Herman, a small community on the opposite side of the Arroyo, was begun after the Rogers donated land for the Free Methodist Seminary. At the same time, the residential community of Annandale developed near the Pasadena border and the 2,200 acre ranch owned by Mr. and Mrs. Campbell-Johnson, who had purchased their property from Prudent Beaudry in 1883. North Figueroa was at the time called Annandale Boulevard; farther south it was called Pasadena Avenue.

Highland Park developed about a half mile from the center of Garvanza, and shared its name with two residential tracts, the Highland Park Tract and the Hunter-Highland View Tract. Jesse Hunter, A.M. Judson, and G.W. Morgan were the primary subdividers; Mr. Rump was active in the development of the Sycamore Grove area. The Los Angeles and San Gabriel Valley Railroad was joined by the Terminal Railroad (later a part of the Union Pacific) in 1890, and the Los Angeles Pacific (later incorporated by the Pacific Electric) in 1893, and contributed to the area's frenzied growth during the first decade of the twentieth century. (Illustrations B and C show the fully developed local rail systems.) Highland Park and the neighboring communities became vehemently prohibitionist; they comprised the only Southern California area to send a prohibitionist to Congress. The annexation of most of these communities to the City of Los Angeles in 1895-99 was motivated by desires to more efficiently maintain law and order, particularly in the saloon-infested Sycamore Grove area.

In the early stages of its development, Mount Washington was the site of simple cottages and hunting lodges. It was primarily developed by Robert Marsh, who was responsible for residential developments in many other areas of the City including Arlington Heights and Country Club Park, and attracted permanent residents after a rail line reached the top of the hill in 1908. Together with its neighbor, Glassell Park, Mount Washington was part of the Arroyo Seco Addition of 1912, though portions of both areas remained largely undeveloped until the 1920's. Nearby Atwater was named for Harriet Atwater Paramor, who purchased the land from the Verdugo heirs for one dollar an acre and subdivided it in 1912. The 90 acres north of Fletcher Drive and west of Verdugo Road were purchased by Mr. and Mrs. Blackmer in 1926 from heirs of Andrew Glassell. Newspapers called the area "the last large subdivision on a five-cent car line in all of Los Angeles." (1)

El Sereno, originally named Bairdstown after the area's primary real estate agent and resident, George Baird, was laid out along what is presently Huntington Drive. Huntington Drive was the route of the second Pacific Electric line from Los Angeles to Pasadena. Shortly after its name change in 1915, El Sereno was annexed to the City of Los Angeles.

The Lincoln Heights area, known as East Los Angeles until the building of Lincoln High School in 1913, was first subdivided in 1873 by Hancock Johnson, John Griffin, and John Downey. Well

developed by the end of the 1880's, it was the first "bedroom of the Pueblo." Boyle Heights, to the south, which was owned by Andrew Boyle from 1858 until his death in 1871, was subdivided into thirty-five acre tracts by William H. Workman in 1876. In 1875 Workman had built the first single-horse car line from the center city, across Aliso Street to Pleasant Avenue in Boyle Heights, assuring easy downtown access. In 1876 Workman also paid the City of Los Angeles to extend water mains to his new subdivision, and Boyle Heights quickly became a primary residential suburb of the City. Intended as the "Brooklyn Heights of Los Angeles," Boyle Heights even came to include a section by the name of that early New York City residential suburb, which was nestled around its own Prospect Park.

Angelino Heights was purchased by William Stilson and Everett Hall from Victor Beaudry in 1886, and subdivided into residential lots. It was the first expansion west of the Bunker Hill area, and with Lincoln Heights to the north and Boyle Heights to the east began to form a ring of residential neighborhoods around the center city. The development of the Temple Street and Sunset Boulevard corridors hastened subdivision in Angelino Heights and in neighboring areas, now called Echo Park and Silver Lake. Small subdivisions such as Ivanhoe, Elysian Heights, Solano Valley, and Bellevue, sprang up as Silver Lake reservoir was completed in the 1870's. Elysian Park boundaries were set in 1893, and railroad lines had already reached the area. Chavez Ravine became the site of the city's sanitorium and its first cemeteries. Always more closely tied to neighboring Hollywood than the center city, the Silver Lake area, or Edendale as it was first called, was the original home of several motion picture studios. Residential subdivision and development in the area continued through the 1930's.

II. IDENTIFICATION OF HISTORICAL THEMES AND ASSOCIATIVE PROPERTY TYPES:

To assist in the identification and evaluation of significant cultural resources in Northeast Los Angeles, the development patterns identified above must be complemented by a discussion of historic, economic, and cultural patterns and themes and their associative property types.

Economic Development

The economic development of Northeast Los Angeles from the earliest days of the pueblo to 1950 was heavily dependent on evolving transportation and water distribution systems, as well as on the predominant industries and local commercial properties within each individual community. The first major roads

connected the pueblo to the two outlying missions: one at San Gabriel to the east, and San Fernando to the northwest. Mission Road (portions of which are known as Valley Boulevard) ran east between Lincoln Heights and Boyle Heights to San Gabriel. San Fernando Road ran north along the Los Angeles River to San Fernando. These roads were later chosen as the routes of the major railroads: the Southern Pacific (1876) along San Fernando Road, and the Santa Fe (1885-7) along Valley Boulevard. The Union Pacific railroad was not completed until 1905.

As the outlying communities developed, roads connected them to downtown Los Angeles and to surrounding cities. Major arteries in the Northeast Planning Area included Pasadena Avenue/Figueroa Street connecting Los Angeles to Pasadena; Colorado Boulevard through Eagle Rock connecting Glendale and Pasadena; Huntington Drive linking Los Angeles to cities of the San Gabriel Valley; Sunset Boulevard and California Street (now the Hollywood Freeway) connecting Los Angeles to Hollywood; Glendale Boulevard connecting Los Angeles to Glendale; and Eagle Rock Boulevard connecting Los Angeles to Eagle Rock and the Colorado Boulevard corridor. Many of these roads remained dusty dirt paths for years. The Atwater portion of Glendale Boulevard, for example, was not paved until 1920. The Pasadena Freeway of 1943 was the natural successor to all of the road improvements which preceded it and served as the prototype for all of Southern California's post war freeways. In Northeast Los Angeles, major roads and road improvements not only connected individual communities, but they spurred residential and commercial development, contributing to the entire area's economic development

Freight and passenger transport by rail began with the Southern Pacific line from Los Angeles to the City of San Fernando in 1874. Two years later, the Southern Pacific track was completed linking Los Angeles to San Francisco and to cities in the East. The line of the Santa Fe Railroad which connected Los Angeles to the East through the San Gabriel Valley, reached the Highland Park area in 1885. The Terminal Railroad, later a part of the Union Pacific, followed in 1890, and ran twenty-four trains a day between Los Angeles and Pasadena, all of which stopped at Garvanza, before the electric car line was built through the area in 1893. When the first Los Angeles Pacific electric line, later part of the Pacific Electric system, was completed, it "practically put the Terminal out of business" according to one local history. (2)

Like the major railroads, local streetcars spurred residential development throughout Northeast Los Angeles. Until the introduction of the Los Angeles Railway and Pacific Electric system, horse drawn street cars connected the center city with the Boyle Heights and Lincoln Heights areas. Individual businessmen owned the street-railway franchises and it was they who eventually upgraded their horsecar lines to cable roads. For example, I.W. Hellman, a prominent Jewish businessman in the city, built the Main Street line between 1877 and 1883. In 1885 he extended his line to the Lincoln Heights area, despite the

opposition of the Southern Pacific Company which already served that area, and upgraded from horsecar to a double track cable road in 1887. Hellman and his partners eventually joined with railroad magnate H.E. Huntington to establish the Pacific Electric Railway Company in 1891. (3)

The Los Angeles Railway and the Pacific Electric system eventually spread to every corner of the Planning Area, dramatically increasing property values as they decreased travel time, making it feasible for downtown workers to commute from outlying communities and subdivisions to the center city. The Los Angeles Railway (the yellow cars) owned by railroad magnate H.E. Huntington and associates, came to include lines which ran east on First Street and Whittier Boulevard in Boyle Heights; northeast on Broadway and Main Street in Lincoln Heights; northeast on Figueroa/Marmion Way in Highland Park; and north on Cypress Avenue/Eagle Rock Boulevard through Glassell park and Eagle Rock. The Pacific Electric (the red cars), owned by Southern Pacific after 1910, came to include interurban routes with stops on Sunset Boulevard, Echo Park Avenue, and Glendale Boulevard through Echo Park, Silver Lake, and Atwater; and on Huntington Drive through El Sereno. (See Los Angeles Railway and Pacific Electric maps attached as Illustrations B and C.)

Resource types associated with the roadways and railways of Northeast Los Angeles included some of the roads and right of ways themselves, such as the Pasadena Freeway mentioned above and the hillside stairways of Silver Lake, Echo Park and Mount Washington. These stairs, made of wood and concrete, often functioned as neighborhood connectors, linking lots with no street frontage at all. Other resource types included the bridges which allowed the railways and the roads to cross the Arroyo Seco and the Los Angeles River. At first, these bridges were no more than simple wood trestles, like the first covered bridge at Macy Street built in 1870. Steel trestles and reinforced concrete viaducts followed. The Spanish Renaissance Revival Macy Street viaduct of 1926 is an example of the type's most ornamented form. Punctuated by columns, obelisks, or light standards, viaducts like the one at Macy Street dramatically enhanced the entrance to the city.

Passenger rail stations were located in every community, and were generally simple wood frame shelters unlike the elaborate masonry constructions found at major terminals. The 1909 Mission Revival style incline station at the base of Mount Washington still survives, though it has been converted to residential use. Atypically large in size, it was built by developers Robert Marsh and Arthur St. Clair Perry, who were also responsible for the hotel at Mount Washington's summit (see Illustration D). Substations, like the Mission Revival structure on Sunset Boulevard at Silver Lake Boulevard powered the street cars which traversed the area. The substations did not exist in the isolation of a train yard, but at the scale of a commercial building along a local thoroughfare; additional examples appear on rail maps and may survive. The Southern Pacific Dayton Avenue

signal tower is an example of a transportation related resource located along the freight railroad right of ways. Classical in style, but small and functional, buildings such as this expressed the commercial strength and solidity of the far-reaching railroads. Scores of workshops and sheds, and even a large roundhouse in the Los Angeles and Salt Lake yard in Boyle Heights, transportation and freight facilities filled the vast majority of industrial areas in Boyle Heights, Lincoln Heights, and lower Glassell Park.

Water Distribution:

Water was first supplied to the City of Los Angeles from the Los Angeles River through a series of zanjias, or ditches, which were extended to Lincoln Heights and Boyle Heights after 1876 largely through the efforts of William H. Workman. At the same time, a tunnel was built to tap the water from springs in the Elysian hills. The Zanja Madre, or main artery of this system, was first dammed near what is now Elysian Park. During the same period, reservoirs were established in Lincoln Heights, Echo Park, and Silver Lake. Park lakes, including those in Echo Park, Lincoln Park, and Hollenbeck Park, were created when the surrounding streets were laid out and served to contain runoff in times of heavy rainfall. These lakes and the reservoirs which remain in use: Silver Lake, Ivanhoe Reservoir, Elysian Reservoir, and the Highland or Garvanza Reservoir in Highland Park, are the primary resource type of Northeast Los Angeles' water distribution system. Important visual features of each community they serve, the reservoirs were typically constructed of cement. The park lakes became integral to the social and recreational life of the communities which surrounded them, and were frequently enhanced by bridges, boat houses, and other structures.

Other resources related to water distribution included artesian wells at the site of the Sparkletts Company and pumping stations such as the small Mission Revival style box which still stands at the base of Mount Washington. Diminutive yet stylistically sophisticated, the station is a significant precursor of the later Art Deco extravagances built by the Department of Water and Power throughout Northeast Los Angeles. The 1937 DWP building in Lincoln Heights by S. Charles Lee is a remarkable example, with its slightly convex glass front and semi-circular marquee. Its design overpowers that of neighboring commercial buildings, even though it is quite small in size. Far more typical of DWP buildings, yet still significant in design and stature, is the distributing station in Eagle Rock with its Art Deco style reliefs etched in concrete. The building was erected in the mid 1930's at Maywood Avenue and Yosemite Drive despite the protests of Eagle Rock citizens.

Industrial and Commercial Properties:

Industries of Northeast Los Angeles were varied. Each area

shared a common agricultural past. Grazing land, wheat fields, fruit orchards, flower farms and vineyards, were all found in different portions of the Planning Area and remained until the transportation system facilitated subdivision and the real estate boom which followed. As late as 1911, farming was still a major industry in Eagle Rock which was "already famous for the production of fine winter vegetables," and soon became a major producer of roses, mums, dahlias, ferns, and other rare plants. (4) J.J. Broomall's Eagle Rock dahlia farm was the pride of the community.

Barns were the predominant built form of the agricultural industry in Northeast Los Angeles; one at least has survived to the present day in the Garvanza area. Typically board and batten or clapboard, barns were one story, simple gable roofed structures with a hay loft window and large doors. The example in illustration E, from the Schumacher Ranch in Eagle Rock, was expanded by the addition of side sheds but demonstrates the primary visual characteristics associated with the property type.

With a few notable exceptions, industries other than agriculture developed property types which were equally as utilitarian as the barn. Distilleries, breweries, and wineries were located in Boyle Heights and Lincoln Heights. One winery is still in operation today, just north of downtown, in Lincoln Heights. Large warehouses of wood, brick, or metal were located near the freight railroad lines and the spurs which ran behind each block. One such brick industrial building is the 1904 Edison Electric Steam Power Plant designed by John Parkinson which still stands on Avenue 21 in Lincoln Heights. Other industries in the Boyle Heights industrial zones by 1920 included refrigeration plants, coopers and barrel warehouses, sash and door manufacturing plants, cabinet works and furniture manufacturing, iron works, paint manufacturing plants, automobile repair facilities, lumber yards, packing and canning warehouses, and a tomato sauce manufacturing plant. In Lincoln Heights, there was also a fireworks company, a rock and gravel plant, and a fertilizer manufacturer. The Batchelder-Wilson tile manufacturing company on Artesian Street near Avenue 26 produced some of Southern California's finest architectural tiles in a series of wood workrooms and a brick office and kiln.

The Jenny Lind Bakery was one of many early bakeries in Lincoln Heights, and the area became known as the "bread basket of Los Angeles." The headquarters of the Van de Kamp Bakery in Atwater still survives, and demonstrates the characteristics of corporate-industrial architecture also present at the Sparkletts bottled water plant in Eagle Rock designed by Richard D. King in 1925-29. Both complexes are comprised of flamboyant buildings, each with easily identifiable stylistic characteristics that emphasize corporate identity and individuality. While most of the plant is very utilitarian and similar to other industrial buildings found throughout Northeast Los Angeles, the central Sparkletts building is Moorish in design and topped by a dome. The Van de Kamps buildings capitalizes on the company's Dutch

name and incorporate many stepped Flemish gables.

Early motion picture production was another industry within the Planning Area, particularly in Silver Lake which was often considered East Hollywood. The first Walt Disney Studio was located at Griffith Park Boulevard and Hyperion Avenue; the Mack Sennett Studio and the Tom Mix Studio were nearby. The plants were typically comprised of many large utilitarian buildings and open or closed stages on a sprawling lot. The studios played a major social and cultural role in the community. Some buildings may survive from some of these studios; the Mack Sennett warehouse at Glendale Boulevard and Aaron Street is one example. Another is the building from Mabel Normand's studio at Fountain Avenue and Effie Street, which is distinctive in terms of its unusual siting on a triangular lot and for the Corinthian columns on its west facade. Smaller studios such as the P.G. Sargent Studio on South Boyle Avenue in Boyle Heights, were located in other parts of the Planning Area until the open land around them disappeared, and the industry's production facilities became more centralized in the Hollywood area.

Local commercial buildings throughout Northeast Los Angeles included the hotels, retail facilities, and offices which formed "main streets" at the nucleus of each residential community. These property types were typically located along major thoroughfares, including Sunset Boulevard, Glendale Boulevard, Hyperion Avenue, Temple Street, Los Feliz Boulevard, and Silver Lake Boulevard in Echo Park, Silver Lake and Atwater; Brooklyn Avenue, First Street, and Pleasant Avenue in Boyle Heights; North Broadway in Lincoln Heights; Pasadena Avenue (now North Figueroa) and York Boulevard in Highland Park and Garvanza; and Eagle Rock Boulevard and Colorado Boulevard in Glassell Park and Eagle Rock. The proximity of rail lines was a major determinant of which streets would become commercial centers. In Eagle Rock, for example, the intersection of Colorado Boulevard and Townsend Avenue was intended as the town center, but the Colorado and Eagle Rock Boulevard intersection, where later two street car lines intersected and a circular waiting area was constructed, eclipsed all others in importance.

Tourist hotels were typically one of the first commercial property type to be constructed in outlying subdivisions where realators were hoping to attract home buyers. While the little community of Garvanza included no more than 30 structures in 1887, the largest of them was the Garvanza Hotel (see Illustration E, center left). The first hotels, like the one in Garvanza, resembled wood frame Victorian houses, and were only slightly larger in scale. Later hotels became more elaborate and sophisticated. Both the Mount Washington Hotel and the Mount Pleasant Hotel which still survive are examples. Associated with initial subdivisions, hotels of this type were characteristically larger masonry structures, more permanent in appearance and could be, like the Mount Pleasant example, integrated into the community by the addition of commercial shops. The Mount Washington Hotel was a residential/resort hotel, built by

developers to attract potential home buyers.

The low-rise stores and offices, including banks, groceries, and the whole range of commercial uses, which served the residential communities of Northeast Los Angeles were originally small wood frame structures. Maps of Garvanza in 1890 for example, show a grocery which shared space with the post office and the Millers Hall meeting rooms, also a cobbler, bakery, several vacant stores, and a Chinese laundry. All were small wood frame structures of one story, except for the hall. One brick building in town housed another grocery, offices, and a church congregation. The first store in Highland Park in 1891 advertized groceries, flour, feed, cigars, and tobacco. These first businesses were generally one story, clapboard buildings with flat fronts, one door and one or two windows. The c. 1891 Mount Pleasant bakery which still stands at 1418 Pleasant Avenue in Boyle heights is one such example, unadorned except for a simple denticulated cornice and curving parapet wall. Most simple structures of this kind, which retained association with the earliest stages of community development were later replaced by more substantial masonry buildings which conveyed solidity and permanence. The intersection of Figueroa and Avenue 57 in Highland Park for example (see Illustration G), was developed to include a one story bank in the form of a classical Doric temple, circa 1906, and a row of two story brick stores with offices above. These buildings were Classical Revival, usually with cornices, awnings and some classical ornamentation. Banks were generally the most substantial structures in terms of ornamentation and design. The 1910 Federal Bank building which still stands in Lincoln Heights is one such example. Designed by Otto Neher and C.F. Skilling, its shallow dome and classical ornamentation dominate the intersection of North Broadway and Avenue 22.

By 1920 garages and structures associated with automobiles were already firmly established in Northeast Los Angeles, and were often constructed of concrete or other masonry materials. A 1916 map of Eagle Rock for example, shows brick commercial buildings along Colorado Boulevard and only two buildings constructed of other masonry materials: the bank at the corner of Eagle Rock Boulevard and the "Eagle Rock Garage/Plumbing." Gas stations were simple one room structures oriented diagonally towards a corner. Despite the availability of public transportation, commercial structures serving automobiles proliferated in nearly every subdivision. By the early 1920's, most homes included a garage for automobiles.

Residential Development

Residential development in Northeast Los Angeles from the first subdivision of Rancho San Rafael in 1870 through 1950 was a powerful and persistent factor in the organization and

development of the entire region's built environment. In some areas, neighborhoods and communities sprang up in very short periods of time; many of these still demonstrate the resulting consistency of architectural style, size, and scale. In other areas, residential development took place over three or four decades, paced by the economic booms and recessions of the greater Los Angeles area. These areas evolved a variety of characteristics, documenting a neighborhood's changes in population and income level as well as in the architectural conventions dictated by taste. The routes of street cars and railways in most cases determined the first areas of concentrated residential development, though even prior to the first horse-drawn street car line out of the center city there were homes scattered throughout Northeast Los Angeles.

Home-ownership was a cultural value of almost every generation and ethnic group of settlers who came to California and local real estate entrepreneurs capitalized on that need. As a result, the single family home was the predominant resource type of residential development in Northeast Los Angeles. Size, site characteristics and architectural style were the primary variables which distinguished each neighborhood and period of construction.

Single family homes built prior to the turn of the century, from the farm houses of Eagle Rock to the suburban homes of city businessmen in Angelino Heights, Lincoln Heights, and Boyle Heights, were derived from Victorian styles. They were wood frame structures, vertical in massing, and typically had steep gable roofs, dormers, and wide ornamented porches. Turrets, balconies, and complex roof systems were present in the homes of wealthy citizens, while the decoration of one story homes occupied by families of more modest means were less detailed. In contrast to the elaborate Queen Anne and Eastlake style houses which still stand in Angelino Heights, the William Hayes Perry home on Pleasant Avenue in Boyle Heights (see Illustration H), was an Italianate example, complete with square tower bays, tall windows, and quoins. The great variety of Victorian houses, their profusion of architectural detail, their age, and their influence on the residential and aesthetic development of Los Angeles, all contribute to the significance of surviving examples.

Craftsman style houses began to appear in Northeast Los Angeles after the turn of the century. Some of the city's finest surviving examples are in the Highland Park area. Derived from the Arts and Crafts movement in California, architects and contractor-builders of the Craftsman style produced bungalows and mid-size middle class homes. Typically wood frame, sheathed in clapboard or shingles, these homes made extensive use of local Arroyo stone or brick for garden walls, foundations, chimneys, and porch supports. Low pitched gable roofs, projecting rafters, and numerous porches defined the style. Charles Fletcher Lummis's hand-built house of Arroyo stone is one extraordinary product of the impulses towards regional design and craftsmanship

which were manifested in even the most simple Craftsman style homes. El Alisal, as Lummis called his home, is an anachronistic California castle which still stands as a monument to its builder and to the circle of artists and intellectuals he fostered in Highland Park.

Other architectural styles which predominated in the twentieth century single family residential subdivisions included the Classical or Colonial Revival style bungalows, and the Mediterranean or Spanish Colonial Revival style homes which still stand in many neighborhoods throughout Northeast Los Angeles. Illustrations I and J show houses of these types in Eagle Rock from the 1920's. Set back from the street, low in scale, the Classical or Colonial Revival style houses were detailed with classical columns and pediments. The Spanish Colonial Revival houses were ornamented with tile roofs and shutters. These small structures, in either style, expressed the desire for home ownership and growth of community through residential development. Large, eclectic or transitionally styled homes such as the Angelo Bessolo residence in Eagle Rock, circa 1914 (see Illustration K), were products of similar motivations towards individual home ownership. The siting of the house in the case of the Bessolo residence was a prominent feature which highlighted its unusual design. High above a lemon grove, it bridged the gap between the community's agricultural and residential phases.

In Silver Lake and Mount Washington, an extremely important subset of single family residential development included the 1930's Streamline Moderne and Modernist style houses. Due to their complex topography and the difficulty of engineering hillside sites, both areas were still being developed in the 1930's. Many internationally known architects designed houses on the hillside terraces. The crisp, horizontal Modernist houses by Richard Neutra, Gregory Ain, Rudolf Schindler and others defined the residential development of Silver Lake in a way unique to Los Angeles. Architect William P. Kesling's curvilinear Streamline houses on Easterly Terrace, also in Silver Lake, borrowed from the imagery of machines and transportation.

Houses in Northeast Los Angeles were either architect-designed like the Modernist homes of the 1930's, or were designed by contractor-builders. Of those designed by architects, many were the work of young firms which later gained reputations for their residential projects or their major commercial commissions in other parts of the city. Meyer and Holler, George Wyman, John Austin, Bradbeer and Ferris, Train and Williams, Sumner Hunt, and Theodore Eissen, are examples of some of the firms working in the Highland Park and Mount Washington areas. Houses which survive by these architects are important examples of their time and place and contribute to an understanding of Los Angeles' built environment.

The vast majority of residences were not architect-designed. Instead, they were vernacular buildings constructed by a

builder/contractor or the homeowner. Typically one story, wood frame, either clapboard or (later) stucco sheathed, with hipped or gable roofs, front porches and rear additions, these small houses were the most common structures on maps from 1887 through 1921. Still possessing some individuality, these houses were the homes of generations of working and middle class citizens. Single surviving examples which have not been significantly altered are rare and the industrial zones of Lincoln Heights and Boyle Heights contain some of the best examples. Intact clusters of structures which reveal the character of early working class neighborhoods may also survive.

Multi-Family Residential Structures:

Residential development in Northeast Los Angeles was not only limited to single family homes, but also included multi-family resource types such as duplexes, four-flats, apartment buildings, and bungalow courts. Executed in the same styles and materials as single family houses, these structures in most cases served the working class population of each community, and were suited for new arrivals or more transient workers. The Craftsman style apartment buildings which face Lincoln Park on Mission Road in Lincoln Heights are examples of this type, exhibiting the same stylistic characteristics and materials of single family residential structures, including the low pitched roofs and wood clapboards that are reminiscent of much of the community's housing stock. Significant because they fulfilled the housing needs of countless working class families and recent immigrants to Los Angeles, certain multi-family housing types such as bungalow courts were also remarkable for their climatic adaptation and their perpetuation of the cultural value represented by single, individual structures.

The construction of public housing projects in Boyle Heights and Lincoln Heights immediately prior to and following World War II resulted in a Modernist style multi-family housing type. Examples such as Aliso Village of 1941-53 in Boyle Heights were often well landscaped but poorly integrated into the surrounding community. (5)

Civic, Religious, Cultural, and Social Institutions

As agricultural land was subdivided and settled and transportation systems brought rapid residential development to Northeast Los Angeles, the area's communities developed political, social, and cultural institutions necessary for their continued growth and maturity. Post offices and schools were often the first civic buildings constructed, followed by city halls, libraries, police and fire stations, and cemeteries. Religious institutions, and later club buildings, theatres, museums and parks catered to the religious, social, and cultural

needs of each community, while hospitals, orphanages, and other homes for the indigent or aged served those populations.

Post offices were opened in Garvanza in 1886 and Highland Park in 1892. A post office for Eagle Rock followed in 1912. Like those in many other communities, it was first housed in the local drug store. In 1916, the Eagle Rock's first city hall was housed in a wood frame commercial building on Eagle Rock Boulevard (then called Central Avenue). When each community was able to erect the permanent facilities designed for civic institutions, most were small, classically styled buildings which often included several departments. The Eagle Rock City Hall, for example, originally included the fire and police departments. Ironically constructed in 1911 just prior to Eagle Rock's annexation to the City of Los Angeles, it was Spanish Colonial Revival in style, with classical columns flanking the center doorway. The Northeast Police Station in Highland Park was built in a Classical Revival style with a brick facade and lent an imposing presence to the section of York Boulevard that it occupied. The Boyle Heights police station appears on a 1921 map as a two story brick building on East First Street, located in the commercial center of the area. Later civic institutions, such as the Moderne 1940 fire station and the Art Deco jail in Lincoln Heights, were equally powerful civic symbols, designed in the important architectural styles of their ages.

Local libraries were primarily established as branches of the Los Angeles library, although some were independent institutions for a short period. Often, as in Edendale, they served as a "mecca for literary groups who made their homes in the picturesque hills" surrounding the library. (6) The Eagle Rock library, completed in 1916 with a Carnegie grant was a brick structure designed by local artist, Conrad Buff. In the 1920's its current Mission Revival style facade was added. The first Los Angeles branch library was in Highland Park and was designed as a single story classical temple with a rounded pediment on a slight rise above the street. The Lincoln Heights branch library is an extraordinary surviving example of this type of classically influenced civic architecture: magnificently sited towards a corner, it is semi-circular in plan and Italian Renaissance Revival in style, and conveys both the dignity and importance of education and literacy to the community.

School buildings also conveyed the importance of education to the communities of Northeast Los Angeles, evolving in much the same way as other civic buildings. The first schools were begun in buildings which served other functions, such as the Millers Hall in Garvanza, but quickly gained their independence and became major assets for attracting families to newly established residential subdivisions. In 1886 the Los Angeles Times noted for example that Highland Park was the site of "several handsome homes . . . [and] a fine large school house." (7) These first schoolhouses were designed in a variety of period revival styles popular in the era in which they were built. The Garvanza School, for example, was an enormous Tudor style structure with

two steep gable ends and half-timbering on each facade. The 1909 Eagle Rock Elementary School was irregularly massed and topped by a square bell tower. These facilities often became overcrowded quite quickly. Maps of the early 1920's show most of the two story school buildings surrounded by many small one room classroom buildings. Ultimately, the first utilitarian schoolhouses and classrooms gave way to more formally designed structures. Originally built of wood like the Monte Vista Street school in Highland Park or the Second Street school in Boyle Heights, these later schools, built after the turn of the century, were symmetrically massed and more classical in design. The local school was often the center of community activity. Lincoln High school, for instance, was built in 1913, and gave its name to the community around it. The school continued to expand in the next decades becoming the complex shown in illustration L from 1924. The landscaped campus of classically-derived three story masonry buildings, formed an acropolis, visible from much of the surrounding community. It is representative of school buildings and their evolution in the Northeast Los Angeles communities.

Occidental College was the primary institution of higher learning in Northeast Los Angeles from its founding in Boyle Heights in 1887. From Boyle Heights the college moved to Highland Park in 1898; the original Hall of Letters building (1904-05) still stands on Figueroa Street. In 1914 the college moved to a 95 acre campus in York Valley (now Eagle Rock), donated by the Rogers family. The campus was planned by noted Southern California architect Myron Hunt. The landscape design was by Beatrix Farrand; a majority of the buildings constructed before the mid-1930's were designed by Hunt and his partner H.C. Chambers. As well as being a major feature in the Eagle Rock area, the college made and continues to make contributions to education in Southern California. Naturally, Occidental was also responsible for spurring much of the residential development, which occurred around it.

The College of Fine Arts of the University of Southern California was another institution of higher learning which located in Northeast Los Angeles. The 1901 building in Highland Park still stands at 200 Avenue 66. Originally called the Los Angeles College of Fine Arts, it was founded by William Lees Judson, a painter who with Charles Fletcher Lummis and authors such as Mary Austin, played an important role in the development of the arts community in Highland Park. Later used by the Arroyo Guild of Fellow Craftsmen, a group established to emulate leaders of the British and American Arts and Crafts movements such as William Morris and Gustav Stickley, this building is an inventive combination of the Craftsman and Islamic Revival styles. Eventually it became the home of Judson Studios, an art glass studio.

Cemeteries are both nondenominational and sectarian and were established very early in Northeast Los Angeles. The first Jewish cemetery was established in Chavez Ravine in 1855 by the

Hebrew Benevolent Society of Los Angeles; it was later joined by a Catholic cemetery. In 1877 the City dedicated Evergreen Cemetery far to the east between Brooklyn Avenue and First Street in Boyle Heights. The 1903 Gothic Revival style Ivy Chapel which still stands was designed by architect A.B. Benton.

Religious Institutions:

Religious institutions in Northeast Los Angeles were an integral part of each community's early social functions, beginning, like early civic and governmental institutions, in buildings they shared with other uses. For example, in 1890, Garvanza had two churches, one in a brick commercial block which also housed a grocery and offices, and the other was a simple, single story wood frame building. Despite these modest beginnings, the religious life of communities such as Highland Park profoundly influenced their character and physical form, ultimately leading to the exclusion of saloons and a profusion of significant ecclesiastical buildings. The Garvanza Methodist Church and the 1889 Church of Angeles designed by local architect Earnest Coxhead, were the first major church buildings in the Highland Park area. Representative of substantial religious buildings in the area, the two were dissimilar in architectural form and style, yet demonstrated the wealth and stature of their congregations. The Church of Angeles was built of local stone in the Gothic Revival style to resemble an English country parish church, while the Methodists invested in a Spanish Colonial Revival structure with square towers and Churrigueresque ornamentation (See Illustration M).

Other communities of Northeast Los Angeles, such as Lincoln Heights, had similar numbers and types of religious institutions. Most residential neighborhood included at least one church building and sometimes several. Spanish Colonial Revival and Mission Revival were the predominate styles of church buildings in the area, though Colonial Revival and Craftsman institutions were also constructed. The preference for revival styles associated with California's history was no where more apparent than in church architecture. This preference derived from the popular romanticism of the colonial period and the mission system. Most easily transferred from the missions to the religious institutions which followed them because of similarities in architectural form and function, the idioms of Mission and Spanish Colonial architecture were used throughout Northeast Los Angeles.

The extraordinary number of religious buildings in each community, particularly in the Highland Park and Lincoln Heights areas, was a result of the religious and cultural diversity of its residents. Christian denominations represented included Catholics, Methodists, Presbyterians, Episcopalians, Congregationalists, Baptists, Lutherans, and other evangelical sects. Jewish temples were also in evidence, such as the 1920 Breed Street shul in Boyle Heights, one of almost twenty-five

synagogues which once served that community. A 1921 map of Boyle Heights also shows a "Buddhist temple" associated with a three story apartment building labeled "Japanese tenements and hall." (8) Echo Park and the Angelus Temple were the home of Foursquare Evangelist, Amy Semple McPherson and her followers. Still standing near Sunset and Glendale Boulevards the grand temple attracted worshipers from all over Southern California during the late 1920's until scandal and gradual attrition decreased the numbers and strength of Sister Amy's flock. McPherson's evangelical ministry was one of the first to take advantage of theatrical stage effects and lighting.

Social and Cultural Institutions:

If schools and religious institutions were the first buildings which served as social centers in the communities of Northeast Los Angeles, they were quickly followed by clubs or fraternal organizations. Fraternal organizations such as the Masons were among the first such groups; they were subsequently joined by a variety of others. Highland Park organizations for example, included among others, a Woodman Lodge, Beethoven Club, Commercial Club, the Landmarks Club, and an Improvement Association, as well as the Ebell Club, American Legion and Masonic Lodge. Of all these groups, only the largest were able to construct meeting halls, and the Highland Park Ebell Club and the Women's Twentieth Century Club in Eagle Rock are two of the finest examples which remain in Northeast Los Angeles. Significant for both their architectural grandeur and their roles in the civic, educational, and social lives of their respective communities, both buildings are the result of early community efforts. Both organizations were founded in 1903. In 1912 the Ebell Club commissioned Sumner Hunt and Silas Burns to build its facility. The structure is an elegant conglomeration of styles, while the Women's Club was more coherently Craftsman. Bold and eclectically or eccentrically styled, most club buildings provided recognizable symbols of community service and cooperation.

Cultural and recreational institutions which developed to serve the communities of Northeast Los Angeles evolved to supplement local clubs or social organizations. Movie theatres were at first located in small, utilitarian wood frame or brick commercial buildings, and later were housed in masonry structures like the Eagle Rock theatre designed for their specific use. A big part of cultural activity in the area were museums, the most notable of which were founded to celebrate the Native American and early Spanish inhabitants of Southern California. The 1917 Casa de Adobe designed by Theodore Eissen and the post-1912 Southwest Museum designed by Sumner Hunt and Silas Burns became instant Highland Park landmarks. Significant for their design, their association with Charles Fletcher Lummis, and the popularization and romanticism of California's Mission period these facilities are the cultural core of the Northeast area.

Recreational Facilities:

In addition to his contributions to the cultural interpretation of the area, Charles Fletcher Lummis, together with the Highland Park Ebell Club and the Greater Highland Park Association, also helped to save the Arroyo Seco as parkland in 1923. The Arroyo Seco, and its adjacent Sycamore Grove park, became one of the City's most popular picnic areas by the late 1920's and 1930's. The Eagle Rock was a favorite picnic area also, and was always an important symbol to the community which spread out below it.

The earliest city parks in Northeast Los Angeles were Eastlake Park, Hollenbeck Park, Echo Park and Elysian Park. Echo Park, Eastlake Park (now Lincoln Park), Hollenbeck Park, and Prospect Park were all adjacent to early residential subdivisions and developed very early. Prospect Park was at the eastern limits of the city when it was laid out around 1894. Echo Park was completed in 1891 and included an early city playground (1904) as well as the lake, a boat house, and swimming pool. The playground and pool areas were later greatly reduced for construction of the Hollywood Freeway immediately following World War II. Lincoln Park included 50 acres of plantings as well as the greenhouses which supplied all nine public parks in 1894. The existing brick boat house was an additional feature, along with the neighboring Selig Zoo and alligator farm. Mrs. Hollenbeck donated acreage fronting the Hollenbeck homestead in Boyle Heights in 1891 and the resulting park which is today shaded by the Golden State Freeway, originally included a masonry boat house and round wooden bandstand. Elysian Park included almost six hundred acres when it was first improved in 1896, and was visited by 35,000 people per year by 1900. As the home of the city's arboretum, it remains the most densely planted of all city parks. The Arroyo Seco Park included the largest park buildings and its community clubhouse incorporated a gymnasium, auditorium, bowling alleys, billiard rooms, lounging rooms, and nurseries "available to the use of all without charge." (9)

Health-related Resources:

Northeast Los Angeles developed some of the city's earliest and largest health-related facilities. Many were begun by religious or social groups and the largest were established in proximity to the center city. Hospitals were the first resource type to evolve. One of the earliest health-related facilities in the area was a small pox "pest house" in what is now Elysian Park. Barlow Sanatorium, built in 1902, is still in operation in the same park. Barlow was called a "little refuge" for "destitute consumptives." (10) Its many small wood frame buildings typify such early health facilities, which were often located in dry, hilly areas away from signs of daily life and commerce. Significant for their contribution to the developing health professions, these early facilities also played a role in early immigration to Southern California which was health-motivated.

On the east side of town, the Los Angeles County/USC Medical Center was the largest hospital facility to develop. It opened in 1878 with forty-seven patients, ten of whom had tuberculosis. In 1917 an expansion was planned which would cause the facility to "surpass New York's great Bellevue [Hospital] in size. (11) The resulting twenty story central building from c. 1928-33 has remained a strong visual landmark for the surrounding communities. The smaller administration building at 1100 N. Mission Road is an earlier design, typical of such institutional buildings in its classical symmetry, and highly ornamented brick facade.

Hospitals and sanatoria were complemented by social service institutions such as orphanages, homes for the elderly and indigent. Originally small in scale, most institutions in the Highland Park and Lincoln Heights areas were built on a domestic scale, consisting of buildings resembling large residences. The Craftsman style Hatheway Home for Children which still stands at 840 Avenue 66 is one example designed by architects Train and Williams around 1905. Similarly, the Strickland Home for Boys and the Episcopal Home for Children, both located in Highland Park, were designed as sprawling dormitories, no taller than two stories, and in styles consistent with the larger houses within the same community (see Illustration N). Additional institutions included the Ransom Home and the Pisgah Home, both erected around 1906.

Boyle Heights was home to some of Northeast Los Angeles' largest social service institutions. The city's orphan's home, designed in 1891-92 by Curlett and Eissen, was for many years the most prominent visual landmark on the eastern bank of the Los Angeles River. (12) By the year 1921, other large institutions in the area included the Volunteers of America Girls and Boys Home, the Hollenbeck Home for the Aged, the Japanese Sisters Home for Children, the Home for the Aged of the Little Sisters of the Poor, Lincoln Hospital, Santa Fe Coastline Hospital Association, and White Memorial Hospital. Most of these institutions were large, rambling complexes, symmetrical in plan, with each function separated into its own wing. Landscaped grounds could include freestanding dormitories, chapels, laundries, bakeries, play grounds, and even areas for keeping hogs and hens. The buildings themselves were typically two to three stories tall, masonry structures. The main building was often topped with a prominent center tower.

Later social service institutions included, among many others, the Swedish Pacific Home for the Aged, planned for Glassell Park in 1921, and the interesting Women's Christian Temperance Union Home for Women in Eagle Rock. Resembling an apartment building rather than an institution, this last example still stands on Norwalk Street. Two of its distinctive features are the four prominent exterior stairways and the x-shaped building plan which allowed each room substantial light and air.

Resources Associated with Immigration Patterns and Minority Heritage:

The communities of Northeast Los Angeles were some of the first points of entry for the many immigrant groups that came to Southern California. Boyle Heights and Lincoln Heights in particular, were home to wave after wave of immigrants arriving in either the country or the region for the first time. In 1880 Boyle Heights was a fashionable residential district for downtown businessmen, but as early as 1908 "it began to be taken over by immigrant groups." (13) Irish, Russians, Mexicans, Germans, and Japanese residents coexisted. By the early 1930's the majority of Los Angeles' 70,000 Jews lived in Boyle Heights. Middle class Mexican-Americans settled there slightly later, and in the years immediately following World War II, when the entire region experienced phenomenal growth, the influx of minority groups intensified.

In addition to this increasing presence of ethnic and national groups in residential neighborhoods of Northeast Los Angeles, much of the area's physical development was the direct achievement of a labor force consisting of racial and ethnic minorities. Chinese laborers were responsible for the construction of railroads and worked the Gates Strawberry Ranch in Eagle Rock. Some Chinese trained to become officers in the Chinese Revolutionary Army of 1910 while they resided in the area. As early as 1887, when the town of Garvanza included no more than thirty buildings, maps indicated a Chinese laundry and dwelling units on the outskirts of town. There were twenty-nine Japanese laborers in Eagle Rock as early as 1906, and Japanese "tenements," or apartments were identified on maps of the 1920's. The numbers of Mexican-American laborers continued to grow from the earliest period of settlement when a large majority of Mexican immigrants settled near Chinatown, just across the river from Lincoln Heights.

Resource types associated with the immigration patterns and the ethnic and minority groups of Northeast Los Angeles are difficult to define. Some housing stock used by these groups may survive, and if examples can be traced through early maps and directories, they may be significant to an understanding of the ethnic groups which shared the neighborhoods and communities of Northeast Los Angeles. Religious and social service institutions which remain may have significance to segments of the population no longer represented within the surrounding communities. Breed Street shul and the original wood frame synagogue building behind it for example, were the focus of a thriving Jewish community for decades. Buildings like the Inglesia Cristiana church, which was also once a synagogue, served the same community. Lincoln Hospital began with the Deutscher Hospital Verein (German Hospital Society) which provided medical care to German immigrants in Boyle Heights. The Japanese Sisters Home for Children was located on South Boyle Avenue near Fourth Street; the Hebrew Home for the Old was also on South Boyle, near First

Street; the Swedish Pacific Home for the Aged was in Glassell Park; all are examples of social service institutions with ties to specific ethnic or religious groups.

In depth analysis of some of the resource types already discussed may also reveal special ties to immigrant, ethnic, and minority groups. There was a Chinese section at the east end of Evergreen Cemetery for example. The lawns and picnic facilities of Arroyo Seco Park hosted Japanese groups as large as 5,000 within the first ten years of its birth. Other examples may be discovered as specific historic, architectural, and cultural, resources are identified; as their histories are researched; and as their contributions to the multi-faceted development of Northeast Los Angeles communities are understood.

III. INFORMATION ANALYSIS:

Information included in this report was gathered from many sources, including Los Angeles Public Library collections, municipal records, California State University at Northridge collections, the Eagle Rock Historical Society exhibit and publications, and individuals in many of the Northeast Los Angeles communities. A full list of published materials, individuals contacted, and information repositories consulted appears in the bibliography section which follows.

The understanding of each historic theme identified in the previous section can benefit from future research and analysis. Primary sources in particular, such as tract maps and assessors rolls, should be consulted in more detail to gather further information about ownership of specific properties, minority groups, and early tract and subdivision names. Fire insurance maps, which because of time constraints of the current project could only be examined in a cursory manner, should be reviewed in a comprehensive way to further identify schools, institutions, dwelling types, and early commercial functions. Original building permits when available, will provide specific information about the local architects and builders, some of which received only the slightest mention. Census data may provide further information about demographic patterns.

The economic and residential development patterns of Northeast Los Angeles should also be analyzed in relation to neighboring communities and to the city as a whole. Specifically, Silver Lake should be analyzed in relation to Hollywood's development and Atwater in relation to Glendale's.

Each community is rich in resources which could not be cited in this report and individuals with expertise in each area's significant social and cultural institutions should be consulted to broaden the texture of the historical themes discussed and to assist in identifying further examples of each resource type.

Residences and other resources associated with important persons, community leaders, social and cultural institutions, will be better understood as they are individually identified and researched.

To continue the investigation of historic themes, property types, or specific examples, consult the individuals and repositories listed in the bibliography section.

IV. APPENDICES

List of Illustrations

- Illustration A: Eagle Rock Valley c. 1908
From the Virginia Neely Collection
- Illustration B: Los Angeles Transit Lines map
by The Electric Railway Historical Assn.
- Illustration C: The Pacific Electric Railway map
- Illustration D: Mount Washington Railway Station
- Illustration E: Schumacher Barn, Eagle Rock c. 1905
From the Virginia Neely Collection
- Illustration F: Garvanza c. 1887
- Illustration G: Figueroa and Avenue 57, Highland Park
- Illustration H: William Hayes Perry Residence
1315 Pleasant Avenue, Boyle Heights
- Illustration I: Eagle Rock Residence
- Illustration J: Eagle Rock Residence
- Illustration K: Angelo Bessolo Residence
Eagle Rock, c. 1914
- Illustration L: Lincoln High School, in Lincoln
Heights, c. 1924
- Illustration M: Garvanza Methodist Church
- Illustration N: Strickland Home for Boys
Highland Park

Where no source is indicated, illustrations are from the Security Pacific Collection at the Los Angeles Public Library.