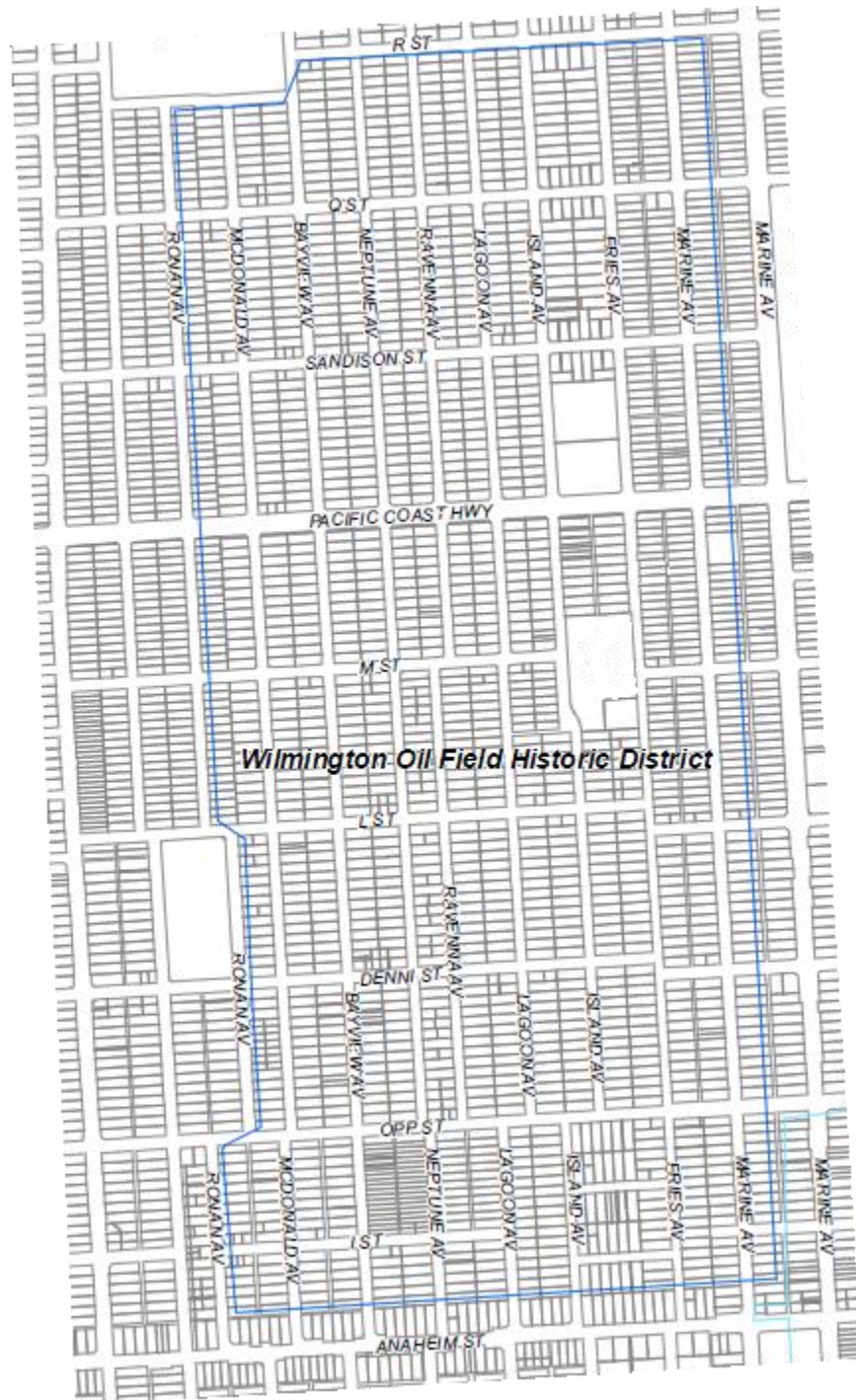


Districts

Name: Wilmington Oil Field Historic District



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	District
Criteria:	A/1/1
Status code:	QQQ
Reason:	A concentration of oil pump jacks associated with the Wilmington Oil Field, which was discovered in 1932 and continues in production into the present time. Complete evaluation pending further research.

Name: Avalon Boulevard Commercial Planning District



Description:

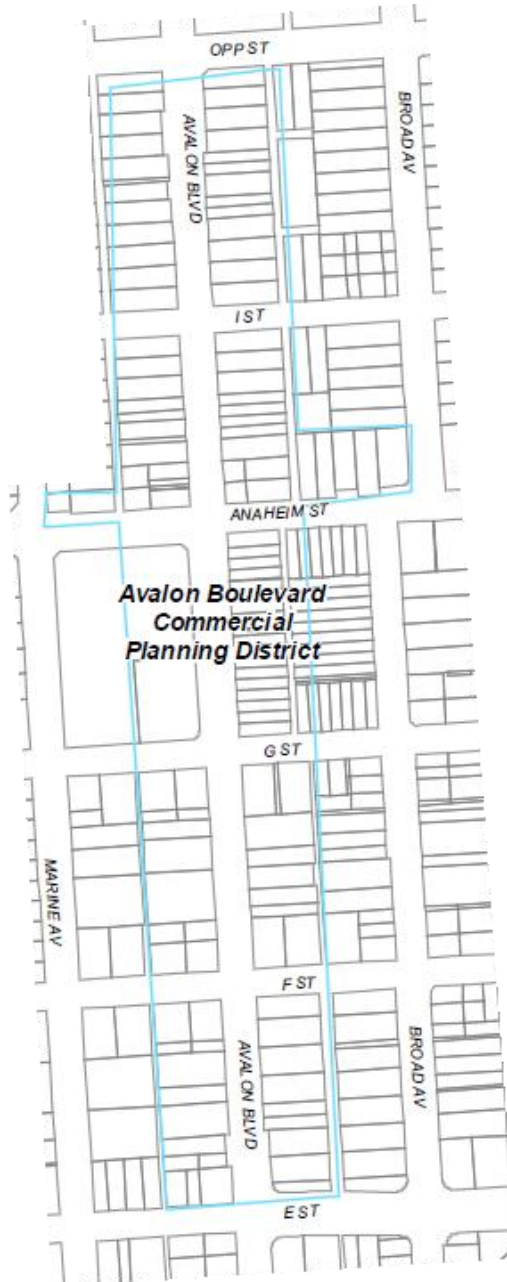
The Avalon Boulevard Commercial Planning District is located in Wilmington. It consists of Avalon Boulevard between Opp Street on the north and E Street on the south as well as one block along either side of Anaheim Street. It is a relatively large commercial district containing 120 parcels. The overall topography is flat. Lots sizes vary from large and square to more narrow, depending on the size of the building and if surface parking accompanies the building. Most buildings are set at the sidewalk with no setback. Resources in the district consist of one- and two-story commercial buildings. The area contains a mixture of architectural styles, including Neoclassical, Mediterranean Revival, and commercial vernacular. The street pattern is gridded, and the streets feature concrete sidewalks. Common alterations include storefront alterations and the replacement of second-story windows.

Significance:

The Avalon Boulevard Commercial Planning District is significant as the historic commercial center of Wilmington. However, the district does not appear eligible for listing as a historic district based upon a low percentage of intact contributing buildings. A relatively high percentage of the district consists of later commercial buildings, and original buildings often have undergone some degree of alteration that affects their individual integrity.

The area is a good example of a neighborhood commercial district. Development along Avalon Boulevard began in the late 19th century, south of what is now Harry Bridges Boulevard. It began to move north and by the 1910s had moved north of E Street. The 1910s and 1920s saw the continued growth of the commercial center north of E Street to Opp Street. A majority of the extant buildings in the planning district date from the period between 1923 and 1931. They include banks, a motion picture theater, hotels, and retail stores. A two-story commercial building that was built as a bank in 1927 – 1928 is located at 544 North Avalon Boulevard. It housed the Seaboard Branch of the California Bank. The Don Hotel, praised as “the largest and most modernly equipped hotel in the harbor district” prior to its opening in 1930, is located at the corner of Avalon Boulevard and I Street. The Granada Theater, which was constructed in 1925, is located at 632 Avalon Boulevard between F and G Streets. All three resources were evaluated individually as well.

Despite its significance as the historic neighborhood commercial center of Wilmington, this area does not retain sufficient integrity or cohesion to be eligible for listing as a historic district. However, it may warrant special consideration for local planning purposes.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Neighborhood Commercial Development, 1875-1960
Sub theme:	Neighborhood Commercial Centers, 1875-1960
Property type:	Neighborhood/Village Commercial Center
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	6LQ
Reason:	A good example of a neighborhood commercial center from the early 20th century. Represents the commercial center of Wilmington.

Name: Banning and Opp Bungalow Court



Description:

Bungalow court located on two parcels. Located at the southwest corner of Banning Boulevard and Opp Street in Wilmington. Three-part complex with two long, narrow residential buildings of attached units and a row of ancillary buildings containing garages, all in the Spanish Colonial Revival style.

Significance:

Excellent example of a bungalow court of attached Spanish Colonial Revival units from 1930. One of the few remaining in Wilmington with integrity.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent intact example of a bungalow court from the early 1930s. One of the few remaining in Wilmington with integrity.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent example of Spanish Colonial Revival architecture applied to a multi-family residence. Exhibits high quality of design.

Name: 1346 Fries Avenue Bungalow Court

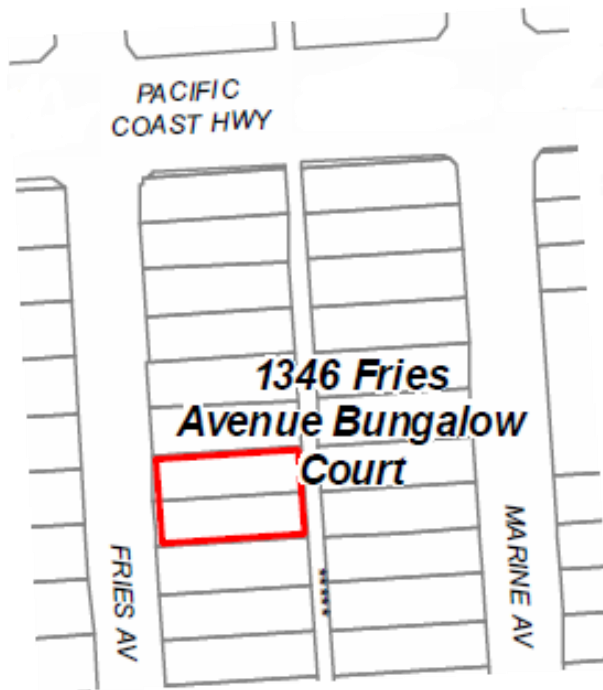


Description:

Bungalow court located on two parcels on the east side of Fries Avenue between Pacific Coast Highway and M Street in Wilmington. Consists of three buildings facing each other across a central walkway in a U-shaped—almost closed—plan. There are two one-story buildings oriented towards each other across the central walkway, with units on each end adjacent to Fries Avenue facing the street. The third building, which is a two-story building, faces the street and is set back almost to the rear of the lot. All buildings have a combination of Craftsman and Tudor Revival stylistic influences.

Significance:

Excellent example of a bungalow court from 1929 blending Craftsman and Tudor Revival styles. One of the few remaining in Wilmington with integrity.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent intact example of a bungalow court from the 1920s. One of the few remaining in Wilmington with integrity.

Name: Fries Avenue Elementary School



Description:

Fries Avenue Elementary School is located in the middle of a residential neighborhood in Wilmington. It is situated on flat land between Fries and Island Avenues at M Street. The campus includes numerous buildings and an asphalt recreation area. The two original buildings face onto Fries Avenue, an administration building and a classroom building. Both are constructed in the Mediterranean Revival style and appear to date from the mid-1930s.

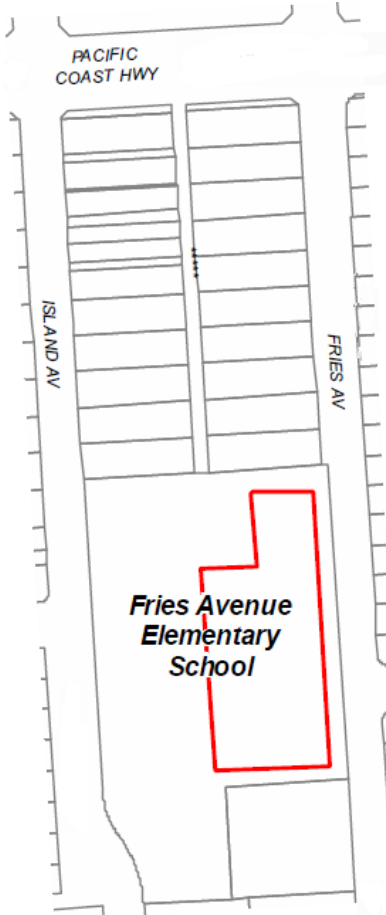
The administration building is rectangular in plan. It is set back slightly from the street and is surrounded on its east (street-facing) and west elevations by foundation plantings and a grass lawn. The classroom building is located directly to the north of the administration building. It is L-shaped in plan and faces onto Fries Avenue. There is a parking lot located to the east, as well as some landscaping though less than that of the administration building. The other school campus buildings are located in a U-shape to the rear of these two buildings. These other buildings were constructed at a later date and do not contribute to the significance of the campus.

Significance:

Fries Avenue Elementary School is significant as a historic school of LAUSD dating from the period after the 1933 Long Beach Earthquake, when a number of schools in the LAUSD system were damaged and rebuilt or remodeled. The period of significance is 1935, the approximate date of construction of the contributing buildings.

The original campus buildings, which include an administration and classroom building, are constructed in the Mediterranean Revival style. The two buildings have simplified decorative features of the Mediterranean Revival style, including terra cotta tile roof, smooth stucco exterior, and a main entryway with flat pediment and surround of rusticated stone blocks. Both buildings are largely intact from their period of construction. Later campus buildings are located to the rear of the original buildings.

There were one-story buildings constructed in 1923 and 1930 for the school which are no longer extant; it is likely that these were damaged and demolished following the 1933 earthquake. At least one temporary building was constructed in 1934, and it is likely that the buildings currently on the site were constructed around this time or soon thereafter. The buildings reflect the changes to building codes as well as the design and planning practices of LAUSD following the Long Beach Earthquake.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post-1933 Long Beach Earthquake, 1933-1945
Property type:	Institutional - Education
Property sub type:	Elementary School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent intact example of elementary school buildings from the 1930s. Constructed as a part of a major LAUSD building campaign after the 1933 earthquake.

Name: Harbor Regional Park



Description:

Ken Malloy Harbor Regional Park is located in Harbor City between Pacific Coast Highway, Anaheim Street, Figueroa Street, and Vermont Street. The topography of the park is flat. The 230-acre park contains a lake, golf course, and a mixture of planned park spaces, native riparian forests, and freshwater marshes. There are children's play areas, utility buildings, and restrooms also located within the park.

Significance:

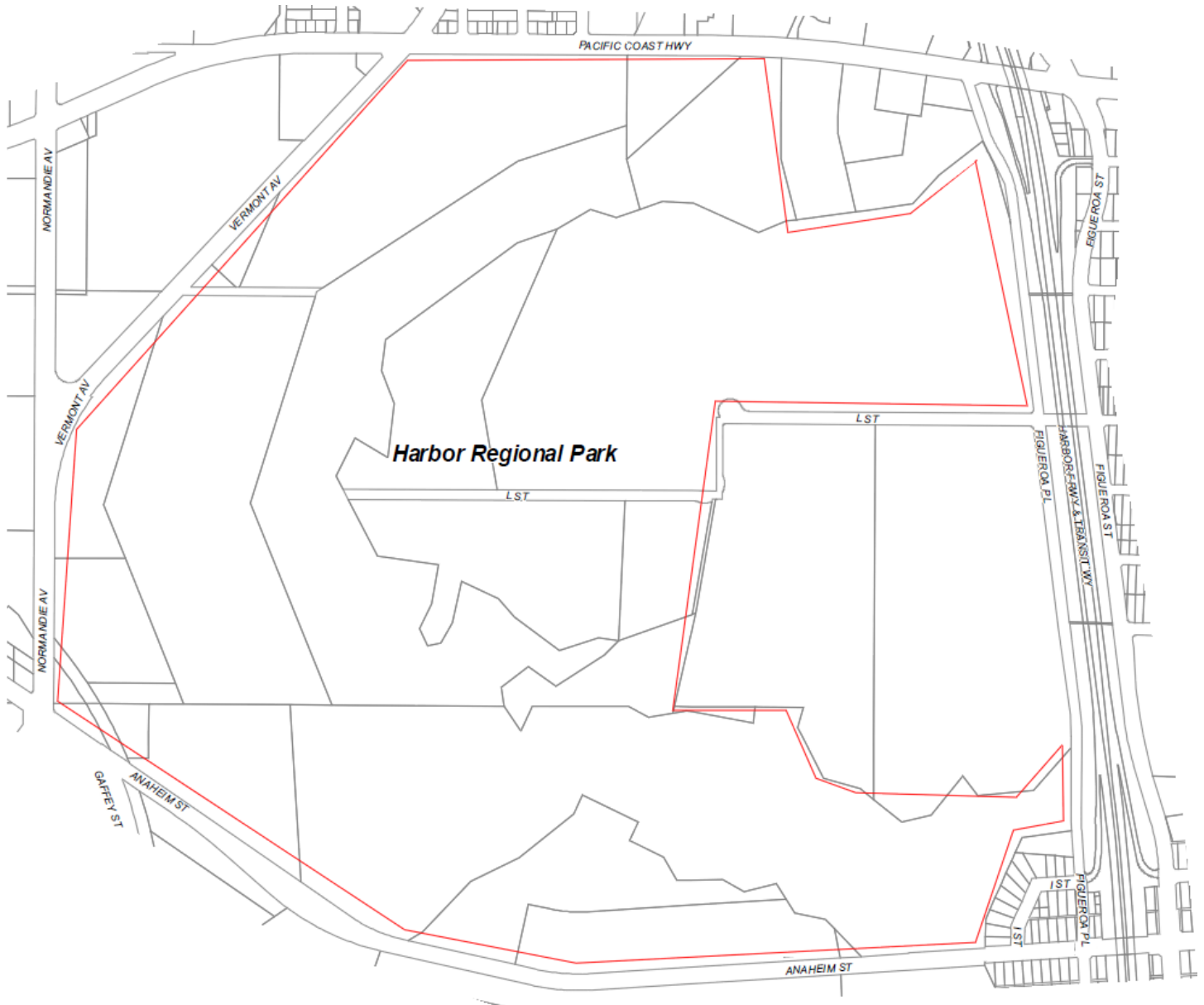
Ken Malloy Harbor Regional Park is significant as an excellent example of a post-World War II recreational park designed by the celebrated landscape architecture firm Cornell, Bridgers & Troller. Known locally as "Harbor Park," it is the largest inland recreational park in the South Bay area. The period of significance is 1953 to 1971, the period in which the land was acquired and the park was developed and dedicated.

The park consists of freshwater marshland and a lake; the area is a sanctuary for migratory birds. The marshlands and lake once extended northeast over a larger area, which has been made smaller over the years by development. The area was known as Bixby Slough, named after the Bixby family who owned the land as well as vast tracts of land that later became Long Beach. The slough was the remainder of a network of marshes, wetlands, and streams that once covered the harbor area. Prior to its development in the 1950s, Bixby Slough, a natural flood plain, periodically flooded because of the annual winter rains. The marshlands would become muddy, which resulted in numerous cases of drowning. The area had been a safety concern from residents since at least the 1930s.

The City of Los Angeles began to acquire the land in 1953 in order to develop it into a regional park. Money for the development of the park took years to collect and came from a variety of sources including a federal water conservation fund, a park bond issued by the city in 1957, and a park bond issued by the state in 1964.

The plans for the park were prepared by the distinguished landscape architecture firm Cornell, Bridgers & Troller. In 1955, Ralph Dalton Cornell, one of the preeminent landscape architects of California, became a senior partner in a collaboration with Samuel Bridgers and Howard Troller. The firm had a strong civic presence in Los Angeles, most notably designing the landscape for the Civic Center Mall and the Music Center, as well as several city and county buildings. Cornell, Bridgers & Troller additionally worked on city plans, college campuses, cemeteries, luxury hotels, industrial complexes, and recreational facilities. The Harbor Regional Park is a prime example of the firm's work.

The first aspect of the project was the construction of a storm drain, which became a major link in the network of other storm drains in the Harbor City area. Since the area had served as the natural drainage for the entire area, great care had to be taken to not disturb that pattern. In 1969 the lake was drained and enlarged from 31 to 47 acres so that it could be used for recreational purposes. Forty acres of parkland were also added at the time.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Other
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent example of a recreational park designed by the master landscape architects Cornell, Bridgers & Troller. It is the largest inland recreational park in the South Bay.

Name: Narbonne High School

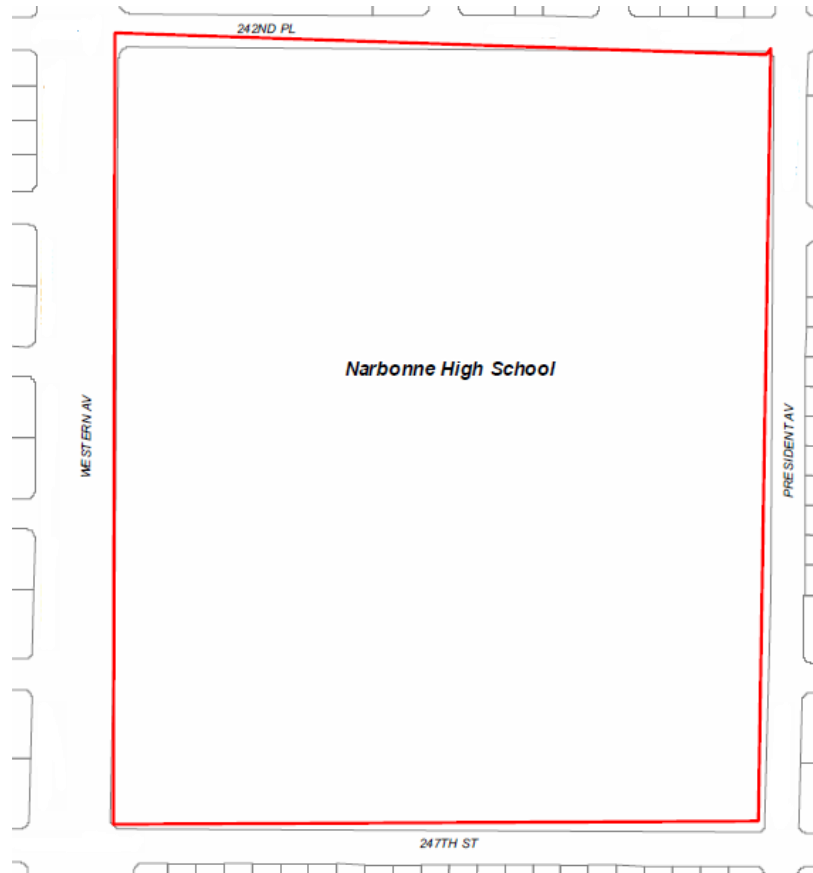


Description:

Narbonne High School is located in the Harbor City area. It is located on Western Avenue in a residential neighborhood between 242nd Street and 247th Street. President Avenue is the eastern boundary of the school campus. The topography is flat. The 37.5-acre campus consists of classroom buildings, an administration building, auditorium/gymnasium, athletic fields, and surface parking lots. The main cluster of classroom buildings are laid out in a radial pattern in the northwest quadrant of the campus. The auditorium/gymnasium is located north of the classroom buildings on 242nd Street. At the center of the campus is a circular lawn area. Lawns landscaped with trees are interspersed between the classroom buildings. The classroom buildings are Mid-Century Modern in style with flat roofs and stucco exteriors. The flat roofs have wide overhanging eaves that shelter the building entrances. The buildings are linked by covered walkways. Baseball fields are located in the northeast and southeast corners of the campus, while a football field is in the southwest corner.

Significance:

Nathaniel A. Narbonne High School is significant as an excellent example of a Mid-Century Modern high school campus with a highly unique radial plan. The school reflects the post-war suburbanization and growth of the Harbor City area as well as the post-war planning principles of LAUSD. The period of significance is 1956, the date the campus was planned and the buildings were constructed. The school was established in 1925 in what is now the City of Lomita. It was named for Nathaniel A. Narbonne, a sheep rancher who owned most of the land in the area. When the original campus became overcrowded, the new high school campus was constructed and the original campus became the Alexander Flemming Middle School. The adjacent and surrounding neighborhoods were developed during the post-war era and mainly consist of tracts of single-family houses. The new campus was designed by Daniel, Mann, Johnson, and Mendenhall, also known as DMJM. The school was originally designed to be a compact, integrated campus with only short distances between classroom buildings.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional - Education
Property sub type:	Campus - High School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Narbonne High School is an excellent intact example of a post-war high school campus with a distinctive radial plan.

Context 2:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Campus Planning and Design, 1876-1980
Sub theme:	No SubTheme
Property type:	Institutional - Education
Property sub type:	Campus - High School
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent example of a high school campus with a highly distinctive radial plan designed by the architecture and engineering firm of Daniel, Mann, Johnson, and Mendenhall.

Name: 712 West D Street Bungalow Court

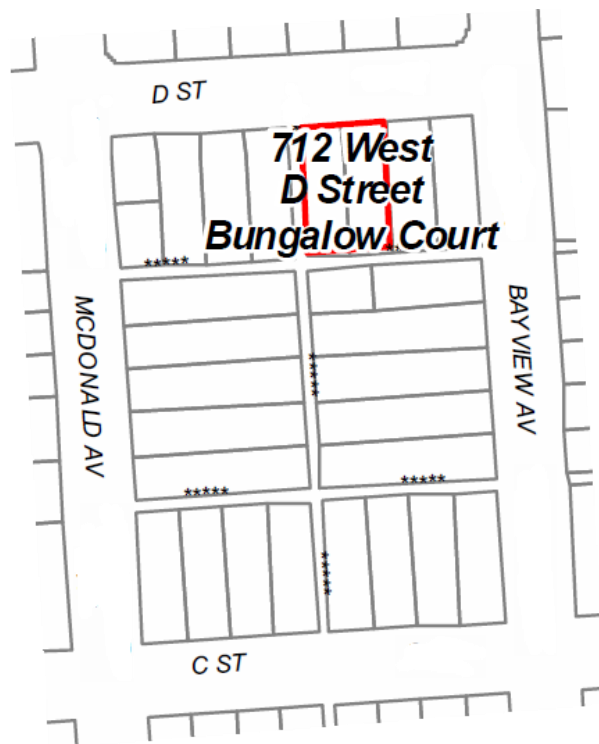


Description:

Bungalow court located on two parcels. Located in Wilmington on the south side of West D Street between Bayview and McDonald Avenues, approximately midway along the block. Consists of three buildings facing each other across a central walkway in a U-shaped plan, all in the Craftsman style.

Significance:

Excellent example of a Craftsman style bungalow court from 1923. One of the few remaining in Wilmington with integrity.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent intact example of a bungalow court from the 1920s. One of the few remaining in Wilmington with integrity.