

Name: 4624-4660 W. Washington Boulevard Streetcar Commercial Historic District

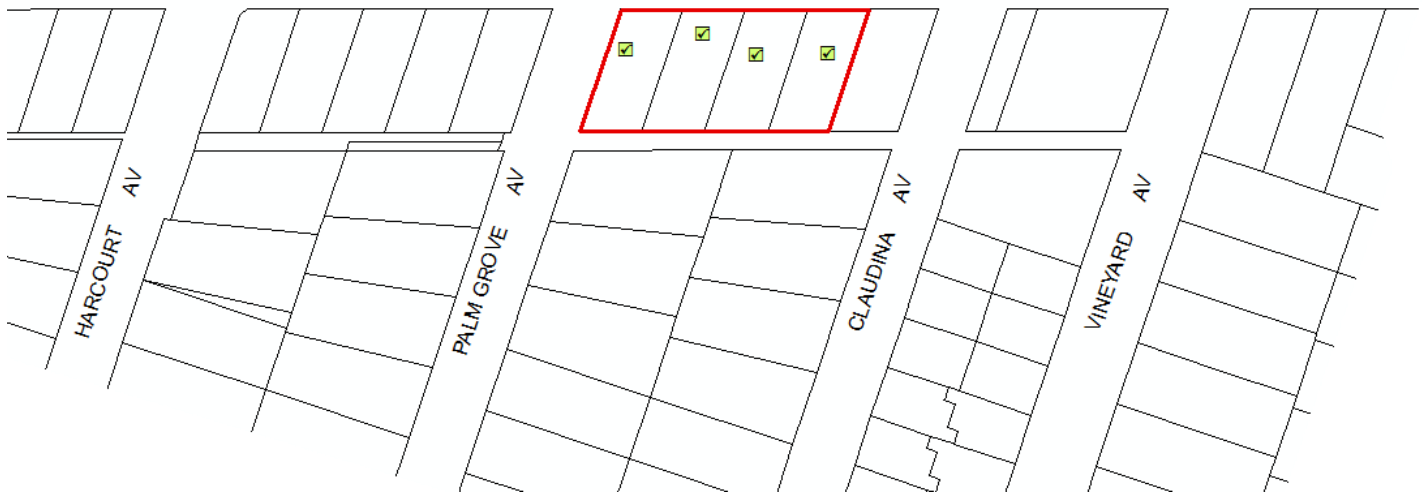
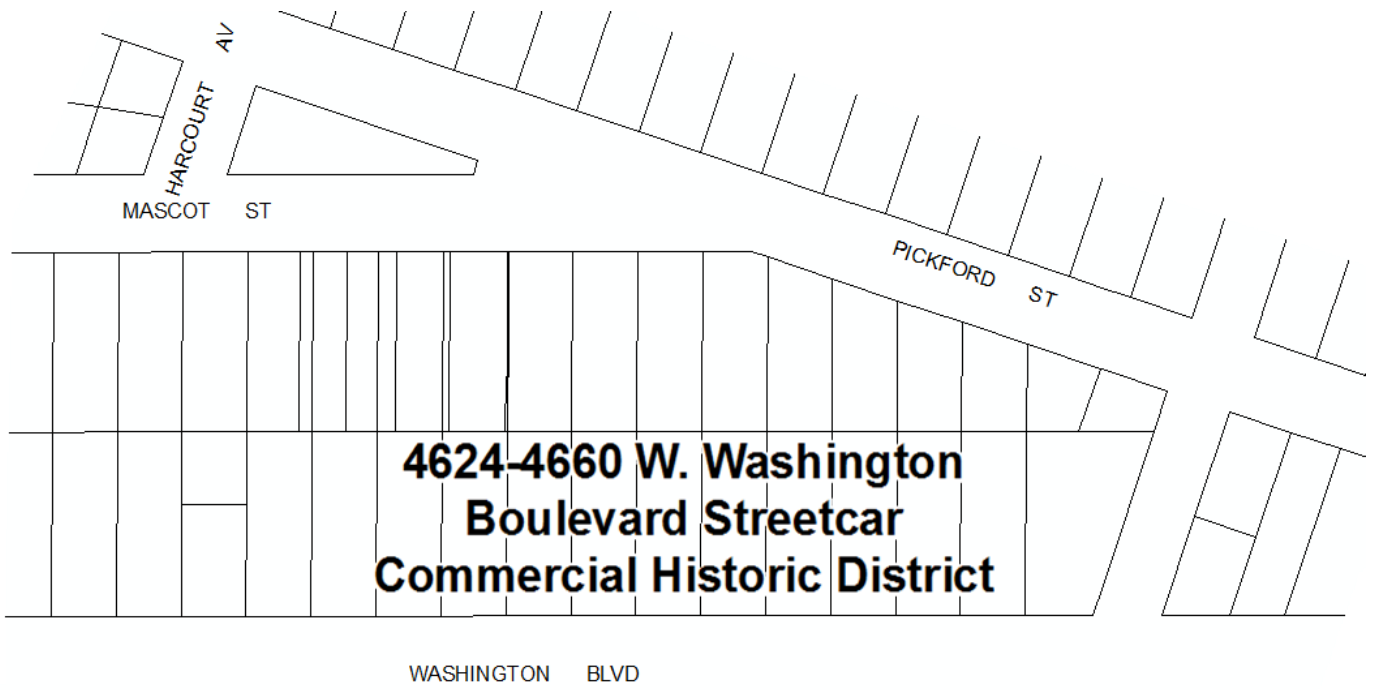


Description:

The 4624-4660 W. Washington Boulevard Streetcar Commercial Historic District is a small strip of four 1920s streetcar commercial buildings, located on the south side of W. Washington Boulevard between Palmgrove Avenue and Claudina Avenue in central Los Angeles. Constructed between 1922 and 1927, the district includes two, two-story mixed-use buildings and two, one-story retail buildings. All were constructed in a vernacular commercial idiom and have flat roofs and multiple storefronts with display windows and bulkheads; three have brick cladding and one has smooth stucco. Decorative details include glazed brick and tile. Alterations include storefront alterations and infill, window infill, window replacement, door replacement, signage additions, and addition of security door and window bars.

Significance:

The 4624-4660 W. Washington Boulevard Streetcar Commercial Historic District is significant as a rare, intact grouping of 1920s commercial buildings along a major streetcar route; most examples from this period do not retain integrity. The district is significant as reflecting the streetcar-related commercial development of this part of the city during the 1920s. Due to alterations, including storefront alterations and infill, window infill, and window and door replacement, the district may not retain sufficient integrity for National Register eligibility.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Streetcar Commercial District
Property sub type:	No Sub-Type
Criteria:	A/1/1&C/3/3
Status code:	3CS;5S3
Reason:	Significant as an intact grouping of 1920s commercial buildings along a major streetcar route in West Adams. The district reflects the streetcar-related commercial development of this part of the city during the 1920s. Due to alterations, including storefront alterations and infill, window infill, and window and door replacement, the district may not retain sufficient integrity for National Register eligibility.

Contributors/Non-Contributors:



Primary Address: 4628 W WASHINGTON BLVD
 Other Address: 4626 W WASHINGTON BLVD
 Type: Contributor
 Year built: 1925
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Primary Address: 4636 W WASHINGTON BLVD
 Other Address: 4632 W WASHINGTON BLVD
 4634 W WASHINGTON BLVD
 Type: Contributor
 Year built: 1927
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Commercial, Vernacular



Primary Address: 4654 W WASHINGTON BLVD
 Other Address: 4650 W WASHINGTON BLVD
 4652 W WASHINGTON BLVD
 Type: Contributor
 Year built: 1922
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Primary Address: 4660 W WASHINGTON BLVD
Other Address: 4656 W WASHINGTON BLVD
4658 W WASHINGTON BLVD
Type: Contributor
Year built: 1923
Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style: Commercial, Vernacular

Name: 3415-3423 Field Avenue Courtyard Apartment

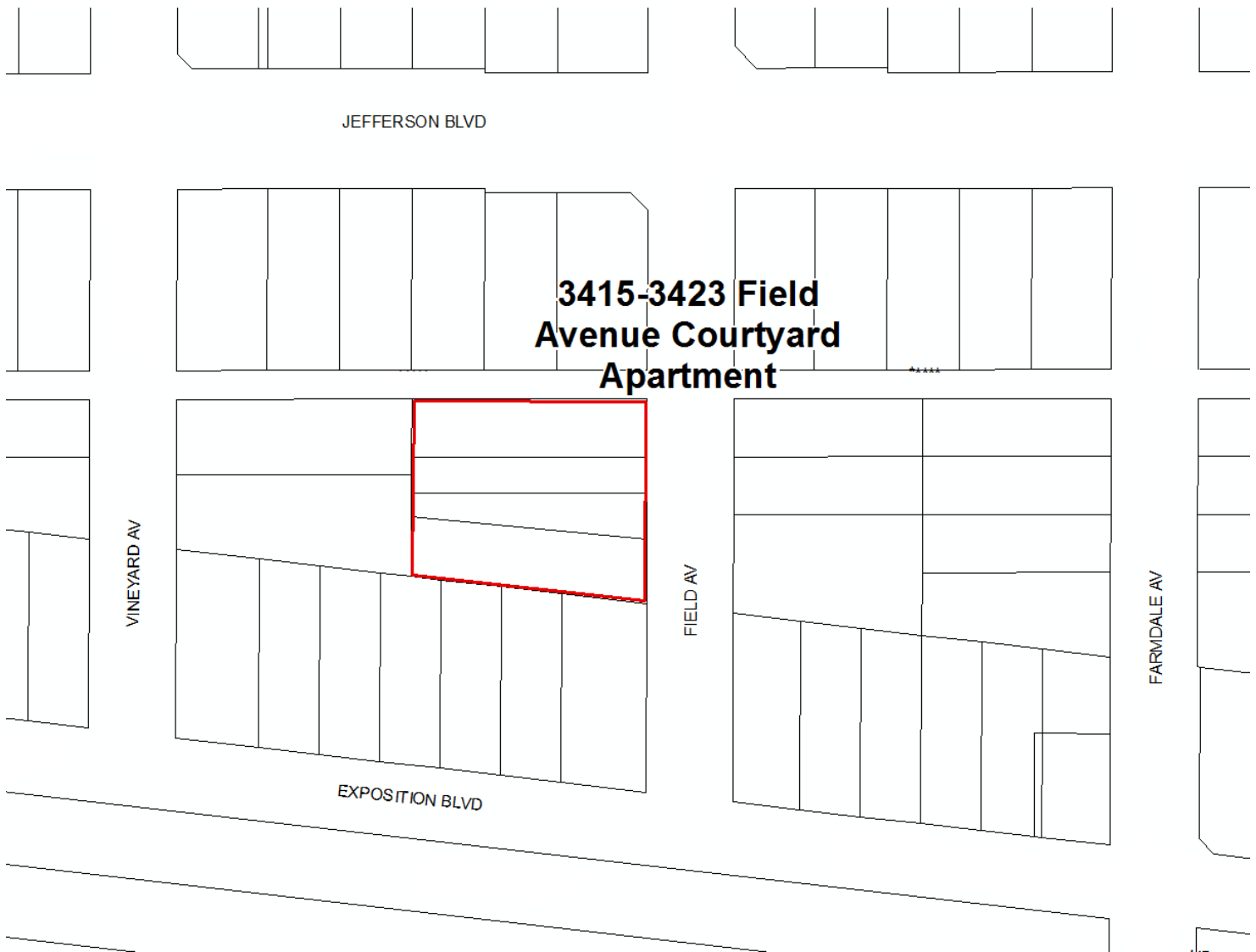


Description:

The 3415-3423 Field Avenue Courtyard Apartment is an unusual grouping of two Streamline Moderne triplexes flanking a French Revival single-family residence in a courtyard configuration. The property occupies four adjacent residential parcels in the West Adams neighborhood of Los Angeles, on the west side of Field Avenue. All of the buildings are one story in height; alterations include addition of security doors and window bars; replacement of smooth stucco with textured stucco; and a replaced garage door on the single-family residence.

Significance:

The 3415-3423 Field Avenue Courtyard Apartment is an excellent example of an intact 1930s courtyard apartment development. It is unusual for its inclusion of a single-family residence, but permit research indicates the property was developed by one owner (Manuel and Rose Broder) as a unified complex between 1938 and 1939, and all three buildings had the same architect (David Coleman). Designed to take full advantage of Southern California's temperate climate and provide residents with access to shared outdoor space, courtyard apartments were an important multi-family housing type in both pre- and post-World War II Los Angeles; intact examples are increasingly rare. This property represents 1930s-era courtyard apartment development and is one of few remaining examples in the area that retains its original site plan and architectural features.



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:	Courtyard Apartments, 1910-1980
Property type:	Residential
Property sub type:	1920s-1930s Courtyard Apartment
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and unusual example of a 1930s courtyard apartment containing two Streamline Moderne triplexes flanking a French Revival single-family residence.

Name: Helms Bakery Complex



Description:

The Helms Bakery Complex is a large industrial complex that straddles the border of the cities of Los Angeles and Culver City. Bounded by Venice Boulevard, West Washington Boulevard, Hutchison Avenue, and National Boulevard, the property contains four contributing buildings: the large Helms Bakery factory building (1931), the Helms Garage (1936); the Beacon Laundry building (1931); and a Helms institutional building (Helms Hall/Helms Athletic Foundation, 1949). The large Helms Bakery factory building is listed as a local landmark in Culver City. The Helms Garage and Helms Hall are located entirely within Los Angeles; the northern portions of the Helms Bakery and Beacon Laundry are located within Los Angeles, while their southern portions fronting on Washington are located within Culver City. Helms Avenue runs through the center of the complex. The 1930s buildings are united by a distinctive PWA Moderne architectural style with dramatic Art Deco elements, while the 1949 building exhibits a more minimal PWA Moderne style.

The 1930s buildings are clad in smooth stucco punctuated by decorative zig-zag elements, company seals, and prominent signage. They feature large, fixed, divided-light steel windows. The 1949 building is clad in brick, with more restrained ornamentation and divided-light steel casement and fixed windows. Alterations include additions (most of which date to the complex's period of development), window and door replacements, and the modification/addition of signage.

Significance:

The Helms Bakery Complex is significant as a large-scale industrial bakery complex developed on the Los Angeles-Culver City border in the 1930s as the long-time location of the main Helms Bakery operation. It is also significant as an excellent example of PWA Moderne industrial architecture. Helms Bakeries completed the first phase of the main factory building in 1931; additions to the main building were constructed between 1931 and 1939. The Helms Garage was added to the property in 1936, and the Helms Athletic Foundation building in 1949. The 1930s buildings were designed by E.L. Bruner, while the 1949 building was designed by Ellis Wing Taylor. The 1931 Beacon Laundry building appears not to have been directly associated with the Helms complex, although its architectural style (designed by Pope & Burton) suggests it was designed to fit in with the complex.

Helms Bakeries, founded by Paul H. Helms, provided bread for participants and visitors involved in the 1932 Olympic Games and expanded from there to serve the entire Los Angeles region with its fleet of delivery trucks. At the time of its construction, this plant was the largest and most modern in the Western United States and served as a major employer during the Great Depression. By the 1950s, Helms was delivering as far away as Fresno, San Bernardino, and San Diego. Helms operated its Culver City/Los Angeles complex until 1968, when it moved production to its facility in Montebello.

Helms Bakery is an early example of an adaptive reuse project in Los Angeles. Starting in the 1970s, the bakery complex was repurposed into retail shops, restaurants, and offices. Tenants today include H.D. Buttercup, Rejuvenation, Room and Board, Surf, and Father's Office. The district's period of significance for its architecture is 1931 to 1949, representing its period of historic development, and its period of significance for its association with Helms and its operation as an industrial bakery facility is 1931 to 1968.



Helms Bakery Complex

Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	Manufacturing for the Masses, 1883-1989
Theme:	Food Processing, 1883-1965
Sub theme:	Bakeries, 1887-1965
Property type:	Industrial
Property sub type:	Bakery
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of early-20th century industrial development in the area; few examples remain from this period. Also significant as the industrial headquarters of regionally-significant company, Helms Bakery. Helms began construction on the complex in 1931 and operated as an industrial bakery here until 1968; the complex also includes the Helms Athletic Foundation building (1949).

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	PWA Moderne, 1928-1945
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent concentration of PWA Moderne architecture in a large industrial complex. The district's contributors retain all the essential characteristics of the style.

Contributors/Non-Contributors:



Primary Address: 3210 S HELMS AVE
 Other Address: 3221 S HUTCHISON AVE
 3239 S HUTCHISON AVE
 3241 S HUTCHISON AVE
 3243 S HUTCHISON AVE
 Type: Contributor
 Year built: 1936
 Property type/sub type: Industrial-Food Processing; Bakery
 Architectural style: Moderne, PWA; Art Deco



Primary Address: 8760 W VENICE BLVD
 Type: Contributor
 Year built: 1949
 Property type/sub type: Institutional-Social Clubs/Meeting Halls; Meeting Hall
 Architectural style: Moderne, PWA



Primary Address: 8800 W VENICE BLVD
 Other Address: 3225 S HELMS AVE
 3229 S HELMS AVE
 3233 S HELMS AVE
 8810 W VENICE BLVD
 8820 W VENICE BLVD
 8830 W VENICE BLVD
 8850 W VENICE BLVD
 Type: Contributor
 Year built: 1931
 Property type/sub type: Industrial-Food Processing; Bakery
 Architectural style: Moderne, PWA; Art Deco



Primary Address: 8695 W WASHINGTON BLVD
Type: Contributor
Year built: 1931
Property type/sub type: Industrial-Food Processing; Bakery
Architectural style: Moderne, PWA; Art Deco