

**Name: Avalon Boulevard Commercial Planning District South****Description:**

The Avalon Boulevard Commercial Planning District South is located in Wilmington. It consists of Avalon Boulevard between E Street on the north and Harry Bridges Boulevard on the south. It contains approximately 60 parcels, though buildings are often constructed on more than one parcel, and is a continuation of the Avalon Boulevard Commercial Planning District directly to the north, which was previously recorded for the Wilmington-Harbor City Community Plan Area survey (2012).

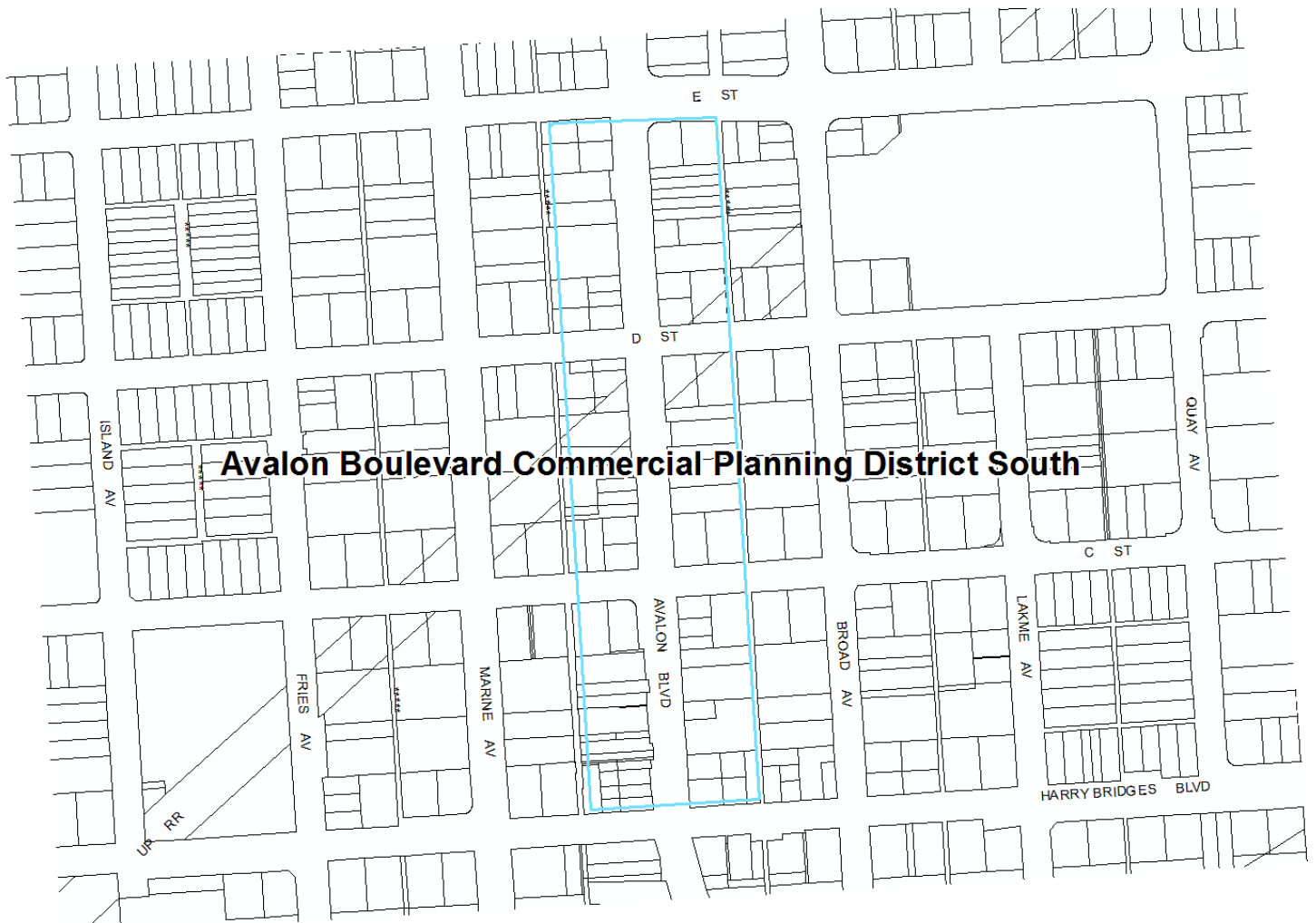
The overall topography of the planning district is flat. Lots sizes vary from large and square to more narrow and rectangular. Some buildings occupy more than one parcel. Most buildings are set at the sidewalk. Resources in the district consist of one- and two-story commercial buildings. The majority of the buildings are constructed in the vernacular style, though examples of the Renaissance Revival and Beaux Arts styles exist as well. The street pattern is gridded, and the streets feature concrete sidewalks.

**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. Buildings often have undergone some degree of alteration that affects their individual integrity. Typical alterations include the replacement of wall cladding, storefronts, windows, and signage.

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 1912 and 1931. Most consist of retail stores, though there are also hotels, a post office, and the Wilmington Masonic Temple (HCM #342). The Wilmington Post Office (301 North Avalon Boulevard) and American Merchant Marine Veterans social hall (440 North Avalon Boulevard) are located within the boundaries of the planning district. These resources were also evaluated for individual significance.

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

**Name: El Rancho Verde Mobile Home Park**



**Description:**

Mobile home park located on one parcel on the northern side of Palos Verdes Drive North, east of Senator Avenue. The address is 1501 Palos Verdes Drive North. Mobile home park includes a community center, pool, and over 100 mobile homes arranged along curvilinear streets. The park is located on a sloping hillside.

**Significance:**

Mobile home park developed primarily between 1966 and 1967. Mobile home parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced in the overall site design and planning and inclusion of permanent features such as community buildings, swimming pools, and signage. Mobile home/trailer parks recorded may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not publicly accessible or fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.



**Context 1:**

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	C/3/3
Status code:	QQQ
Reason:	Mobile home park developed primarily in 1966-1967. Mobile home parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced in the overall site design and planning and inclusion of permanent features such as community buildings, swimming pools, and signage. Mobile home/trailer parks recorded may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not publicly accessible or fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.

**Name: Harbor City Mobile Home Park**



**Description:**

Mobile home park located on one parcel on the south side of Lomita Boulevard east of Vermont Avenue. The address is 760 Lomita Boulevard. Mobile home park includes gates, gatehouse, community center, pool, playground, and over 100 mobile homes arranged along straight and curvilinear streets.

**Significance:**

Mobile home park developed primarily between 1970 and 1971. Mobile home parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced in the overall site design and planning and inclusion of permanent features such as community buildings, swimming pools, and signage. Mobile home/trailer parks recorded may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not publicly accessible or fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.



**Context 1:**

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	C/3/3
Status code:	QQQ
Reason:	Mobile home park developed primarily in 1970-1971. Mobile home parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced in the overall site design and planning and inclusion of permanent features such as community buildings, swimming pools, and signage. Mobile home/trailer parks recorded may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not publicly accessible or fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.

**Name: Merle's Manor II Mobile Home Park**

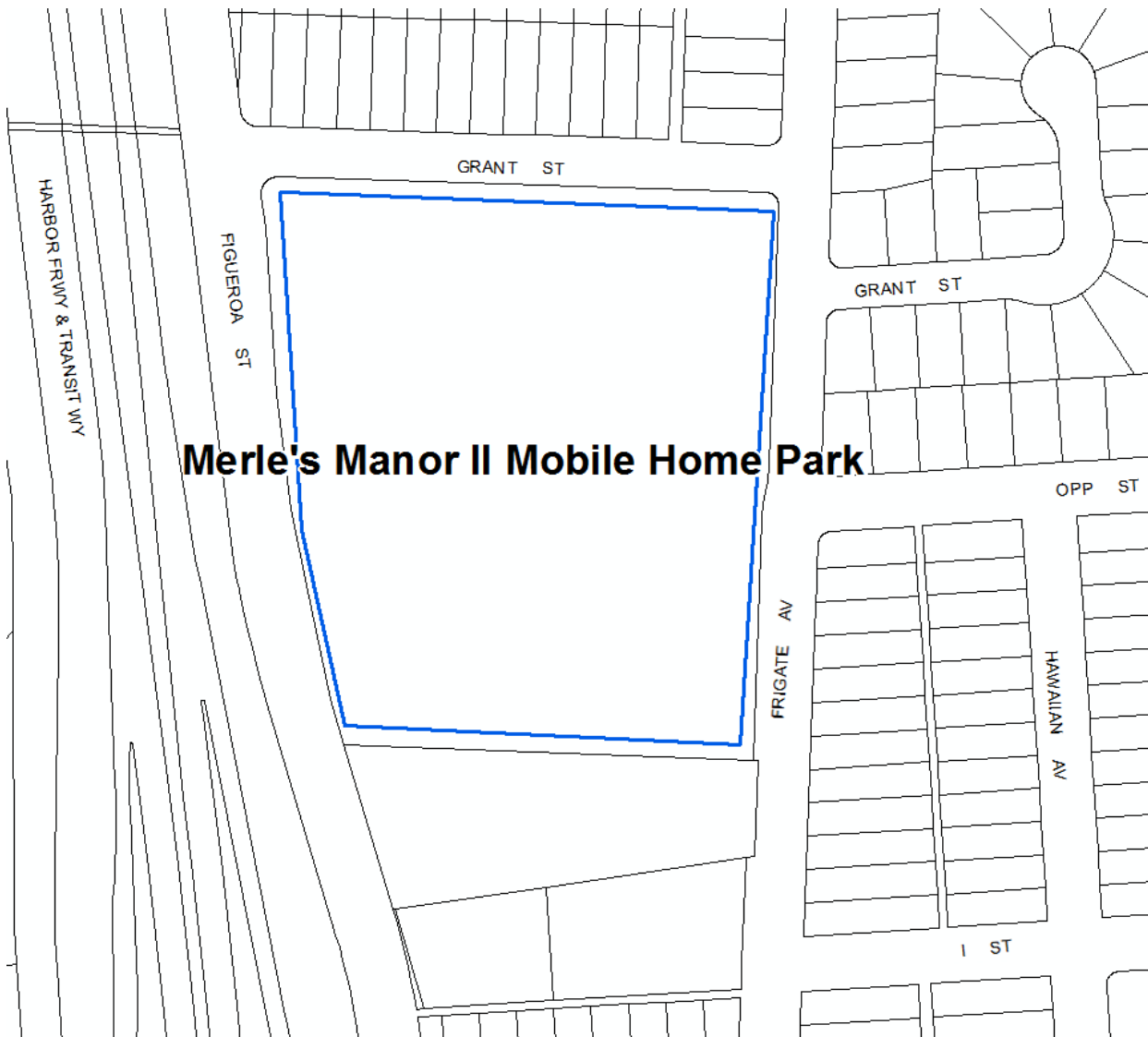


**Description:**

Mobile home park located on one parcel on the east side of Figueroa Street south of West Grant Street. The address is 1000 Figueroa Street. Mobile home park includes office, pool, and approximately 80 mobile homes arranged along mostly straight streets.

**Significance:**

Mobile home park developed primarily in 1971. Mobile home parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced in the overall site design and planning and inclusion of permanent features such as community buildings, swimming pools, and signage. Mobile home/trailer parks recorded may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not publicly accessible or fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.



**Merle's Manor II Mobile Home Park**

**Context 1:**

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	C/3/3
Status code:	QQQ
Reason:	Mobile home park developed primarily in 1971. Mobile home parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced in the overall site design and planning and inclusion of permanent features such as community buildings, swimming pools, and signage. Mobile home/trailer parks recorded may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not publicly accessible or fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.



**Name: Palos Verdes Rancho Mobile Home Park**

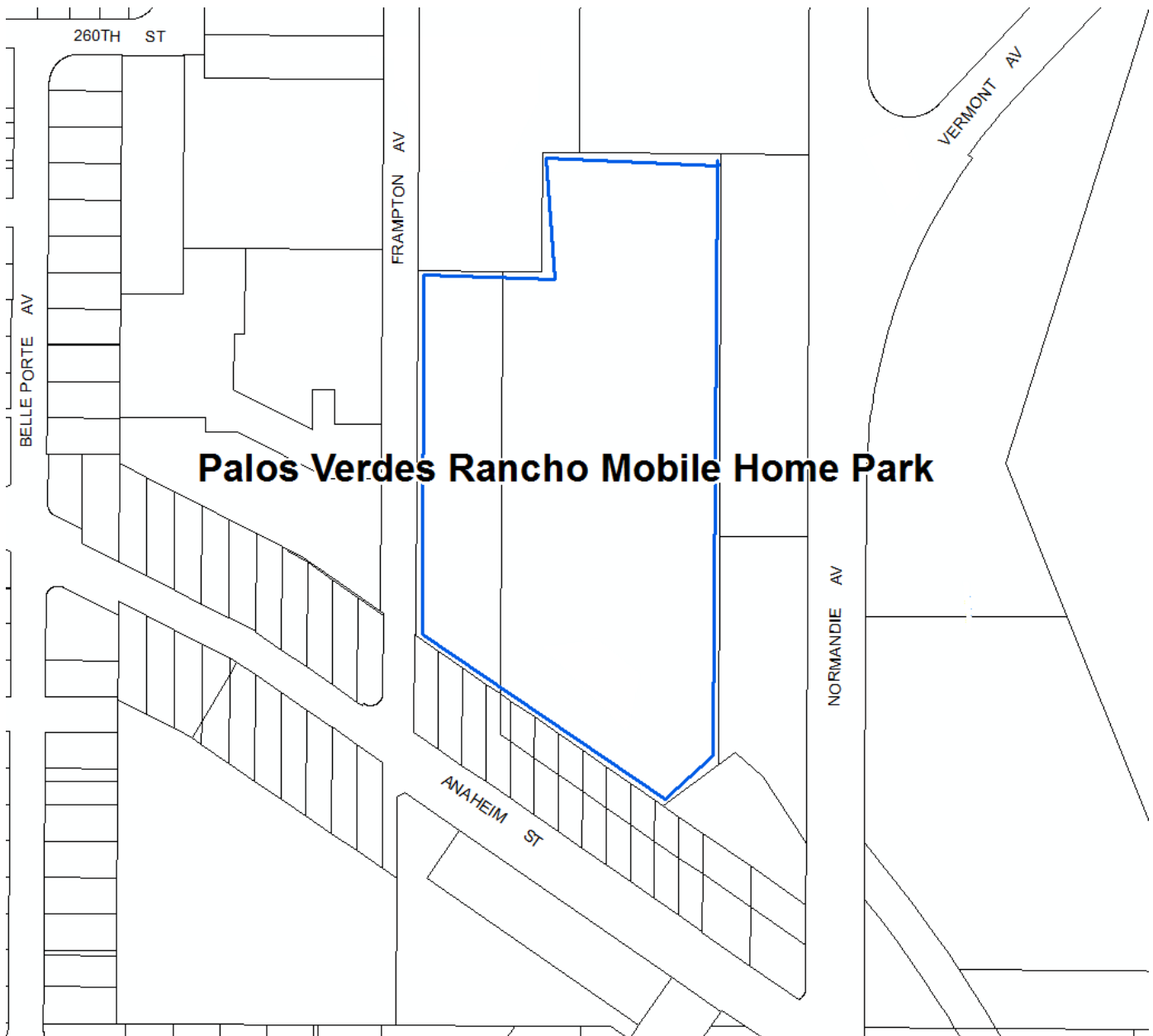


**Description:**

Mobile home park located on two parcels on the eastern side of Frampton Avenue north of Anaheim Street. The address is 26200 Frampton Avenue. Mobile home park includes office, community pool, and approximately 80 mobile homes arranged along straight and curvilinear streets.

**Significance:**

Mobile home park developed in 1974. Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced in the overall site design and planning and inclusion of permanent features such as community buildings, swimming pools, and signage. Mobile home/trailer parks recorded may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not publically accessible or fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.



**Context 1:**

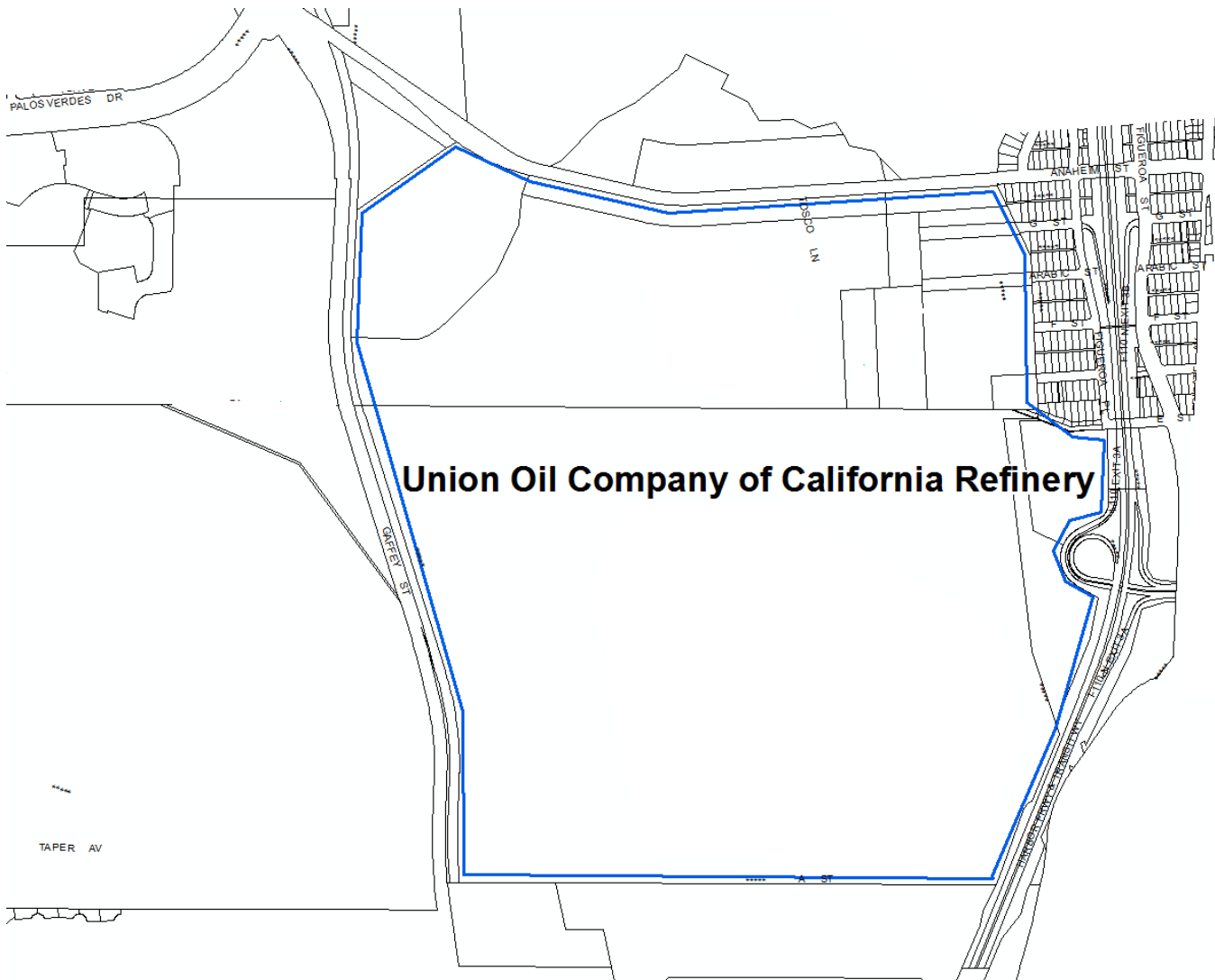
Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	C/3/3
Status code:	QQQ
Reason:	Mobile home park developed in 1974. Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced in the overall site design and planning and inclusion of permanent features such as community buildings, swimming pools, and signage. Mobile home/trailer parks recorded may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not publically accessible or fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.

**Name: Union Oil Company of California Refinery****Description:**

The Union Oil Refinery (now Conoco Philips) is located on multiple parcels on the south side of West Anaheim Street between North Gaffey Street on the west and approximately Figueroa Place on the east. The facility consists of multiple buildings, some of which appear to be offices, and associated facilities, including oil drums. The majority of the refinery, comprised of these facilities, is not visible from the public right-of-way. The office buildings, located near West Anaheim Street, are only partially visible.

**Significance:**

The property housed the Union Oil Company of California refinery from 1917 until at least 1950. The company was founded in 1890 in Santa Paula, California as a syndicate of three companies – the Hardison and Stewart Oil Company, Sespe Oil Company, and Torrey Canyon Oil Company. Its founding members included Thomas R. Bard and Lyman Stewart, president and vice-president of the Board. In the early days of the company, it was responsible for producing nearly one-third of all the oil in the state. It resisted acquisition by its competitor, Standard Oil, and moved its headquarters to downtown Los Angeles in 1900. It developed rapidly in the 1910s and 1920s, as did the rest of the oil industry in the area. During this period, the company acquired thousands of acres of oil-producing land, introduced its first gasoline service stations, and pioneered the usage of new technologies such as aerial photography surveying. The company grew by a series of acquisitions and mergers in the late 1910s and early 1920s. It opened its Wilmington refinery during this period of substantial growth. The property appears to be an excellent example of the type and period; however, because it is not fully visible from the public right-of-way the evaluation could not be completed.



**Context 1:**

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Oil and Petroleum Products, 1892-1965
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Oil Refinery Complex
Criteria:	A/1/1 & C/3/3
Status code:	QQQ
Reason:	Appears to be an excellent and rare remaining example of an oil refinery in Wilmington. However, not all buildings and facilities are visible from the public right-of-way so integrity could not be assessed. Therefore the evaluation could not be completed.