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LINCOLN HEIGHTS EST. 1870

CERTIFIED COUNCIL
2002

3516 N. BROADWAY
LOS ANGELES, CA 90031

LINCOLNHEIGHTSNC.ORG

October 21, 2021

LETTER TO HCIDLA

The Board Approves This Community Impact Statement Yea (x), Nay (x), Abstain (x) on October 21, 2021

**RE: THE BRINE TENANT EVICTIONS 3000 N. MAIN ST, LA CA 90031
CPC-2019-7418-DB-SPR, ENV-2018-7420-CE**

Dear HCIDLA,

In 2020 during the deepest darkest stretch of the Covid outbreak, City Council approved "The Brine" an expedited project by "The Decro Group" that required the demolition of an entire city block in Lincoln Heights, and the loss of over a dozen rent controlled homes and apartments. Lincoln Heights Neighborhood Council has voted against this project. Our Neighborhood kept watch as home after home was gated off and chained up. Community tenant groups did outreach interviewing tenants still on the property, unaware that their buildings were even slated for demolition. As of today, the majority of the property has been demolished, and there is one apartment building left standing soon to fall. This apartment building located at 1818 N. Johnston is an RSO property being run like a boarding house and the tenants are in limbo, unaware if they will get relocation or a right to return. These properties were owned by the A-1 pickle factory that sold the land to The Brine. This previous owner ran the properties into the ground and many were substandard and uninhabitable for years. There are tenants in the back who have been there 35 years, elders who had seen their neighbors illegally evicted in the months leading up before the sale to Decro. The remaining RSO tenants in limbo at 1818 N. Johnston seek answers and The Lincoln Heights Neighborhood Council is asking HCID to open an investigation and to present a list to the Lincoln Heights Neighborhood Council of all units they have on file that were Ellised, the # of tenants at the time, and the current number of tenants remaining at the property according to their files to see if it lines up with the claims made by the developer.

Sincerely,

Sara Clendening, President
Lincoln Heights Neighborhood Council

BOARD MEMBERS: BUSINESS REPRESENTATIVES: William Rodriguez Morrison, Nancy Stella Soto, vacant

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Path: U:\GIS\GIS\Projects\18xxxx\181364 Brine Project_1829 Hancock Ave LA\03 MXDs Projects\2019 Pro Proj File.aprx, spstslr 3/6/2019

SOURCE: Open Street Map, 2019.

1829 Hancock Street, Los Angeles

Figure 2
Aerial Photograph of Project Site



SOURCE: Togawa Smith Martin
Architects

The Brine Project HRA / D181364.00

Figure 55

Rendering of the new construction proposed by the project from
Main Street

Analysis of Project Impacts

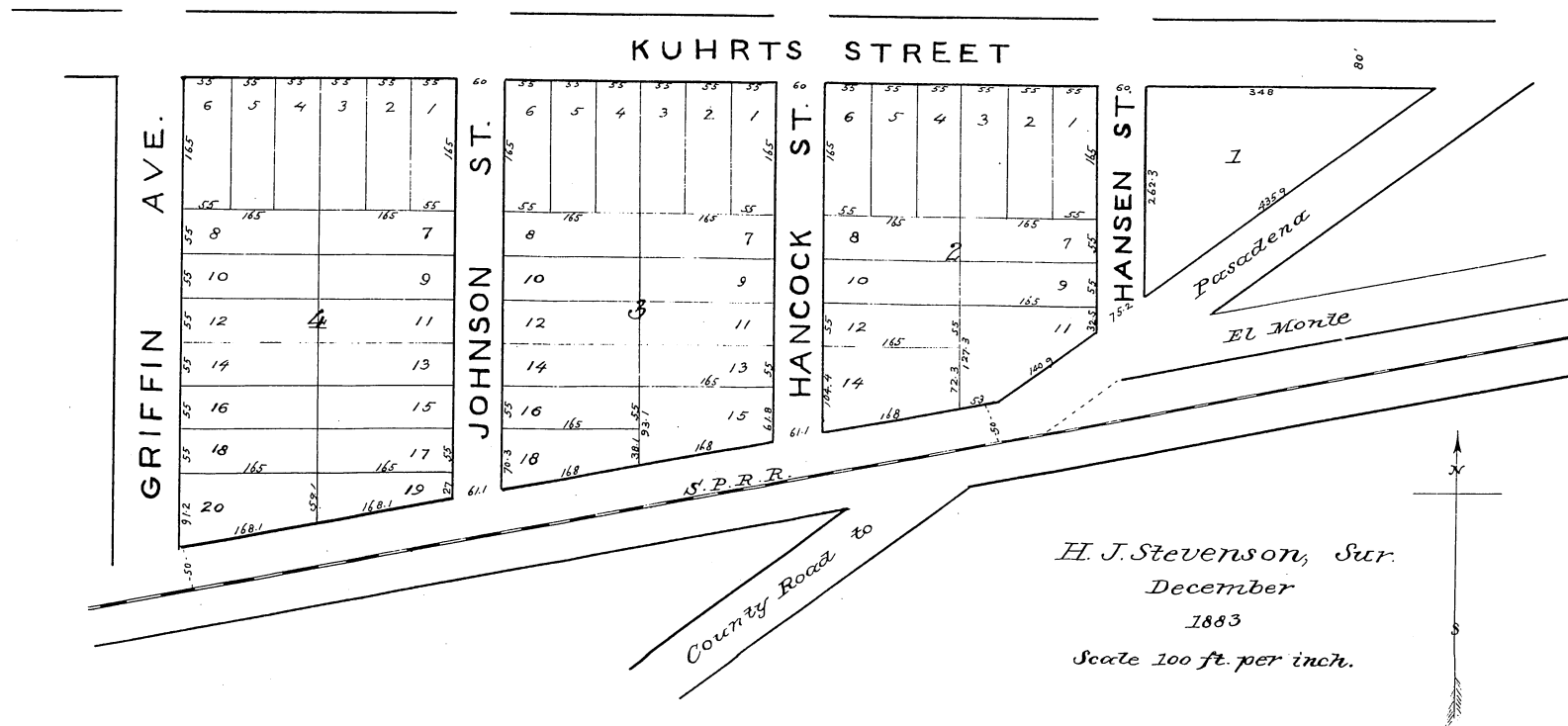
Direct Impacts

Three residences qualifying as historical resources under CEQA were identified within the subject property and include 3016 North Main Street, 3018 North Main Street, and 3024 North Main Street (also identified as historic resources by Adelante Eastside Surveys in 2008). These historic residences will be relocated to Hancock Street and therefore the proposed Project would potentially impact the buildings' integrity of location and setting. According to SurveyLA eligibility standards for Late 19th, Early 20th Century residences that are relocated will no longer be eligible for listing under criteria A/1/1. Therefore, 3024 North Main Street can no longer be eligible for its association with early residential development in Lincoln Heights after it is relocated according to the eligibility standards. However, the residences will be relocated within the same block, they will stay within their neighborhood, and they will retain their architectural features as early examples of residential development. They will retain integrity of design, materials, workmanship, and association, but they will not retain integrity of location. However, the relationship between the three buildings will be retained and the new landscape setting around the residences is being designed to be historically compatible, therefore, they will retain integrity of setting after relocation. Their relocation will follow the Secretary of Interior's Guidelines for moving historic buildings (John Obed Curtis, Moving Historic Buildings, U.S. Department of the Interior, 1979). The Project is designed to follow the Secretary of the Interior's Standards and Guidelines, and these measures are incorporated into the Project as project design features. While the Project could directly impact the three residences because they could be physically damaged through the relocation process, these potential impacts will be mitigated to less than significant because the Project follows the Secretary of the Interior's Standards and incorporates a design feature that includes a relocation plan and construction monitoring to ensure conformance with

Map of

Moulton's Addition

To THE CITY OF LOS ANGELES



MR 5-468

Construction and Occupancy History of the Brine Project Site

Construction History

ESA reviewed building permits from the City of Los Angeles Department of Building and Safety as well as building records from the Los Angeles County Assessor's office to determine the construction history of each site. Building permit tables for each of the properties can be found in **Appendix D**.

3000 North Main Street, Commercial Building (Built 1981-82)

The first permit for this property was issued on September 14, 1921 for the construction of an oil station. On June 23, 1931, a retail ice house was constructed on the property. According to Sanborn maps, the original service station was demolished sometime between 1951 and December 2, 1958, when a permit for a new maintenance garage building was issued to B.E. Anderson. An addition for restrooms to the existing service station was permitted on May 15, 1959. A permit addition to the service station measuring 60 square feet was issued on May 15, 1959. Permits for pole signs were issued on September 3, 1969, October 20, 1972, April 14, 1982, June 21, 1983, October 28, 1988, and November 21, 1989. The previous improvements were demolished and the current liquor store and auto repair shop date from 1982 according to Assessor's Office records. A 25 foot by 55-foot addition to the repair garage was built on June 19, 1981. A permit was issued to change the use of the car repair shop to storage on October 21, 1981. A new commercial liquor store was built on December 8, 1981 and received a certificate of occupancy on June 14, 1982.

3012-3014 North Main Street, Commercial Building (Built 1922-23; alterations 1928, 1941, 1951)

On May 3, 1923 a permit was issued for the construction of a new commercial building and storefront at 3012 North Main Street. There was an alteration of door openings and plasterwork on July 31, 1941, but with no other structural changes. A long rear addition with a porch and a garage had been constructed by 1951. At present, the rear additions and canopy have remained and been expanded.

A permit was issued on April 11, 1922 for the construction of a 1-story commercial building and storefront on 3014 North Main Street fronting North Main Street, with a subsequent storefront added on September 19, 1923. On June 20, 1928, a permit was issued for a new bakery shop, which would have added to the rear of the existing building, along with a closet and toilet. Later, on July 14, 1928 a new tin ceiling was installed and the exterior was re-plastered.

3016 North Main Street, Single-family Residence (Built 1914)

According to Los Angeles Department of Building and Safety, the existing residence was constructed in 1914. The first building permit is from 1927 and calls for a re-roof of the old roof. The final permit was taken out in 2006 for another re-roof job. There were many unpermitted alterations since its construction in 1914. On the primary (north) façade these include the top bricks being removed from the chimney, security bars added to windows and doors, a new column was added to the middle of the porch, the removal of the board on top porch step, and the removal of the capital on the easternmost porch column. On the south (rear) elevation, a door was

replaced, a window adjacent to the door was filled in, and windows were replaced. On the west (side) elevation, the rearmost window was replaced with a jalousie window.

3018 North Main Street, Single-Family Residence (Built 1914)

According to the Los Angeles Department of Building and Safety, the permit for the construction of the existing building was taken out in 1914. In 1927 and 2006, the owners took out permits for a reroof. Unpermitted alterations include the addition of a metal screen door to the front entrance and a wood gate on the westernmost corner. All windows were replaced with single-hung windows. On the rear façade, a door was likely replaced.

3024 North Main Street, Single-Family Residence (Built 1911)

According to the Los Angeles County Assessor's Records, the subject property was first improved in 1895 (effective year 1910). The first permit on record was issued in 1911 for the construction of a two-story, 20 ft. high residence that remains extant. In 1920, there was a permit issued for the removal of a bay window (alteration). A permit was issued in 1939 to repair portions of building damaged by fire including the roof and portions of walls that need to be replastered. In 2010, a permit was issued to repair the exterior of the commercial-residential building as a result of an Order to Comply. A month later, another permit was issued stating that repairs include the replacement of damaged members, drywall installation, and three door replacements (alteration). In 2011, a final permit was issued for the property for the demolition of the existing 2-story retail and dwelling building (alteration).

A number of unpermitted alterations were completed over the years. On the North Façade, the front porch has been altered and the original cladding has been replaced with vertical board; the front door has been replaced; a metal security screen has been added; vertical boarding has also been added just above the front porch; the porch and foundation has been replaced; the front attic vent has been covered; the support post/column for the porch has been replaced; some of the fish scales on the shed porch roof are missing. On the west elevation, it appears that the cladding has possibly been replaced, and or original fenestration has been covered up/removed; the brick foundation has been covered over with concrete/stucco; the bay window appears to have been added and has also been altered (windows and cladding are different); the roofing on the bay window has been replaced; it also appears that the fenestration has been resized. On the south (rear) elevation, there is an unpermitted rear addition, with similar vertical boards that are present on the front porch. The windows on the second-story have been replaced. The rear addition has several alterations; including changes in cladding (vertical and horizontal present; alterations in fenestration. The rear addition also has a small addition on its east elevation. The east elevation has also been substantially altered. A subsequent addition has been added; the window located on the addition has been covered. It appears that fenestration has been covered over. The foundation is covered up with boarding.

3024 ½ North Main Street, Ancillary Dwelling (Built 1918; Demolished and Rebuilt 1951)

City records date 3024 ½ North Main Street (detached ancillary dwelling) to 1918. The 1920 Sanborn map shows this small one-story rear ancillary residence with a side porch which was

demolished sometime between 1920 and 1951. The 1951 Sanborn shows a larger one-story residence in its place with a small porch on the north, which has remained until today.

3030 North Main Street, Commercial Building (Built 1955)

The commercial property fronting North Main Street has undergone several phases of improvement. The earliest on record consisted of two storefronts (3028 and 3030 North Main) and the rear one-story residence along North Hancock Street dating from ca. 1901. Later on, on February 1, 1911 a permit was issued for a new grocer building with two windows. On November 19, 1919 a new floor was added to the grocery. By 1920 a new 2-story building with a storefront had been constructed to the west at no. 3026 ½ North Main Street, and a garage had been added south of the residence on North Hancock. No. 3026 ½ has since been demolished.

On March 14, 1929 one storefront was removed and door alterations were undertaken at the front façade. On July 3, 1936 Mr. Guzzetta, the grocer on the premises, repaired the floor, the roof, and re-plastered the interior and part of the exterior. A permit in 1938 issued to Guzzetta installed a new concrete foundation and floor, and a new door was added. By 1951 the two original storefronts had been linked and converted into a machine shop. In 1954 one store was demolished and removed, with a new one installed in 1955 according to city records. This was the last permit issued to Guzzetta, for construction of the existing building. Dr. Brandt was issued a permit in 1964 for the installation of a roof sign. And in 1991, a permit was issued to change the use from store to garment manufacturing.

1822-1834 North Johnston Street, Basso Winery (Built 1934-1941; subsequently altered for food processing)

Prior to construction of the existing improvements, a 1906 Sanborn map reveals a one-story residence at 1832 North Johnston Street. It had a front entrance canopy and a rear addition, as well as some utilitarian sheds at the rear garden. By 1920, those sheds had been replaced by a 1-story garage. All of these buildings were later demolished in the early 1930s.

In 1934, a winery was constructed at the rear of parcel, built on wood posts and with skylights. Historical records list this business as the Basso Winery, with A. Basso and Otto Basso as owners. Two permits were issued for a new warehouse and the addition of a tank in 1934. Then a one-story structure and a boiler room were added in 1936 to the south. More changes to the winery continued in the late 1930s: construction of a wine storage room, installation of new basement floors, the bottling operation, wine vats, and new distilling tower of wood frame and stucco on a concrete foundation, new awnings, and an addition to the storage shed to hold more barrels. In 1941 a bottling house was added along with a new one-story building to hold empty barrels.

The Bassos had left by the 1950s and a Mr. Tosalli was issued a permit for building a pit for canning material, along with the installation of new partitions, a new floor, a new kitchen, and the removal of a 13 section of the building. In 1955 a building permit was issued to the Western States Home Improvement Co. occupying no. 1822 North Johnston. It was for the installation of asbestos siding.

In 1964 there was a change in use to a paint factory, and two years later permits were issued to convert parts of the building into a paint storage room and a paint mixing room. Permits were also issued for the correction of parapets in this complex.

Today, the A-1 Eastern Homade Pickle Company occupies these buildings. The business began in 1972. There are seven large vats occupy the front of the parcel at no. 1832; and a small 1-story building has been added to the north of no. 1824, thereby, linking it to no. 1832A. The last building permit issued to the company was in 1988 to alter a storage building.

1815 North Hancock Street, Vacant Parking Lot (ca. 1980)

This parcel was originally improved with a 1-story residence and stables at the rear in 1906. The footprint remained intact until ca. 1951 when the stable was replaced by a garage. The structures were demolished ca. 1980. Today the parcel is vacant and used as a parking lot.

1819 North Hancock Street, Residence (Built 1890), and 1817 North Hancock Street, Ancillary Dwelling (Built 1954)

The subject parcel was first improved in 1890 when a 1½ -story residence was constructed at no. 1819 as shown on the 1906 Sanborn map, with a one-story rear wing addition, but with no other structures extant on the parcel. However, a permit to Alter, Repair or Demolish dated March 1, 1926 was issued to move a single-family residence from 1927 E. 3rd to 1819 S. Hancock Street, indicating the earlier residence was replaced at that time. The permit was fully signed off and states “House moved place on new foundation connect service and plumbing.” In 1936 a permit was issued for interior finishes, alterations to windows and doors, front steps and porches. According to the 1951 Sanborn, a garage had been constructed at the rear but was later demolished. Other permits for 1819 North Hancock: 1951 for interior plastering; 1992 for re-roofing. Today, the residence has a substantial rear wing additions north and south of the first addition, built in three sections, encompassing the entire rear elevation.

In 1954 two permits were issued to owner E. M. Loeya: one for the construction of a new dwelling behind the existing one and given the number “1817.”

Single-Family Residences (1890 and 1963), 1825-1827 North Hancock Street

Sanborn maps from 1906 to 1970 reveal only one structure in this parcel: a large 1890 1½ story house. It had cross gable roofs, a projecting bay with a steep gable and a curving covered front porch at the southwest corner, a side addition, and a rear addition. Some ancillary sheds were found at the rear portion of the parcel, and these were eventually demolished. However, a 1925 building permit was issued for a “single family residence moved on property and putting concrete foundation and fixing bathroom” but this does not seem to have taken place. Assessor’s Office records document the addition of an industrial-type building (3,190 square feet) at the rear of the parcel in 1963 which is still extant. Permits for interior work were issued for the following: 1940, repair work at the rear portion of building; 1950, interior and exterior plaster, roofing, and painting; 1960: re-roofing; 1993: replacement of doors, windows, walls. Today, the entry porch has been enclosed and there are additional rear extensions to the house which is not visible from the public right-of-way.

Single-Family Residences (1914 and 1890), 1829-1831½ North Hancock Street

The original 1890 residence at no. 1829 is a 1-story building. It had a covered front porch, a rear addition with a porch, and a side addition according to the 1906 Sanborn map. A garage was added by 1920. The building has been expanded and enlarged through the years. A permit in 1989 and another one in 1990 were issued for non-structural interior rehabilitation.

At 1831 North Hancock, a permit for a new building was issued in 1916 for a new two-room residence which is located directly north of 1829 North Hancock Street and is still extant. The following year two new rooms and a toilet were added at the building's south, and another addition in 1922. Repairs to address termite damage to the building were done in 1941 with no structural alterations.

Single-Family Residence (1901), 1839 North Hancock

In the same parcel, as 3000 North Main Street, no. 1839 is a single-story residence built ca. 1901 according to city records and is still extant. It had a wide side gable entrance, a covered front porch, and a stable to the south. By 1920, an existing stable built at the same time as the residence was converted to a garage, according to Sanborn maps. No changes on the parcel have occurred up to the present. Between 1970 and the present day, the garage was demolished. In 1986 a permit was issued for re-roofing of the residence.

Occupancy and Ownership History

City directories and building permits on file with the City's Building Division, as well as Assessor, U. S. Census, and other records, were reviewed to determine if the subject properties have any significant associations with the productive lives of historic personages. **Appendix E** contains a table summarizing the occupancy and ownership history of all of the properties in this project.

3000 North Main Street

In 1924, Edward Ackerman lived at 3000 North Main Street. In 1929, George A. and Nellie Porter lived at the subject property. George was born in 1896 in Ohio and Nellie was born in 1897 in California to French immigrant parents. George worked as the operator of a service station and Nellie worked as a cutter at a mattress factory.²⁸ From 1933-1937, Eli Eyraud and Reuben Anderson lived on the subject property. Eyraud was born in about 1900 to French parents and worked at the gas station at the time of living on the subject property, although the 1930 Federal Census lists his occupation as a painter for the railroad industry and the 1940 census lists his occupation as a proprietor. Anderson's first name is listed as Robert in the 1930 census and he was born in 1899 in Iowa. He worked as an auto mechanic.²⁹ By 1937, the service station was called the Lincoln Heights Service Station which ran until 1967 and it was a Ralphs Auto Repair shop in 1971, a Lizarde Auto Service, a German Auto Service and S&M Liquor store in 1986. No further information could be found about the occupants at 3000 North Main Street.

²⁸ United States Federal Census, 1930.

²⁹ United States Federal Census, 1930, 1940.

3012 North Main Street

3012 North Main Street was the Bellis Pie Case Manufacturing location in 1958, Norma Leo California in 1976, and Connie's Beauty Salon in 1900. No further information was found on these operations.

3014 North Main

In 1924-1933, the McLaren Brothers' Bakery was run out of 3014 North Main Street by Fred and Edward McLaren. Fred and Edward were born in Canada to Scottish parents and immigrated to the United States in 1895 and opened their pie bakery.³⁰ In 1931, two children tried to sue the bakery for food poisoning, but the brothers won the suit saying that none of the other pies made shoppers ill that day.³¹ In 1942, the occupant was listed as Di Giovanni Liquors run by Anna Munzio. S A Crane Sales Company, buffalo Kelly, and Art Craft Mat Manufacturing Company were run out of the subject building in 1958. Trio of California was run out of the building from 1962-1981. In 1986, Success Fashion was run out of the store and then K&K Fashion in 1990. After that, MJ. King Fashion, Inc. was run out of the building from 1990-2014 and A&E Fashion, Inc. in 2014.

3016 North Main Street

The first noted occupants of 3016 North Main Street are the couple Rebecca and James Higginson, (1916). James was born in Northern Ireland in 1883 and immigrated to the United States in 1888³². He worked as a locomotive engineer in Los Angeles and died in 1958. There were many major railways, as well as electric lines and street cars running through and near Lincoln Heights and it is likely James worked for one of these companies. Rebecca was a housewife. She passed away in 1930 and James would go on to remarry between 1930 and 1940.³³ They were followed by Mercedes and Felipe Castro (1924), both listed as mill workers and they likely worked in the bakeries found within Lincoln Heights. They were likely part of the Mexican American group of residents in Lincoln Heights that continued to grow through the early period of Lincoln Heights' development.

Following the Castros, Tony Antista, a laborer/worker, and Julian Antista lived in the residence (1929). Many of the Antistas lived in the residence including Ceta, Julia, Joe, a clerk/bookkeeper, Dominic, a laborer, Bart, and Nicholas, a laborer. There were a number of industries that laborers could work in in Lincoln Heights in that time period including Edison Electric Steam Power Plant, a rock and gravel plant, a fertilizer manufacturer, quarries, and a tile manufacturer.³⁴ Tony was born in Italy in 1880 and immigrated to the United states in 1902. Prior to living in Los

³⁰ United States Federal Census, 1930.

³¹ "Forty-Six Pies Good, So Bakery Wins Suit," *The Los Angeles Times* (Los Angeles, CA), January 15, 1931, pg. 21.

³² United States of America Bureau of the Census, Fourteenth Census of the United States, 1920, (Washington, D.C.: National Archives and Records Administration, 1920).

³³ United States of America Bureau of the Census, Sixteenth Census of the United States, 1940, (Washington, D.C.: National Archives and Records Administration, 1940).

³⁴ Myra L. Frank & Associates, Inc., "Volume 1 of 2, Context, Methodology, Findings, Inventory Forms: Altura Street to Griffith Avenue," *Lincoln Heights Historic Preservation Overlay Zone: Historic Resources Survey* (Los Angeles, CA), July 2003, pg. 25.

Angeles, he was an employee with a Steelworks company in Colorado in about 1919.³⁵ He is listed as a widower in the United States census, and the other men in the house appear to be his sons, all born in Colorado.³⁶ Tony Passed away on July 2, 1941³⁷ and the rest of the family members moved out of the home following his death in 1942. Following the Antista family, Betty L. Pressler lived in the residence (1948) Following Ms. Pressler, Charles (Chas) A. Garcia lived at the residence for 13 years (1952-1971). Andres Cano lived in the residence for five years (1981-1986). The final occupant, found via Pacific Bell, was L. Menchaca (1990).³⁸

3018 North Main Street

The first occupant of 3018 North Main Street is George F. White (1916-1920) and was listed as a driver in the permanent normal trade relations. At the time of his residence, major trade businesses in Lincoln Heights included bakeries, tile manufacturing, and quarrying. It is likely he worked for any of those companies. Also the Sontag and Sam Selig grocery shop, a precursor to Safeway stores, was open on North Broadway, and it is possible he drove for them, as well³⁹. He was followed by Earl and Eva Carson (1920). Earl was listed in the United States Federal Census as a Locomotive Engineer. As mentioned above, many railroad and railway companies operated through Lincoln Heights and it is likely Earl worked for any of these locomotive railways⁴⁰. Earl and Eva had two children in 1920: Richard G. and Maxine M. Following the Carson family, Albertina Flores moved into the residence for two years (1922-1924). She was listed as a housewife and was likely part of the early Mexican American population of Lincoln Heights. She was married to Leonard Flores, a plumber by trade who passed away in 1959.⁴¹

Following Mrs. Albertina, Donald W. Gebo inhabited 2018 North Main Street (1938). He was listed as a Pipefitter in the Voter Registration and possibly worked in the same trade as Leonard Flores. His wife was Gladys Iva Schultz and they had two daughters. The family moved to Fresno from Los Angeles in 1959 and Gladys passed away in 1964⁴². Following the Gebos, Fernando Ribas lived in the residence (1940). He was listed as a mechanist helper and possibly also worked in the plumbing business. Following Fernando Ribas, Peter and Lucy Rivas moved into the residence (1942). Peter Rivas was listed as a Boilermaker in the voter registration. No other information was found about them. Frank and Eva R. Insunza moved into the residence in 1944. Frank Insunza worked as a shipping clerk. Following the Insunza's, Jos. A. Antista (1952-1958)

³⁵ Steelworks Center of the West; Pueblo, CO; *Colorado Steelworks Employment Records*

³⁶ United States of America Bureau of the Census, Sixteenth Census of the United States, 1940, (Washington, D.C.: National Archives and Records Administration, 1940).

³⁷ State of California. California Death Index, 1940-1997. Sacramento, CA, USA: State of California Department of Health Services, Center for Health Statistics.

³⁸ No additional information was found for Betty L. Pressler, Charles Garcia, Andres Cano, or L. Menchaca.

³⁹ Myra L. Frank & Associates, Inc., "Volume 1 of 2, Context, Methodology, Findings, Inventory Forms: Altura Street to Griffith Avenue," *Lincoln Heights Historic Preservation Overlay Zone: Historic Resources Survey* (Los Angeles, CA), July 2003, pg. 25.

⁴⁰ Myra L. Frank & Associates, Inc., "Volume 1 of 2, Context, Methodology, Findings, Inventory Forms: Altura Street to Griffith Avenue," *Lincoln Heights Historic Preservation Overlay Zone: Historic Resources Survey* (Los Angeles, CA), July 2003, pg. 23.

⁴¹ "Leonard H. Flores," *The Los Angeles Times*, Jan. 21, 1959.

⁴² "Mrs. Gladys Gebo," *Funerals, The Fresno Bee the Republican*, Sep. 19, 1964.

and Emily Antista (1952) moved into the residence. Jos A. Antista is likely the same man who lived in 3016 North Main Street in 1937-1942 and was therefore a clerk. Jos A. and Emily had a child, Allen J. Antista, who was unfortunately struck by a car at age four and passed away while living at this residence in 1948⁴³. Following the Antistas, James Prato moved into the residence (1960). No other information was found on James Prato.

3024 North Main Street

The first recorded occupant was Fred L. Wing (1916), a night watchman. No further information was found on him. Following him, Amy and Ira Pherson lived in the residence (1920). The couple were 62. Ira had been a laborer in the grocery industry, possibly with the Sontag and Sam Selig grocery shop, predecessor of Safeway, on North Broadway. Ira Pherson sold live stalk including a dapple gray mare that was stolen,⁴⁴ and three large burros.⁴⁵ At the time of their residence at 3024, Ira was retired and living at home. They may have also had a servant living with them named Alice Mccomas, a widow.⁴⁶ Following the Phersons, Pete Bullara resided at the address (1936-1940). Pete Bullara was born in Italy in about 1890 and moved to the United States in 1909.⁴⁷ He is listed as a barber and worked with his wife, Mary Bullara in the beauty industry. Their son, Victor Bullara was a meat packer, possibly with the Sontag and Sam Selig grocery shop.⁴⁸ There was also a teenage daughter, Frances Bullara. In 3024 ½ lived the Hernandez family (1940). The head of the household, Emanecio Hernandez, was an industry laborer. He had a wife, Eduligio, and two daughters, Mary and Ludy. Emanecio and Eduligio were born in Mexico.⁴⁹

Following the Bullaras and Hernandez families, Elizabeth and Joseph Menchini moved into the residence (1948). Joseph Menchini was born in Italy in 1916, continuing with the theme of Italians living in this area at that time.⁵⁰ James Aprato lived in 3024 ½ North Main Street (1948). Following him, Jose Villasenor lived in 3024 (1958). Jos. A. Antista (1976) lived in 3024, and he also lived in 3016 and 2018 North Main street prior to living here and was a clerk. The final recorded person living on the property was Jas D. Aprato.⁵¹ People of Italian decent, such as the Bullaras, Menchins, Apratos, and Antistas, lived in the residence during its history. There were also many Mexican residents. From looking at the United States Census of the neighborhood from 1930, there are a lot of residents that are immigrants. By the 1940 census, most of the residents of the neighborhood are first generation Americans.

⁴³ "Boy, 4, injured by Auto, Succumbs," *The Los Angeles Times*, Jul. 21, 1948.

⁴⁴ *The Los Angeles Times*, August 20, 1911

⁴⁵ *The Los Angeles Times*, June 15, 1911

⁴⁶ United States of America Bureau of the Census, Fourteenth Census of the United States, 1920, (Washington, D.C.: National Archives and Records Administration, 1920).

⁴⁷ United States of America Bureau of the Census, Sixteenth Census of the United States, 1940, (Washington, D.C.: National Archives and Records Administration, 1940).

⁴⁸ United States of America Bureau of the Census, Fifteenth Census of the United States, 1930, (Washington, D.C.: National Archives and Records Administration, 1930).

⁴⁹ No additional information was found about the Hernandez family

⁵⁰ No other information was found about this couple

⁵¹ No additional information was found about James Aprato, Jose Villasenor, or Jas D. Aprato.

Rear residence at 3024 ½ North Main Street

The first recorded occupant was Fred L. Wing (1916), a night watchman. No further information was found on him. Following him, Amy and Ira Pherson lived in the residence (1920). The couple were 62. Ira had been a laborer in the grocery industry, possibly with the Sontag and Sam Selig grocery shop, predecessor of Safeway, on North Broadway. Ira Pherson sold live stalk including a dapple gray mare that was stolen,⁵² and three large burros.⁵³ At the time of their residence at 3024, Ira was retired and living at home. They may have also had a servant living with them named Alice Mccomas, a widow.⁵⁴ Following the Phersons, Pete Bullara resided at the address (1936-1940). Pete Bullara was born in Italy in about 1890 and moved to the United States in 1909.⁵⁵ He is listed as a barber and worked with his wife, Mary Bullara in the beauty industry. Their son, Victor Bullara was a meat packer, possibly with the Sontag and Sam Selig grocery shop.⁵⁶ There was also a teenage daughter, Frances Bullara. In 3024 ½ lived the Hernandez family (1940). The head of the household, Emanecio Hernandez, was an industry laborer. He had a wife, Eduligio, and two daughters, Mary and Ludy. Emanecio and Eduligio were born in Mexico.⁵⁷

Following the Bullaras and Hernandez families, Elizabeth and Joseph Menchini moved into the residence (1948). Joseph Menchini was born in Italy in 1916, continuing with the theme of Italians living in this area at that time.⁵⁸ James Aprato lived in 3024 ½ North Main Street (1948). Following him, Jose Villasenor lived in 3024 (1958). Jos. A. Antista (1976) lived in 3024, and he also lived in 3016 and 2018 North Main street prior to living here and was a clerk. The final recorded person living on the property was Jas D. Aprato.⁵⁹ People of Italian decent, such as the Bullaras, Menchins, Apratos, and Antistas, lived in the residence during its history. There were also many Mexican residents. From looking at the United States Census of the neighborhood from 1930, there are a lot of residents that are immigrants. By the 1940 census, most of the residents of the neighborhood are first generation Americans.

3028-3030 North Main Street

3028-3030 North Main Street was occupied by the Costidio Guzzetta Grocery and Meats store and Joseph Griffo, a mattress manufacturer in 1924. Griffo was born in 1886 in Italy and immigrated to the United States in 1909. He was married to Vita Griffo and had four children.⁶⁰ Charles and Caroline Guzzetta ran a grocery out of the building in 1933. Charles was born in

⁵² *The Los Angeles Times*, August 20, 1911.

⁵³ *The Los Angeles Times*, June 15, 1911.

⁵⁴ United States of America Bureau of the Census, Fourteenth Census of the United States, 1920, (Washington, D.C.: National Archives and Records Administration, 1920).

⁵⁵ United States of America Bureau of the Census, Sixteenth Census of the United States, 1940, (Washington, D.C.: National Archives and Records Administration, 1940).

⁵⁶ United States of America Bureau of the Census, Fifteenth Census of the United States, 1930, (Washington, D.C.: National Archives and Records Administration, 1930).

⁵⁷ No additional information was found about the Hernandez family

⁵⁸ No other information was found about this couple

⁵⁹ No additional information was found about James Aprato, Jose Villasenor, or Jas D. Aprato.

⁶⁰ United States Federal Census, 1930.

1904 in Italy and immigrated to the United States in 1909 and worked as a grocer.⁶¹ In 1937, Machio & Carone Grocery was run from the building and was run by Samuel Machio and Joe Carone. Carone and Machio were born in Italy in 1904. From 1962-1990, Dr. George A. Brandt worked in the building. In 2006, a Jim Fashion, Inc. manufacturing plant was run out of the building and from approximately 2010-2014, Duc Fashion, Inc. manufacturing was run from the building.

1822-1824-1826-1834 North Johnston Street

Historical records list this business as the Basso Winery, with A. Basso and Otto Basso as owners. In 1951, Salvador Hernandez owned 1822 North Johnston Street. No further information was found about him. Torina Winery manufacturing occupied 1826-1834 North Johnston Street in 1951. Yolanda Packing Co. manufacturing was there in 1958. Yolanda Packing Co. made Italian foods such as ravioli, spinach noodles, tomato noodles, and mushroom sauce.⁶² A-1 Eastern Homemade Pickle Co., Inc. has been in the building since 1976. A-1 Eastern Homemade Pickle Co was founded in 1972 by Martin L. Morhar and makes kosher pickles. The Company's website says "A-1 Pickle is considered to be one of the most reputable Producers of Quality Pickle products in the Western United States. We've been located in Los Angeles since our inception and have been a leading Manufacturer and Distributor of Bulk Pickle Products ever since."⁶³

1815 North Hancock Street

Rufus and Mary Driver lived here in 1930, he was from South Carolina and worked in a brickyard. Gilbert Rutledge from Georgia also lived at this address in 1930 and had no occupation listed.⁶⁴ Beatrice Bush occupied 1815 North Hancock Street in 1958. Homemade Foods, Inc., a manufacturing company was in the building in 1976 which manufactured kosher foods. Robert and Elizabeth Emirhanlan occupied 1815 North Hancock Street in 1995.

1817 North Hancock Street

From 1958-1962, Emeterio Loera, Jr. occupied 1817 North Hancock Street. From 1971-1990, Elvira Loera lived on the subject property. Paul Yrisarri lived on the subject property in 1995. Gerardo Ortega lived on the subject property from 2000-2006. No further information was found about these occupants.

1819 North Hancock Street

The 1930 U. S. Census lists James and Mary Cartti, from Italy, living at this residence; he worked in a service station. By 1940, Solomon Rush and his wife Carry were living in the house. He worked for the Los Angeles City Maintenance Division.

⁶¹ United States Federal Census, 1930.

⁶² "Back Matter." *The Sanitarian* Volume 9, Number 2, September-October, 1946, pg. 5.

⁶³ "About Us," *A-1 Eastern Homemade Pickles Co. Inc.*, Accessed January 3, 2019, <http://www.a1pickle.com/about-us.html>.

⁶⁴ United States Federal Census, 1930.

1825-1827 North Hancock Street

Garro Nerg, from Britain, lived at no. 1825 in 1930, no occupation is listed.⁶⁵ Conrad R. Garrison lived at 1825-1827 North Hancock Street in 1958. Garrison passed away in 1958 at the age of 77. He worked as a surveyor for the city of Los Angeles for 44 years and retired from the engineering department in 1948. He was married to Estella, and a daughter, Eleanor⁶⁶. Following Conrad, Jose Salas lived at the property in 1976. Following Salas, Siupao Lee lived on the subject property. Murray Berger lived there in 2000 (see 1839 North Hancock) and Alva Ortiz lived there in 2006.

1829 North Hancock Street

The 1930 U. S. Federal Census has Domingo and Sofia Del Rio living in the house. In their 50s at the time, they had arrived in 1912 from Spain, and no occupation is listed. At the time, they had Jose A. Ortega, also from Spain, as a boarder. He was a dairy farmer. By 1940 Sofia, was a widow and her daughter Justina and son-in-law Antolin Algarri, both born in Spain, and their five sons, Gregory, Antolin Jr., Domingo, Ernest, Raymond, all born in California, had moved in. Antolin was a machinist, Gregory a mechanic's helper. The Algarris stayed until 1942. The youngest son, Raymond (Ray), was a high school football star at Lincoln Heights H. S., who then went on to play for John Muir College of Pasadena in the late 1940s.⁶⁷ No other residents are listed until the 1970s: Jose Franco in 1971, Juan Morales in 1976, Gerardo Adama in 1990, and then Pei Fang Huang, who resided there from 1994 until 2002.⁶⁸ No further information was found on them.

1831 North Hancock Street

The Del Rio's daughter Justina, and son-in-law Antolin Algarri, also born in Spain, and their five sons Gregory, Antolin Jr., Domingo, Ernest, Raymond, all born in California, were living in this house in 1930.⁶⁹ Then in 1940 they moved next door to 1829 North Hancock. Also in 1940, Tony, Lucy, and their son Arnold Montero were living at the residence. Tony was a cook's helper from New Mexico, Lucy was a machine operator in the garment industry. Two subsequent residents are listed in telephone directories at this location: Luae J. Vazquez in 1958 and Rosa Rivera in 1976, but no further information on either one is available.

1839 North Hancock Street

This residence shares the lot with the storefront at 3030 North Main Street operated by Costodio Guzzetta in the 1920s. He is listed as residing at this location in 1930.⁷⁰ By 1940, Joe and Josie Guzzetta are residing here, but no occupation is listed, and there is no indication of a relation to Costodio. A Murray Berger is listed living at the subject property in 2000, but no further information about his is available, except that he and his trust purchased nos. 3016, 3018, and

⁶⁵ Idem

⁶⁶ "Conrad R. Garrison," *The Los Angeles Times* (Los Angeles, CA), July 25, 1958, pg. 23.

⁶⁷ *Los Angeles Times*, September 18, 1949, newspapers.com, accessed January 3, 2019

⁶⁸ U. S. Phone and Address Directories, 1993-2002.

⁶⁹ 1930 Census, op. cit.

⁷⁰ Idem

3024 North Main Street around this time (see 1825-27 North Hancock).⁷¹ Erik Ortiz is listed as living at the premises in 2006, but no further information on him is available.

Architectural Description

No. 3000 North Main Street and No. 1836 North Johnston Street

This L-shaped 1982 commercial building (liquor store) is set back approximately 50 feet from the street curb and is constructed of CMU block. It features two metal and glass storefronts on CMU bulkheads and two roll-down metal gates above each one. There is a large fabric awning above both storefronts. A parking lot with two driveways is located at the northern portion of the parcel, with a signpost with metal and plastic signage at the northeast corner of the lot. The entire building has a white painted finish.

The south wing, No. 1836 North Johnston Street, also dates from 1982 and is constructed of unpainted CMU block. The auto repair shop is set back approximately 40 feet from the street curb and features four large openings for the auto repair operations. A chain link fence on posts and gate fronts the property at the sidewalk.



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 8
Primary elevation of 3000 N Main Street, view facing south

No. 3012-3014 North Main Street

These are two commercial buildings featuring four storefronts, which are demarcated by four concrete piers at the front façade, which extend above the roofline. No. 3012 is the wider building and features two wood storefronts on wood bulkheads with a ribbon of rectangular wood transom lights. The westernmost storefront has a set of double metal doors and a narrower storefront to the

⁷¹ Los Angeles Department of Building and Safety Building Permits

west of it. The eastern-most storefront features a single metal door and a wider storefront to the east of it. Metal security bars cover doors, storefronts, and transoms. Some of the glass at storefronts and transoms has been lost and replaced with wood panels. There is a plain upper sign band above the storefronts. The building has a white painted stucco finish. To the west of the western-most storefront is access to a side courtyard, currently closed by a metal gate.

No. 3014 is the narrower building and features two storefronts divided by a center door. Like its neighbor, the two wood storefronts have wood bulkheads with a ribbon of rectangular wood transom lights. Metal security bars cover doors, storefronts, and transoms. Some of the glass at storefronts and transoms has been lost and replaced with wood panels. There is a plain upper sign band above the storefronts. The building has a white painted stucco finish. At the rear, this building has two additions extending to the south, as well as a long, narrow shed roof west of these additions.



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 9
Primary elevation of 3012-3014 N Main Street, view facing south

3016 North Main Street

3016 North Main Street is a hipped vernacular cottage fronting North Main Street to the north. It has wood siding and a composite roof. There is an entrance porch on the right side of the north (primary) elevation, and there is a wood door behind a metal screen and a wood fixed window with a top decorative window with multiple lites behind security bars in the entry porch. There is an attic vent in the gable over the entry porch and a vent in the basement under the porch. To the left is a window matching the one in the porch (**Figure 10**). On the east (side) elevation, there are three hung wood windows (**Figure 11**). On the west (side) elevation, there are one jalousie window, two hung windows and one fixed window (**Figure 12**). On the south (rear) elevation,

there is one fixed window and one sliding window (alterations), a door that has been replaced (alteration), and a closed in window to the right of the door (alteration) (**Figure 13**).



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 10
Primary (north) façade of 3016 N Main Street, view facing south



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 11
east (side) elevation of 3016 N Main Street, view facing southwest



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 12

West (side) elevation of 3016 N Main Street, view facing northeast



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 13

South (rear) elevation of 3016 N Main Street, view facing north

3018 North Main Street

3018 North Main Street is nearly identical to 3016 North Main Street. It is a hipped vernacular cottage with wood siding and a composite shingle roof. The north (primary) façade has an entrance porch to the east underneath a dormer. There are two columns holding up the dormer. Under the dormer is a wood door and a large fixed window with decorative lites at the top and an identical window is left of the entrance porch. There is an attic vent in the entrance dormer and a basement vent under the porch (**Figure 14**). The west façade has three hung windows and a fixed window and the east façade has three hung windows and a jalousie window (alteration) (**Figures 15 and 16**). The rear (south) elevation has a hung window, a casement window with divided lites, a third window, and a door that has been replaced (alteration) (**Figure 17**).



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 14
Primary (north) façade of 3018 N Main Street, view facing south



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 15

West (side) elevation of 3018 N Main Street, view facing southeast



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 16

east (side) elevation of 3018 N Main Street, view facing southwest



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 17

South (rear) elevation of 3018 N Main Street, view facing northwest

3024 North Main Street

3024 North Main Street is improved with a two-story Queen Anne style residence that according to the Los Angeles County Assessor's records was built in 1895 (assessor effective date 1910; building permit for new construction 1911). It has wood and shingle siding in decorative patterns. The north (primary) façade has an entrance porch on the right recessed behind the primary façade where there is a front door and one fixed window to the left. To the east are two windows that have been replaced (alteration) set in decorative wood framing. Between the first and second story is a shed roof with dentals along the base and above that are two windows. There is a rounded decorative fascia at the roofline with a sunburst detail at the top corner, and there are shingles within the dormer (**Figure 18**). On the west façade, there is a hung window on the second story and a bay window on the first story with four hung aluminum windows (alteration). To the rear of that is a one story addition with a window and door on the west elevation and two windows on the south (rear) elevation (alteration). On the second story there are two hung wood windows (**Figure 19**). To the right of the rear addition appears to be another addition under a flat roof with a window (alteration). On the east (side) façade there is another addition under a hipped roof with an enclosed door (alteration) (**Figure 20**).



The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 18
Primary (north) façade of 3024 N Main Street, view facing south



The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 19
West (side) and south (rear) elevation of 3024 N Main Street, view facing northeast



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 20
East elevation of 3024 N Main Street, view facing northwest

No. 3024 ½ North Main Street

This rear residence dating from 1918-1920 is an example of population increase during the first three decades of the 20th-century in the neighborhood of Lincoln Heights. The previously undeveloped portions of deep lots were utilized, and as a result, some lots contain two or even three residences. This gabled-roof vernacular, one-story residence is a wood building of shiplap cladding with corner posts, a pitched roof, and boxed eaves, with a front-gabled entrance and a side-gabled entrance. The front-gable faces north and features four wood entrance steps with simple wood plank handrails, a single, centered front entrance door frame, a modern wood door, and no window openings. Under the gable is a small wood attic vent. The west-facing side-gabled entrance has four concrete steps leading to a center wood door frame and a modern wood door. Above the door, the eave's fascia is raised about 6 inches in deference to the entrance at this location. Along the façade are four window openings with thick wood frames, however, all original wood windows have been replaced with modern vinyl windows. The roof has modern asphalt shingles.



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 21
North and west elevation of 3024 ½ North Main Street, view facing southeast

No. 3030 North Main Street

Two linked buildings make up this commercial space. It has a white painted finish. Along the primary North Main Street façade there are doors on opposite corners separated by four storefronts. A shallow concrete canopy above the storefronts encircles the building along the primary façade and the secondary façade along North Hancock Street. The bulkheads feature modern brick cladding with a red painted finish. Doors have modern metal gates, and the storefronts have modern metal security grilles with a white painted finish. There is a through-wall air conditioning unit above the western-most storefront; there is a sign bracket above the concrete canopy; there is a through-wall fan with a hatch door above the next storefront to the east, and another one right above it, above the concrete canopy; and there is a painted metal sign above the eastern-most storefront. A metal sign on a post rises from the roof at the eastern-most corner of the building; it has been painted over.

The secondary North Hancock Street façade the same brick cladding at bulkheads if found at different height levels. One storefront remains close to the northern-most corner, but there appear to have been four additional ones to the south since sealed up. The storefront has modern metal security grilles with a white painted finish. There is a through-wall air conditioning unit above the storefront; there is a through-wall fan with a hatch door above one of the sealed storefronts to the south.

A modern metal gate is installed along the property line leads to the secondary rear façade. The facade features more through-wall air conditioning units, a ship's ladder to the roof, a small zinc canopy on metal brackets, and a modern metal shed roof at the western-most end separating the building from the neighbor to the south. The canopy does touch the neighbor's side facade.



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 22

Primary façade of 3030 North Main Street, view facing south

1822-1834 North Johnston Street

1822-3030 North Johnston Street is improved with three industrial buildings built in the 1930s, making up the pickle factory. The south portion of the pickle factory is the store front. It is a flat-roofed stuccoed store front with tile shingle detailing. There is a central doorway into the courtyard behind under an arched moulded details. On the south half there are two divided aluminum windows that have been partially boarded up. North of the courtyard entranceway is an awning with wood shingles, two windows and a door to a storefront (**Figure 23**).



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 23
Primary façade of southern part of 1822-3030 North Johnston Street,
view facing east

To the north, there is a brick warehouse with a large garage door and aluminum windows set back behind a loading area (**Figure 24**).



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 24
Primary façade of northern part of 1822-3030 North Johnston Street,
view facing east

1815 North Hancock Street

This is an empty lot.

1817 and 1819 North Hancock Street

The main residence, no. 1819 North Hancock, is an 1890 1 ½ story, hipped-roof vernacular wood frame house. Characterized by its wood shiplap cladding and a tri-partite composition, the house has a basement level with vent openings, an encircling profile fascia, which separates it from the main body of the house, which features corner posts, a project wood bay window, a set back porch with wood posts, window openings with heavy wood window frames and bracketed wood sills, and a main entrance door with heavy, profiled wood frames. A wide encircling wood fascia separates the middle section from the roof which has projecting boxed eaves and an attic dormer with vents. A portion of the basement cladding on the secondary south façade has been replaced with wider plank clapboard. At the southwest corner, the original wood entrance steps and porch floor have been replaced with a projecting concrete platform and side concrete steps. This new porch has a modern metal handrail. All windows and doors feature modern metal grilles and gates. The attic dormer also features the same projecting boxed eave, shiplap cladding, vertical wood strips connecting to a top fascia simulating the design of the main house. The roof has modern asphalt shingles, two modern attic wind turbine ventilators at the apex, and the house currently has a beige painted finish with white finish on terminal accents: wood posts, fasciae, window frames, bracketed sills, and roof eaves. Windows appear to have been replaced with modern metal windows (**Figure 25**). An original rear addition is still extant, however, later, subsequent additions to the side and rear facades were undertaken. There is concrete paving from the property line to the main façade, and also behind the original rear extension. A front lawn and side rear garden appear to be original.



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 25
Primary façade of 1817 N. Hancock Street, view facing northwest

The original rear façade addition features the same shiplap wood cladding, a gable roof with a heavy bargeboard and an attic vent, one center window with heavy wood enframing and bracketed sills with a modern metal grille. There is currently a modern shed roof and wood lattice below the center window possibly used as a garbage can enclosure. An extension to this addition first occurred at the south; it has a wood shed roof with boxed eave, two small windows on the south façade, a door with a heavy wood enframing and window and a zinc shed roof on the west façade, and it has a stucco finish. The second extension wraps around the north and rear of the original rear addition. It is clad in heavy plank clapboard, has exposed rafters and eaves, with three different roofs of differing pitch, similar banding or stripes of white painted finish, and window openings with modern metal windows and metal grilles. A large metal satellite dish sits atop the northern end of this extension. All additions/extensions have the same matching beige painted finish.



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 26

View of rear elevation showing rear additions, view facing east

A long asphalt driveway from the property line towards the west leads to the 1950s rear residence, which is located 25 feet to the west from the main house's rear addition, it is almost square, finished in beige color stucco, features a hipped roof with boxed eaves, modern asphalt shingles, and two wind turbine ventilators at the apex. The main east façade features a door opening and a picture window; the secondary rear (west) façade is plain except for two window openings featuring two modern sliding windows with applied muntins (**Figure 27**).



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 27

View of rear elevation of the rear residence, view facing east

1825-1827 North Hancock Street

1925-1827 North Hancock Street is improved with a one story Folk Victorian style residence built in 1890/1910 according to the Los Angeles County Assessor's office. It has a gable front and wing shape. It has wood siding, and wood window and door frames. The gable front on the east (primary) façade has shingles. There is a wood door in the gable and a door on the wing. The wing has a wood window with $\frac{3}{4}$ true-divided lites. There is a wood hung window on either side of the front-gable set at angles. There are security doors over each door (**Figure 28**).



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 28

View of primary facade of 1825 North Hancock Street, view facing west

The north (side) elevation has a side-facing gable with shingles within the gable. There are two wood hung windows. There is a shed addition on the side-facing gable with wood casement windows (**Figure 29**).



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 29

View of the north (side) elevation of 1825 North Hancock Street, view facing southwest

There is a large aluminum shed-like building in the rear of the property that was constructed in 1963.

1829 North Hancock Street

1829 North Hancock Street is improved with two residences, one built in 1914 and one built in 1890/1920 built side-by-side. Both residents appear to be vernacular buildings that have been stuccoed over at some time. The north residence is one story tall and has a front-facing gable roof with a porte-cochere to the south. There is an entry porch and what appears to be an addition where the rest of the porch was under a shed roof with a center fixed aluminum window and two side aluminum hung windows within a wood frame. The south residence is two stories tall and has a front-facing hipped gable roof with a gable roof to the rear and side-facing gable roofs. There is an entrance porch under the gable roof and aluminum sliding windows and a porte-cochere to the south. It appears that multiple additions to the rear are visible (**Figure 30**).



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 30

View of the primary facades of 1829 North Hancock Street, view facing west

1839 North Hancock Street

1839 North Hancock Street is improved with a single-story gabled vernacular residence built in 1901. It is oriented to the east toward Hancock Street and has a front-facing gabled roof and wood siding. There is an entry porch set back under a gabled porch roof on concrete steps with decorative column-like balustrades. There are wood hung windows on either side of the entry door. The east (side) elevation has wood hung windows and a stuccoed chimney. There are overhanging eaves with exposed rafters (**Figure 31**).



SOURCE: ESA, 2018

The Brine Project HRA / D181364.00

Figure 31
View of the primary façade and east (side) elevation of 1839 North Hancock Street, view facing southwest

Historic Context

The historic context developed below presents the background necessary to evaluate the historical and architectural significance of the subject property, including the history of its construction and alterations, as well as the surrounding neighborhood's development. ESA evaluated the subject properties under the following historical and architectural themes: Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974), Industrial Development (1850-1980), sub-theme: Manufacturing for the Masses (1887-1980), Food Processing, (1831-1955), and Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950).

Neighborhood Commercial Development: Streetcar Commercial Development (1880-1934)⁷²

The Streetcar Commercial Development sub-theme consists of buildings in a commercial corridor setting that are located along or near streetcar lines. It includes individual buildings as well as historic districts. Their defining characteristic is their relationship to a specific mode of transportation, the streetcar.

⁷² SurveyLA, "Neighborhood Commercial Development, 1880-1980," *Los Angeles Citywide Historic Context Statement*, prepared for the City of Los Angeles Department of City Planning, August 2017, 19-29.