

AFFORDABLE HOUSING INCENTIVE PROGRAM

Faith Based Organization

Affordable Housing Mixed-Use Project

United University Church
2208 S. Union Ave. Los Angeles, CA 90007

University Park HPOZ Presentation
APRIL 21ST, 2026



J PARK ARCHITECTS
WWW.JDP-ARC.COM

PROJECT INFORMATION

PROJECT ADDRESS	2208 S UNION AVE, LOS ANGELES, CA 90007
ZONING	C2-1VL-O-HPOZ-CPIO
LOT AREA	PER ZIMAS 7137.4+7139.7+2834.7+8933.9 26,045.7 sf
BUILDABLE AREA	26,045.7 sf
FAR ALLOWED	(PER LAMC) PER C2-1VL 1.5 : 1
FAR ALLOWED	(PER AHIP) 4.5 : 1
FLOOR AREA ALLOWED	(PER AHIP) 117,205 sf
FLOOR AREA PROVIDED	90,647 sf
FAR PROVIDED	90,647 / 26,045.7 =3.49 3.49 : 1

HEIGHT ALLOWED	(PER LAMC) 45'
HEIGHT ALLOWED	(PER AHIP) 45'+33'=78' 78'
PROPOSED HEIGHT	75'-7"

DENSITY ALLOWED	(PER LAMC) 26,046 / 400 = 65 65 Units
DENSITY ALLOWED	(PER AHIP) Limited by Floor Area
DENSITY PROPOSED	155 Units

PARKING SPACE REQUIREMENT

REQUIRED PER AB 2097
WITHIN 1/2 MILE OF PUBLIC TRANSIT
155 UNITS x 0 = 0 SPACE

PROVIDED		
STANDARD	COMPACT	TOTAL
24	0	24

TOTAL REQUIRED ACCESSIBLE PARKING (2% OF TOTAL)	1
REQUIRED EVCS PARKING (10% OF TOTAL)	3
REQUIRED EV READY PARKING (25% OF TOTAL)	6

AREA SUMMARY

L6	15,427 sf
L5	15,427 sf
L4	15,427 sf
L3	15,427 sf
L2	18,105 sf
L1	10,834 sf
TOTAL	90,647 sf

TREE

TREES REQUIRED	39
(1 TREE PER 4 UNITS) 155 / 4 = 50	
65% REDUCTION	14
TREES PROVIDED	14

UNIT MIX SUMMARY

	1BEDRM	STUDIO	TOTAL
L6	31		31
L5	31		31
L4	31		31
L3	31		31
L2	31		31
L1			
TOTAL	155		155
80% OF TOTAL DENSITY AFFORDABLE UNITS PROVIDED: 124 UNITS (105 UNITS LI + 19 UNITS MI)			
20% OF TOTAL DENSITY MARKET RATE UNITS PROVIDED: 31 UNITS (INCLUDES 1 MANAGER'S UNIT)			

SETBACK REQUIREMENT

		REQUIRED	PROVIDED
FRONT YARD	SOUTH (23RD ST)	0'-0" PER LAMC	8'-0"
SIDE YARD	EAST	10'-0" PER LAMC	5'-0"
SIDE YARD	WEST (UNION)	10'-0" PER LAMC	0'-0"
		0'-0" PER CPIO	
REAR YARD	NORTH (22ND ST)	19'-0" PER LAMC	6'-11"
		0'-0" PER CPIO	

BICYCLE PARKING REQUIREMENT

	REQUIRED	PROVIDED
LONG TERM		
25/1 + 75/1.5 + 55/2 = 103	103 Space	52 Space
SHORT TERM		
25/10 + 75/15 + 55/20 = 10	10 Space	10 Space

OPEN SPACE REQUIREMENT

REQUIRED (PER LAMC)

< 3 HABITABLE ROOMS	STUDIO/ 1 BED	155 x 100 = 15,500 sf
= 3 HABITALBE ROOMS	2 BED RM	0 x 125 = 0 sf
> 3 HABITABLE ROOMS	3 OR 4 BED RM	0 x 175 = 0 sf
TOTAL		15,500 sf

REQUIRED (PER AHIP)

15% OF THE TOTAL LOT AREA OR 10% OF TOTAL FLOOR AREA
CONFINED WITHIN THE PERIMETER WALLS OF THE
RESIDENTIAL UNITS.
(388 sf x 27 + 416 sf x 123 + 390 sf x 5) x 10% = 6,359.4 sf
TOTAL 6,359.4 sf

PROPOSED

	PRIVATE	COMMON (EXT.)	COMMON (INT.)
ROOF		4,289	
L6			
L5	200		
L4	200		
L3	200		
L2		1,472	
L1			
TOTAL	600	+ 5,761 1 2,886 MIN.	= 6,361 sf

1. EXT. COMMON O.S. AREA TO BE MIN. 50% OF TOTAL OPEN SPACE REQUIRED

DENSITY BONUS AHIP

BASE INCENTIVES

- 1. FAR INCREASE TO ALLOW 4.5:1 IN LIEU OF 1.5:1.
- 2. 33' HEIGHT INCREASE. ADDITION TO 45' PER ZONING.

ON-MENU INCENTIVES

- 1. EAST SIDE YARD REDUCTION
- 2. OPEN SPACE REDUCTION

OFF-MENU INCENTIVES

- 1. 50% LONG-TERM BIKE PARKING REDUCTION
- 2. 65% TREE REDUCTION
- 3. 25% PRIMARY FRONTAGE GLAZING REDUCTION



LH HOUSING

2208 S. UNION AVE

04.21.2026

Project Summary

JPARK ARCHITECTS

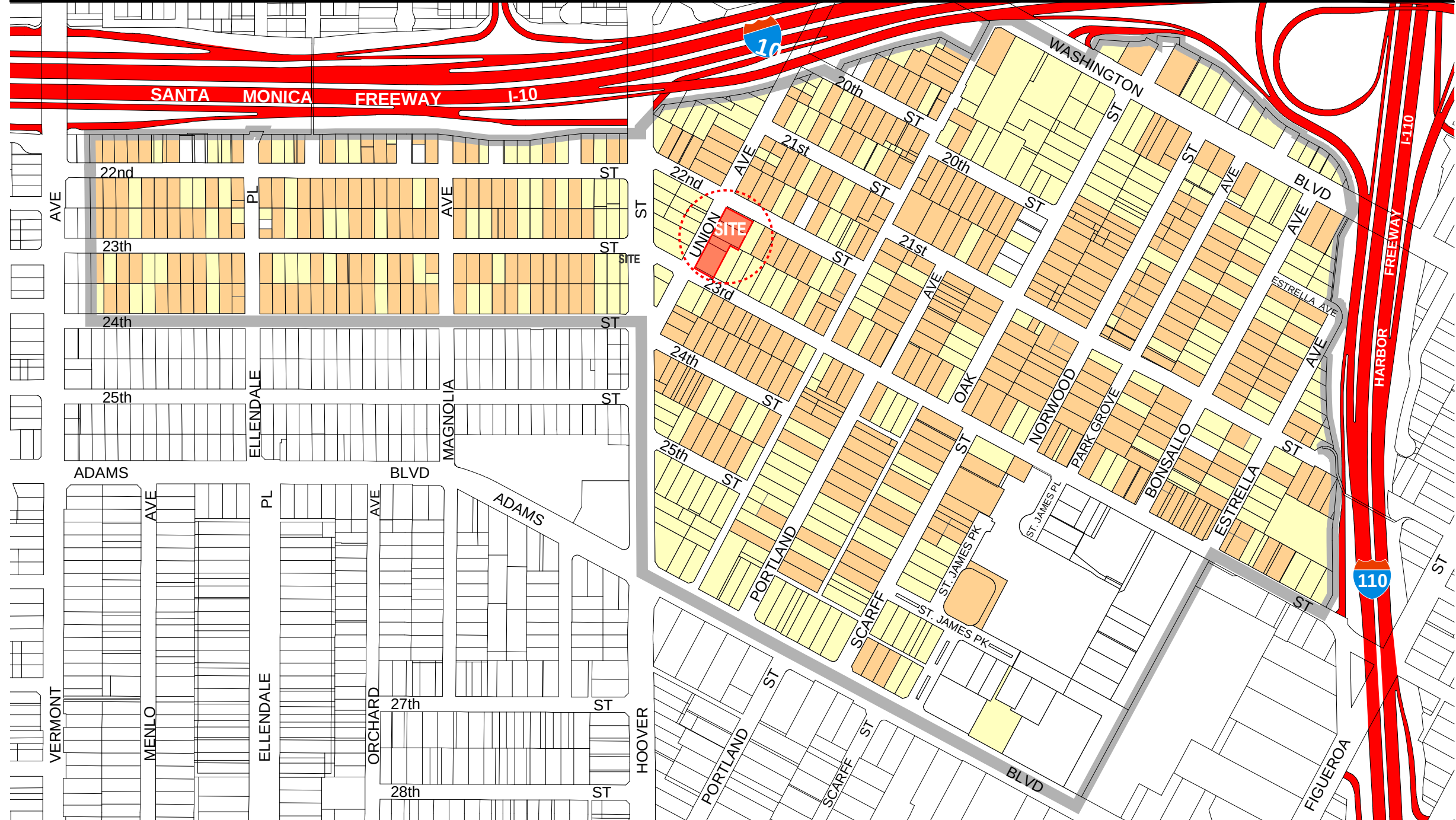
University Park Historic Preservation Overlay Zone

Architectural Survey: Structure Designation

Includes Historic Context Statement

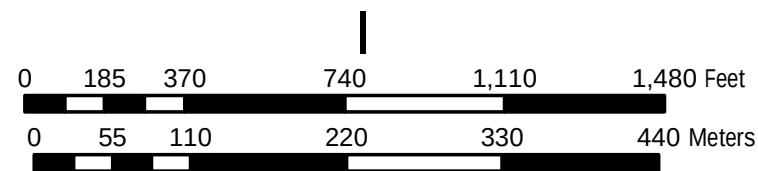
Ordinance 173,160
Adoption Date: 03-22-2000
Effective Date: 05-15-2000

CPC-1999-137-HPOZ
Council File Index 00-0270

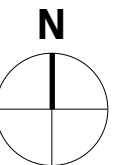


Structure Designation

- Contributing Feature
- Non-Contributing Feature
- Not Available
- HPOZ Boundary



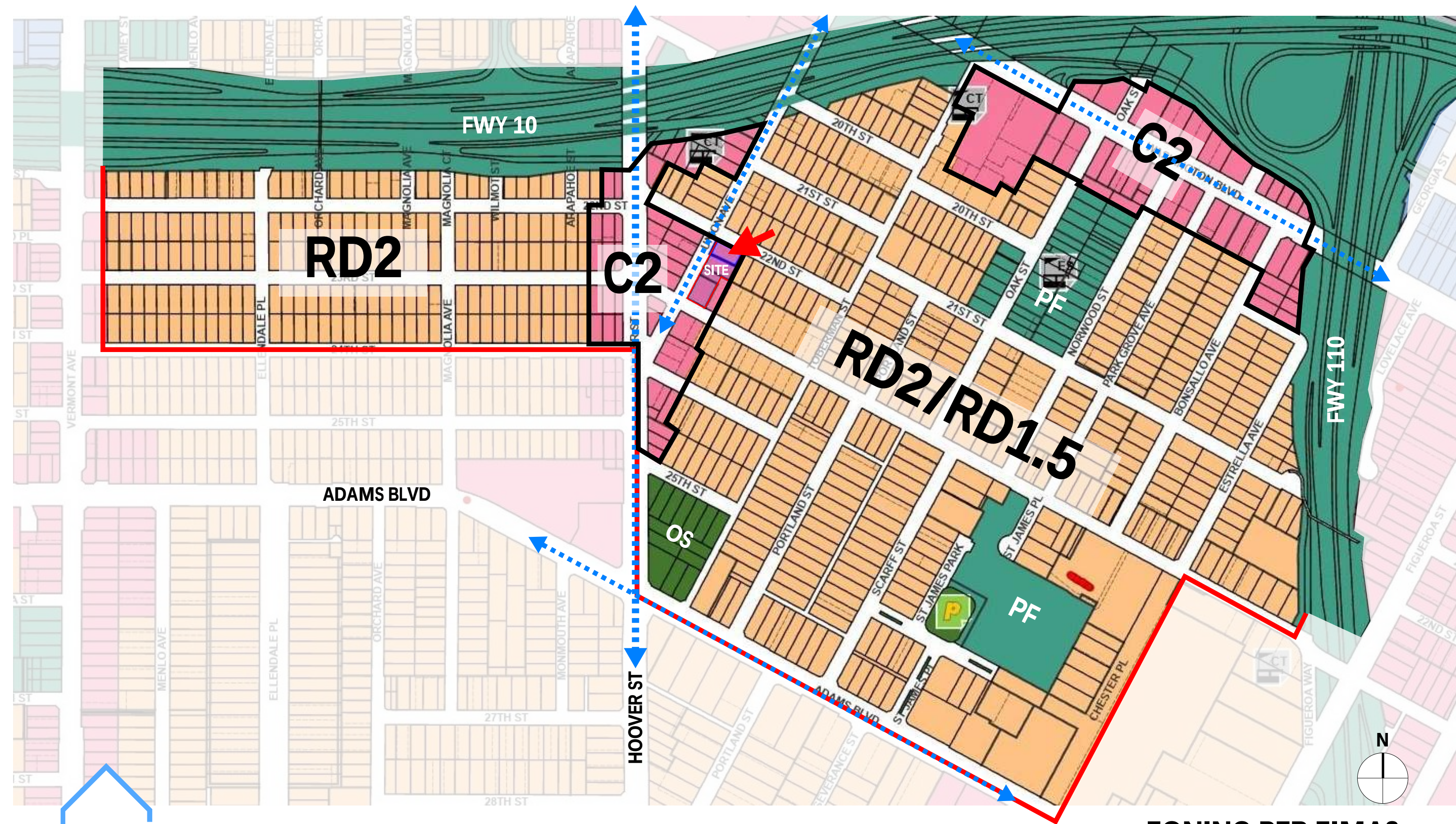
City of Los Angeles - Department of City Planning - Con Howe, Director

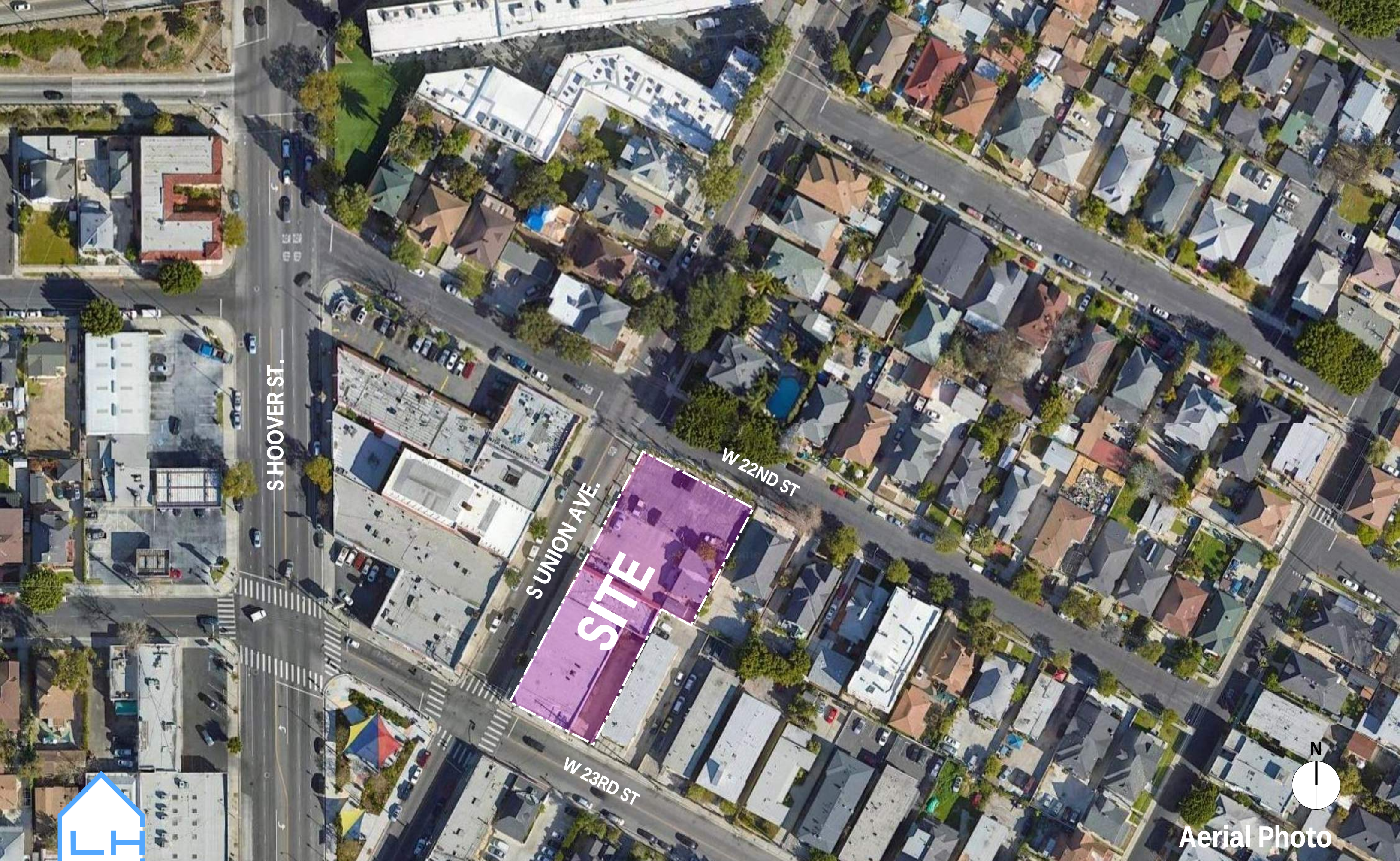


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University Park HPOZ
JPARK ARCHITECTS





SHOOVER ST.

S UNION AVE.

W 22ND ST

W 23RD ST

SITE

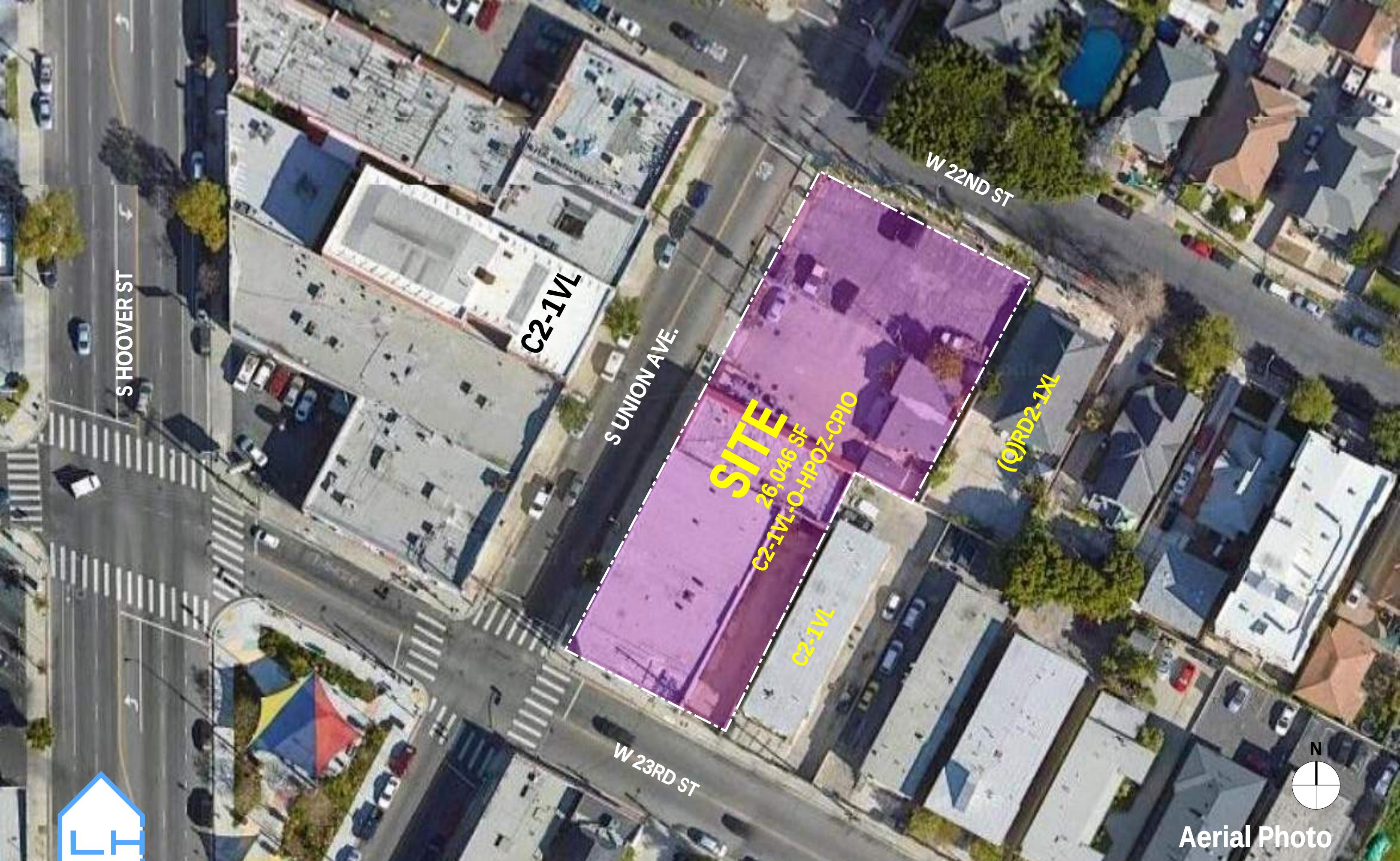


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04.21.2026

Aerial Photo
JPARK ARCHITECTS



S HOOVER ST

C2-1VL

S UNION AVE.

W 22ND ST

SITE

26,046 SF

C2-1VL-O-HPOZ-CP10

(Q)RD2-1XL

C2-1VL

W 23RD ST

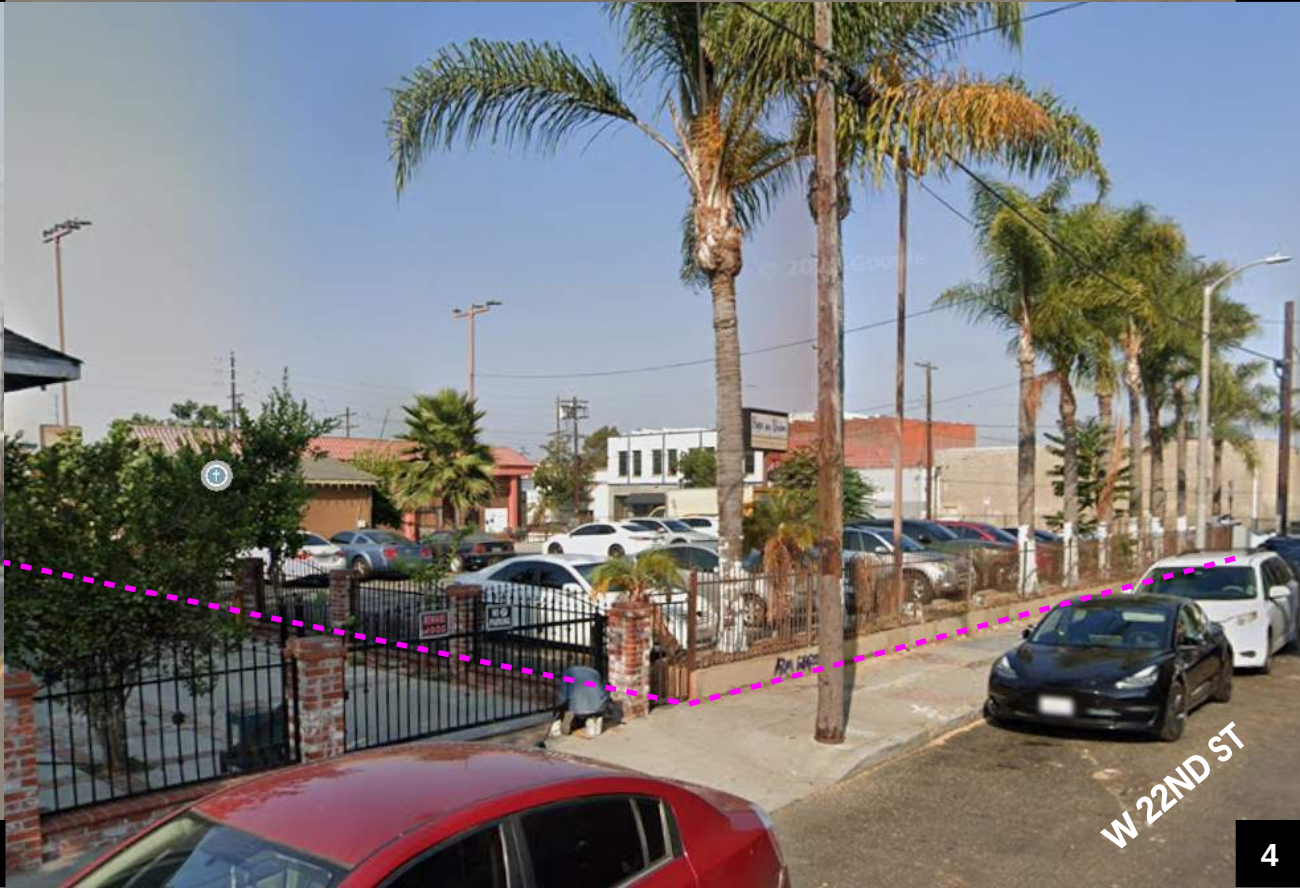


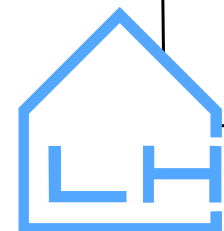
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Aerial Photo
JPARK ARCHITECTS





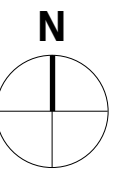
LH HOUSING

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Structure Designation

-  Contributing Feature
-  Non-Contributing Feature
-  Not Available
-  HPOZ Boundary



University Park HPOZ

JPARK ARCHITECTS

S SHOOVER ST.

S UNION AVE.

22ND ST

23RD ST

NON-CONTRIBUTING
STRUCTURE

SITE

CONTRIBUTING
STRUCTURE

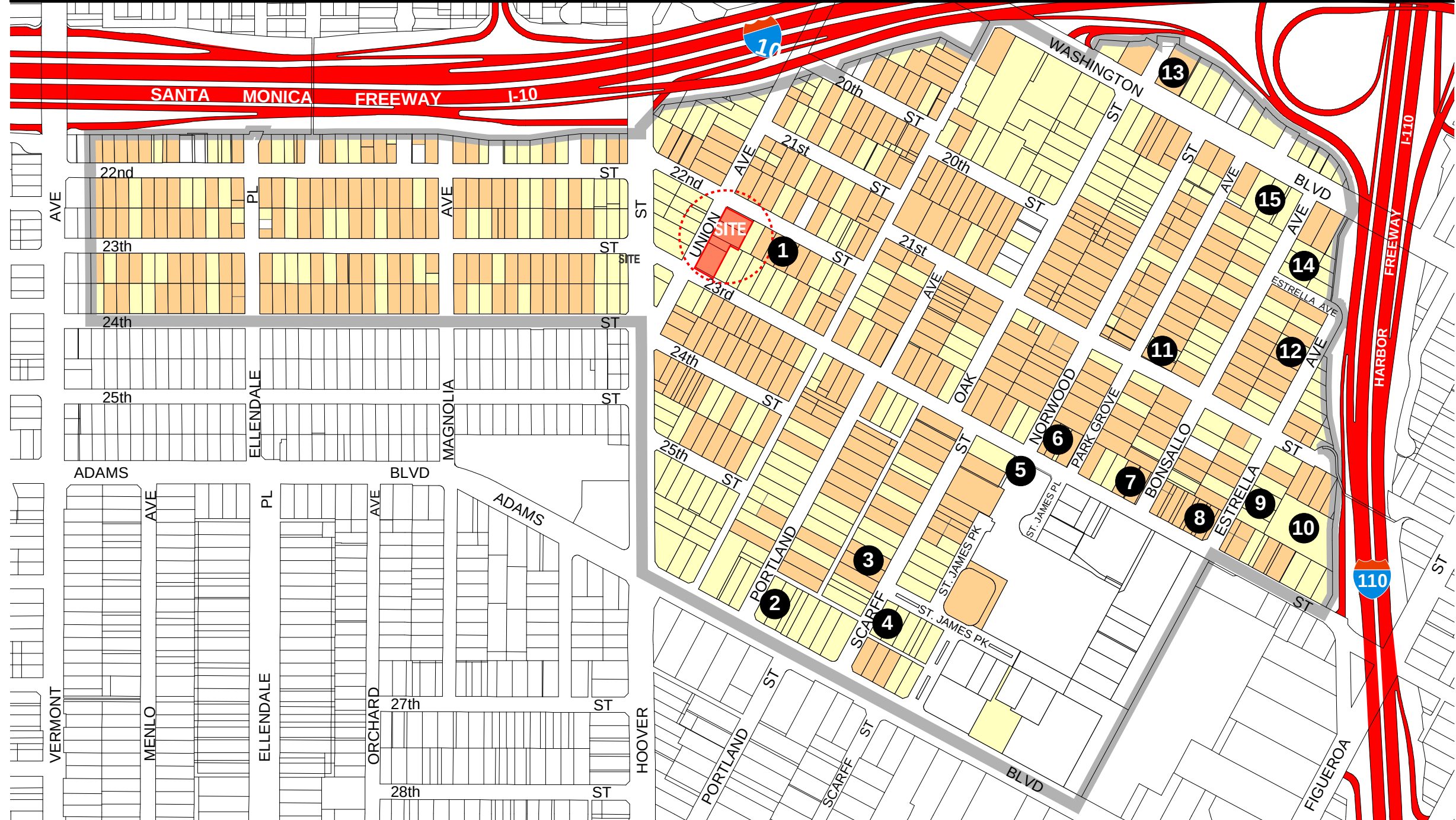
NON-CONTRIBUTING
STRUCTURE

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Includes Historic Context Statement

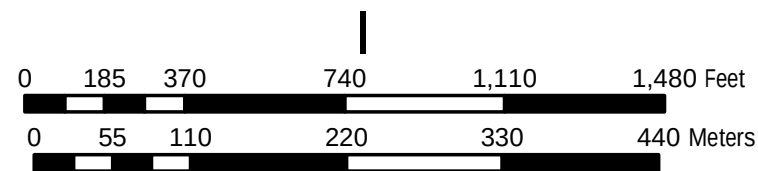
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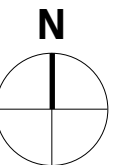


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City of Los Angeles - Department of City Planning - Con Howe, Director



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Contextual Building Height Analysis (3+ Stories)

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3 2343 SCARFF ST



2 2390 PORTLAND ST



1 1026 22ND ST



5 848 W 23RD ST



4 44 ST JAMES PARK



2208 S. UNION AVE

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Contextual Building Height Analysis (3+ Stories)

JPARK ARCHITECTS



8 704 W 23RD ST



7 801 W 23RD ST



6 841 W 23RD ST



10 2120 ESTRELLA AVE



9 2120 ESTRELLA AVE



13 853 W WASHINGTON BLVD



12 1953 ESTRELLA AVE



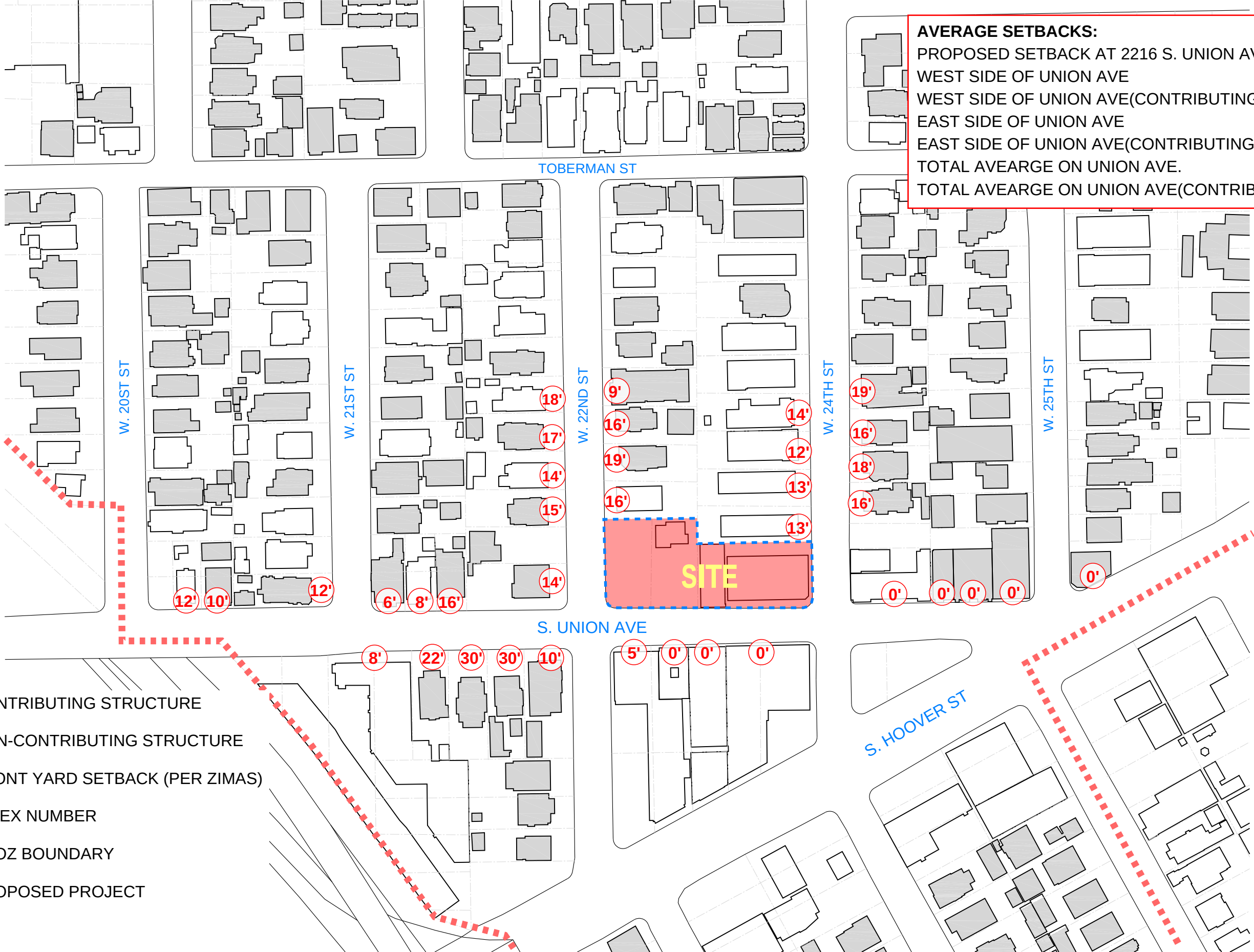
11 815 W 21ST ST



15 800 W WASHINGTON BLVD



14 1926 BONSalLO AVE



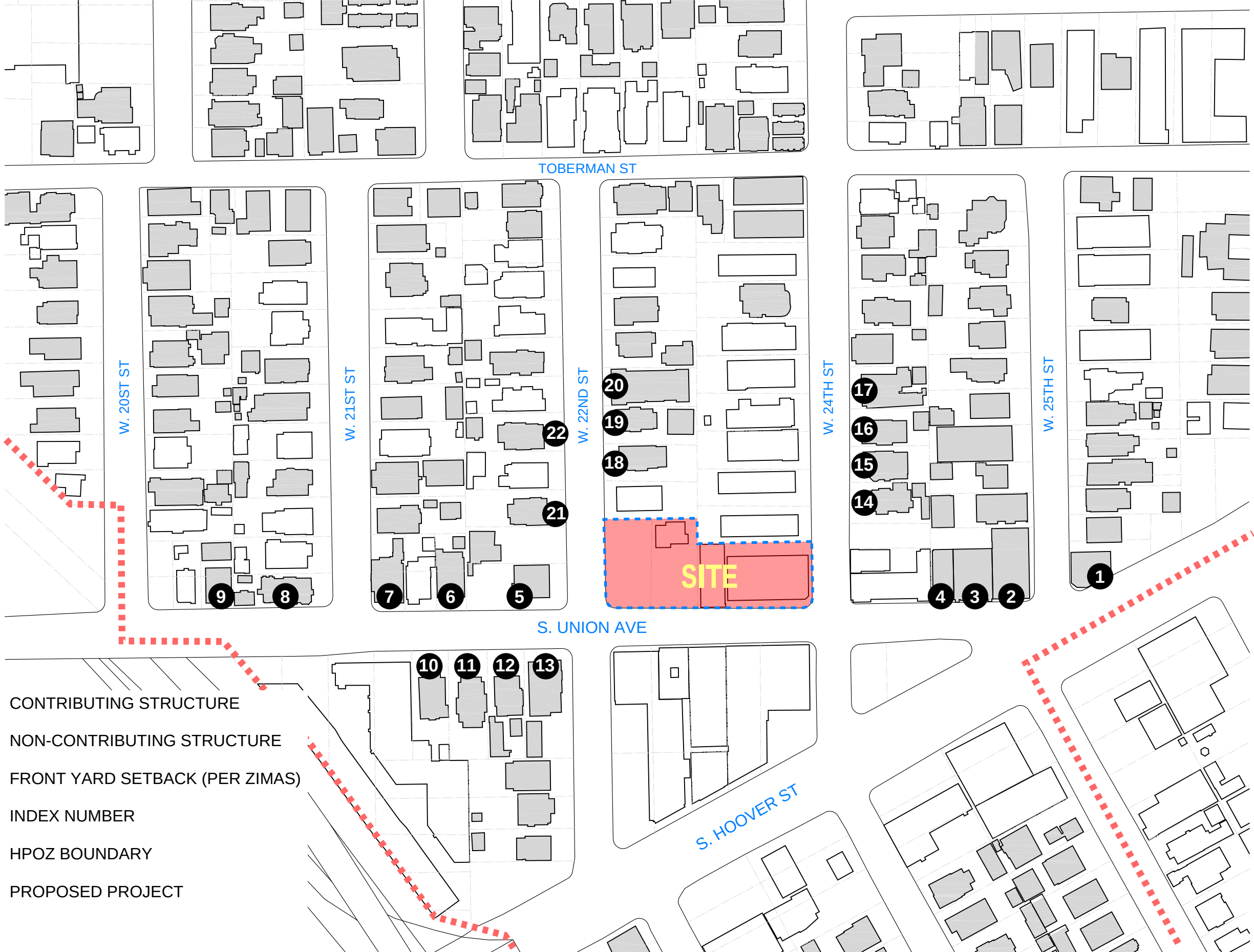
AVERAGE SETBACKS:	
PROPOSED SETBACK AT 2216 S. UNION AVE	0'-0"
WEST SIDE OF UNION AVE	6'-8"
WEST SIDE OF UNION AVE(CONTRIBUTING)	6'-3"
EAST SIDE OF UNION AVE	3'
EAST SIDE OF UNION AVE(CONTRIBUTING)	23'
TOTAL AVEARGE ON UNION AVE.	5'
TOTAL AVEARGE ON UNION AVE(CONTRIBUTING)	15'

- CONTRIBUTING STRUCTURE
- NON-CONTRIBUTING STRUCTURE
- FRONT YARD SETBACK (PER ZIMAS)
- INDEX NUMBER
- HPOZ BOUNDARY
- PROPOSED PROJECT



2208 S. UNION AVE

04.21.2026



2208 S. UNION AVE

04.21.2026

Contributing Structure Context
JPARK ARCHITECTS



4 **2308 S UNION AVE**
 SETBACK: 0' (ZIMAS)
 # STORIES: 2
 HEIGHT: 20' (PERMIT)
 MATERIAL: BRICK
COMMERCIAL VERNACULAR
 COMMERCIAL BUILDING



3 **2312 S UNION AVE**
 SETBACK: 0' (ZIMAS)
 # STORIES: 2
 HEIGHT: 23' (PERMIT)
 MATERIAL: BRICK
COMMERCIAL VERNACULAR
 COMMERCIAL BUILDING



2 **2316 UNION AVE**
 SETBACK: 0' (ZIMAS)
 # STORIES: 2
 HEIGHT: 23' (PERMIT)
 MATERIAL: BRICK
COMMERCIAL VERNACULAR
 COMMERCIAL BUILDING



1 **2400 HOOVER ST**
 SETBACK: 0' (ZIMAS)
 # STORIES: 1
 HEIGHT: 12' (PERMIT)
 MATERIAL: BRICK
COMMERCIAL VERNACULAR
 COMMERCIAL BUILDING



8 **2102 S UNION AVE**
 SETBACK: 12' (ZIMAS)
 # STORIES: 1
 HEIGHT: 11' (PERMIT)
 MATERIAL: BRICK
CRAFTSMAN
 RESIDENTIAL



7 **2102 S UNION AVE**
 SETBACK: 6' (ZIMAS)
 # STORIES: 2
 HEIGHT: 20' (PERMIT)
 MATERIAL: CLAPBOARD
CRAFTSMAN
 RESIDENTIAL



6 **2110 S UNION AVE**
 SETBACK: 16' (ZIMAS)
 # STORIES: 1
 HEIGHT: 14' (PERMIT)
 MATERIAL: CLAPBOARD
CRAFTSMAN
 RESIDENTIAL



5 **2120 S UNION AVE**
 SETBACK: 14' (ZIMAS)
 # STORIES: 2
 ESTIMATED HEIGHT: 20'
 MATERIAL: CLAPBOARD
CRAFTSMAN
 RESIDENTIAL



13 **2308 S UNION AVE**
 SETBACK: 10' (ZIMAS)
 # STORIES: 3
 HEIGHT: 34' (PERMIT)
 MATERIAL: CLAPBOARD
 CRAFTSMAN + QUEEN ANNE
 RESIDENTIAL



12 **2308 S UNION AVE**
 SETBACK: 30' (ZIMAS)
 # STORIES: 3
 ESTIMATED HEIGHT: 36'
 MATERIAL: CLAPBOARD
 CRAFTSMAN
 RESIDENTIAL



11 **2111 S UNION AVE**
 SETBACK: 30' (ZIMAS)
 # STORIES: 3
 HEIGHT: 34' (PERMIT)
 MATERIAL: WOOD SHINGLES
 CRAFTSMAN + SHINGLE
 RESIDENTIAL



10 **2107 S UNION AVE**
 SETBACK: 22' (ZIMAS)
 # STORIES: 3
 HEIGHT: 30' (PERMIT)
 MATERIAL: CLAPBOARD
 CRAFTSMAN
 RESIDENTIAL



9 **2012 S UNION AVE**
 SETBACK: 10' (ZIMAS)
 # STORIES: 2
 ESTIMATED HEIGHT: 24'
 MATERIAL: CLAPBOARD
 CRAFTSMAN
 RESIDENTIAL



17 **1026 W 23RD ST**
 SETBACK: 19' (ZIMAS)
 # STORIES: 1
 HEIGHT: 12' (PERMIT)
 MATERIAL: CLAPBOARD
 VICTORIAN
 RESIDENTIAL



16 **1030 W 23RD ST**
 SETBACK: 16' (ZIMAS)
 # STORIES: 2
 HEIGHT: 25' (PERMIT)
 MATERIAL: CLAPBOARD
 VICTORIAN + CRAFTSMAN
 RESIDENTIAL



15 **1032 W 23RD ST**
 SETBACK: 18' (ZIMAS)
 # STORIES: 2
 HEIGHT: 21' (PERMIT)
 MATERIAL: CLAPBOARD
 VICTORIAN
 RESIDENTIAL



14 **1038 W 23RD ST**
 SETBACK: 16' (ZIMAS)
 # STORIES: 1
 ESTIMATED HEIGHT: 14'
 MATERIAL: CLAPBOARD
 VICTORIAN
 RESIDENTIAL



21 **1043 W 22ND ST**
 SETBACK: 15' (ZIMAS)
 # STORIES: 3
 ESTIMATED HEIGHT: 30'
 MATERIAL: CLAPBOARD
 VICTORIAN
 RESIDENTIAL



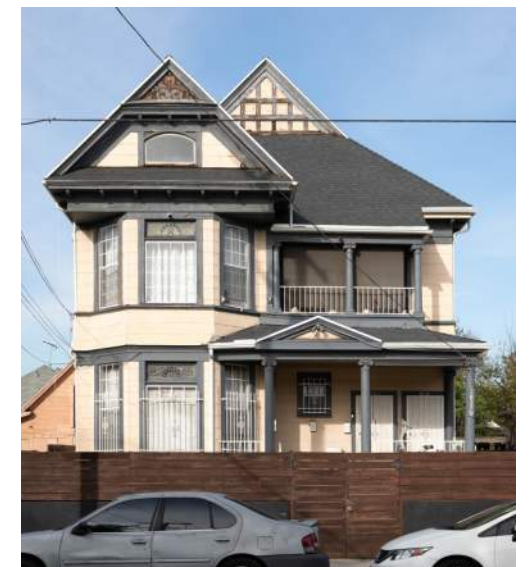
20 **1026 W 22ND ST**
 SETBACK: 9' (ZIMAS)
 # STORIES: 3
 HEIGHT: 36' (PERMIT)
 MATERIAL: STUCCO
 CRAFTSMAN
 RESIDENTIAL



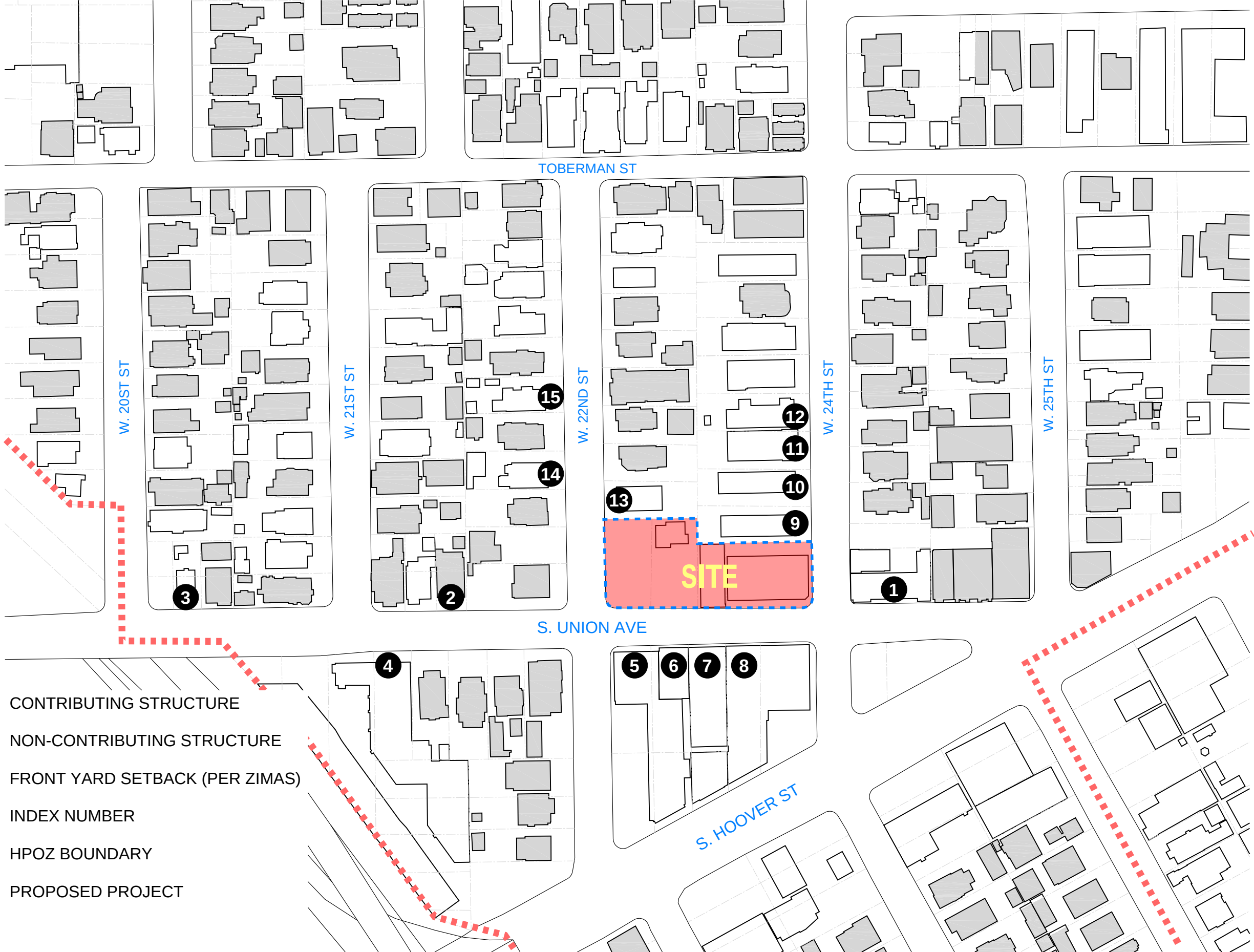
19 **1034 W 22ND ST**
 SETBACK: 16' (ZIMAS)
 # STORIES: 1
 HEIGHT: 18' (PERMIT)
 MATERIAL: CLAPBOARD
 VICTORIAN + QUEEN ANNE
 RESIDENTIAL



18 **1036 W 22ND ST**
 SETBACK: 19' (ZIMAS)
 # STORIES: 2
 HEIGHT: 22' (PERMIT)
 MATERIAL: CLAPBOARD
 VICTORIAN + QUEEN ANNE
 RESIDENTIAL



22 **1033 W 22ND ST**
 SETBACK: 17' (ZIMAS)
 # STORIES: 3
 ESTIMATED HEIGHT: 30'
 MATERIAL: CLAPBOARD
 VICTORIAN + QUEEN ANNE
 RESIDENTIAL





2300 1/2 S UNION AVE



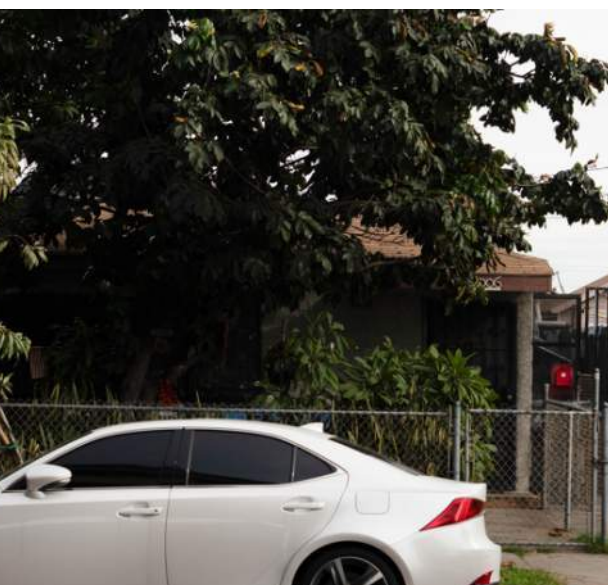
2304 1/2 S UNION AVE



1 2306 1/2 S UNION AVE
 SETBACK: 0' (ZIMAS)
 # STORIES: 1
 HEIGHT: 15' (PERMIT)
 MATERIAL: STUCCO
COMMERCIAL VERNACULAR
 COMMERCIAL BUILDING



4 2023 S UNION AVE
 SETBACK: 8' (ZIMAS)
 # STORIES: 2
 ESTIMATED HEIGHT: 27'
 MATERIAL: BRICK & TILE
MODERN
 SCHOOL FACILITY



3 2006 S UNION AVE
 SETBACK: 12' (ZIMAS)
 # STORIES: 1
 ESTIMATED HEIGHT: 9'
 MATERIAL: -
 RESIDENTIAL



2 2108 S UNION AVE
 SETBACK: 8' (ZIMAS)
 # STORIES: 2
 HEIGHT: 24' (PERMIT)
 MATERIAL: STUCCO
CRAFTSMAN
 RESIDENTIAL



8 **2219 S UNION AVE**
 SETBACK: 0' (ZIMAS)
 # STORIES: 1
 HEIGHT: 17' (PERMIT)
 MATERIAL: STUCCO
 MISSION REVIVAL
 COMMERCIAL BUILDING

7 **2211 S UNION AVE**
 SETBACK: 1' (ZIMAS)
 # STORIES: 2
 HEIGHT: 36' (PERMIT)
 MATERIAL: STUCCO
 MODERN / ART DECO
 COMMERCIAL BUILDING

6 **2203 S UNION AVE**
 SETBACK: 1' (ZIMAS)
 # STORIES: 1
 HEIGHT: 16' (PERMIT)
 MATERIAL: STUCCO
 MODERN
 COMMERCIAL BUILDING

5 **2201 S UNION AVE**
 SETBACK: 5' (ZIMAS)
 # STORIES: 1
 ESTIMATED HEIGHT: 17'
 MATERIAL: BRICK
 MODERN
 COMMERCIAL BUILDING



12 **1027 W 23RD ST**
 SETBACK: 14' (ZIMAS)
 # STORIES: 2
 ESTIMATED HEIGHT: 25'
 MATERIAL: STUCCO + WOOD
 -
 RESIDENTIAL

11 **1029 W 23RD ST**
 SETBACK: 12' (ZIMAS)
 # STORIES: 3
 ESTIMATED HEIGHT: 34'
 MATERIAL: STUCCO
 MODERN
 RESIDENTIAL

10 **1043 W 23RD ST**
 SETBACK: 13' (ZIMAS)
 # STORIES: 2
 HEIGHT: 19' (PERMIT)
 MATERIAL: STUCCO
 MODERN
 RESIDENTIAL

9 **1047 W 23RD ST**
 SETBACK: 13' (ZIMAS)
 # STORIES: 2
 HEIGHT: 19' (PERMIT)
 MATERIAL: STUCCO
 MODERN
 RESIDENTIAL



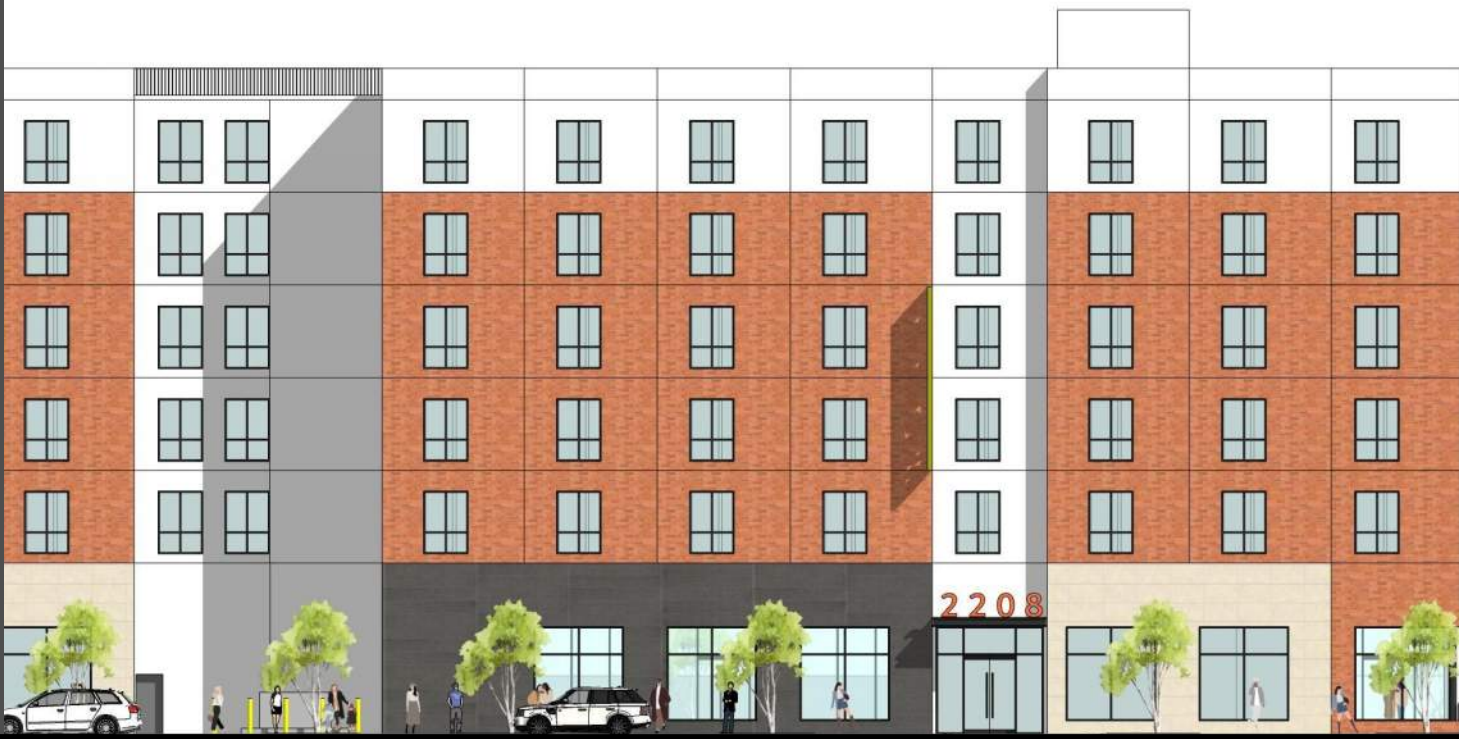
15 **1029 W 22ND ST**
 SETBACK: 18' (ZIMAS)
 # STORIES: 1
 HEIGHT: 14' (PERMIT)
 MATERIAL: CLAPBOARD
 VICTORIAN + QUEEN ANNE
 RESIDENTIAL



14 **1037 W 22ND ST**
 SETBACK: 14' (ZIMAS)
 # STORIES: 2
 ESTIMATED HEIGHT: 26'
 MATERIAL: STUCCO
 PROVINCIAL REVIVAL
 RESIDENTIAL



13 **1042 W 22ND ST**
 SETBACK: 16' (ZIMAS)
 # STORIES: 1
 ESTIMATED HEIGHT: 14'
 MATERIAL: CLAPBOARD
 ARTS AND CRAFTS
 RESIDENTIAL



HOOVER ST →

COMMERCIAL VERNACULAR
(BRICK OR STUCCO)

COMMERCIAL AREA
C2 ZONING



NON-CONTRIBUTING
STRUCTURE

CONTRIBUTING
STRUCTURE

← WASHINGTON BLVD

CRAFTSMAN
(CLAPBOARD, STUCCO OR BRICK)

RESIDENTIAL AREA
RD2 ZONING



CONTRIBUTING
STRUCTURE

NON-CONTRIBUTING
STRUCTURE

CONTRIBUTING
STRUCTURE



ELEVATION (NORTHWEST SIDE OF UNION AVE) CONTEXT

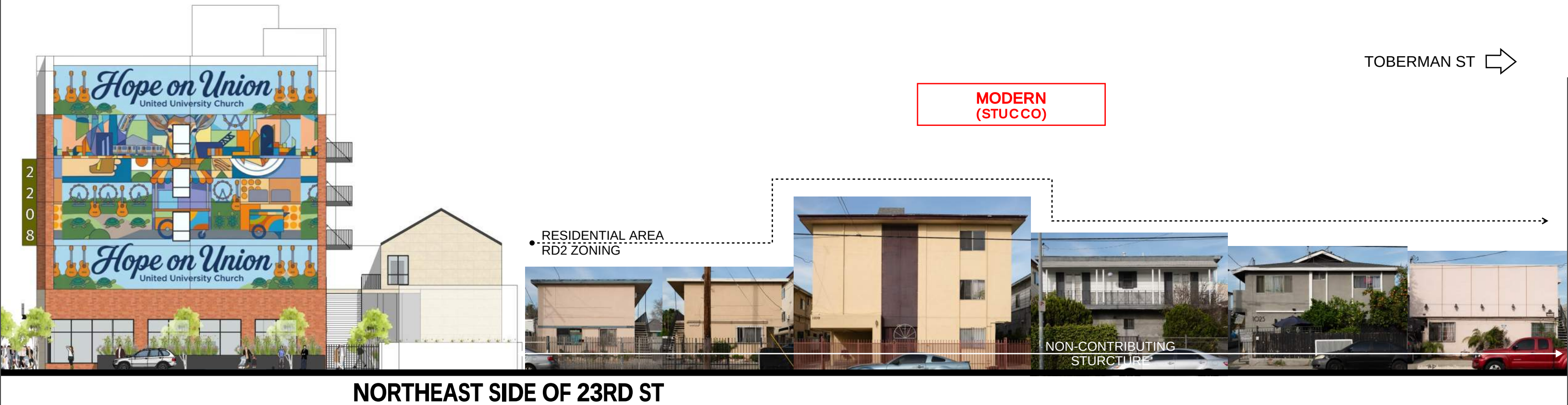


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Elevations w. Context
JPARK ARCHITECTS



2208 S. UNION AVE

04.21.2026

ELEVATION CONTEXT
Elevations w. Context
JPARK ARCHITECTS

← HOOVER ST

MISSION REVIVAL
(STUCCO)

MODERN / ART DECO
(STUCCO)

MODERN
(BRICK OR STUCCO)

← COMMERCIAL AREA
C2 ZONING



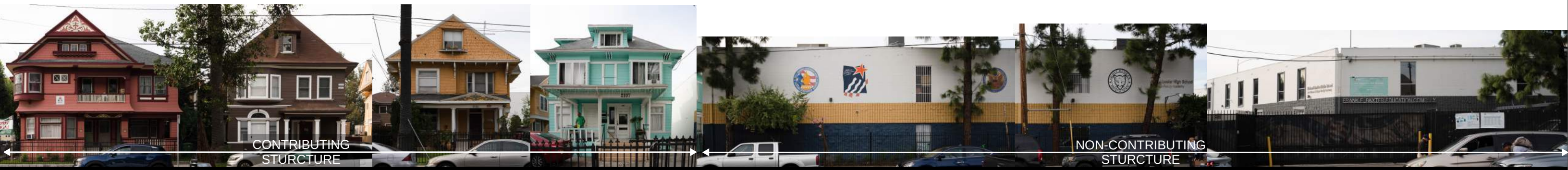
WASHINGTON BLVD →

CRAFTSMAN
(CLAPBOARD)

MODERN
(BRICK + TILE)

← RESIDENTIAL AREA
RD2 ZONING

SCHOOL FACILITY
C2 ZONING →



2208 S. UNION AVE

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ELEVATION (SOUTHWEST SIDE OF UNION AVE) CONTEXT

Elevations w. Context
JPARK ARCHITECTS

Turn of the Century Styles

Commercial Vernacular



Most "Main Street" commercial buildings from the first quarter of the twentieth century can be categorized as "commercial vernacular." Typically of brick construction with finished red, buff, or brown brick used in the facade, these buildings were one to three stories and could be free - standing or contiguous with buildings on either side. They consist of three parts: a ground level of storefronts, a middle level of windows illuminating the commercial or residential uses of the upper story(s), and a top, either a parapet or a cornice.

Often detailing was derived from many Revival styles and was executed either in differently colored brick or in brick patterns, terra cotta, or cast stone. Storefronts were usually composed of a bulkhead (wood in the earliest examples, tile or bakelite in later eras), display windows, a glazed entry, and a transom which banded the entire composition. Upper story windows could be flat headed or have segmented arches.



Commercial Vernacular - *Common character defining features*

Windows (pg. 53)

- Four-over-four, Six-over-six
- Rectangular tops
- Arranged in pairs or threes
- Shutters

Porches/Balconies (pg. 62)

- Relatively restrained
- Small in size
- Square or round columns

Doorways (pg. 58)

- Single
- Rectangular

Roofs (pg. 66)

- Side gabled

Building Materials (pg. 74)

- Shingles
- Clapboard

Our design intent is not to replicate the Commercial Vernacular architectural style. Its inspiration evokes in the contemporary interpretation of its design elements and characteristics.

THE FACADE DESIGN EVOKES COMMERCIAL VERNACULAR ARCHITECTURAL STYLE.



Commercial Vernacular Characteristics:

In University Park, commercial vernacular architecture typically refers to "everyday" functional buildings designed without a formal high-style architect but following established local patterns.

- **Streetscape Integration:** Buildings are typically built to the property line, creating a continuous "street wall" that encourages a pedestrian-friendly environment.
- **Storefront Design:** Original storefronts usually feature large display windows with high "**bulkheads**" (the lower part of the storefront) and recessed entries.
- **Tripartite Division:** Traditional commercial buildings are often divided into a base (storefronts), shaft (upper-story windows / tenants), and a cornice top.



LH HOUSING

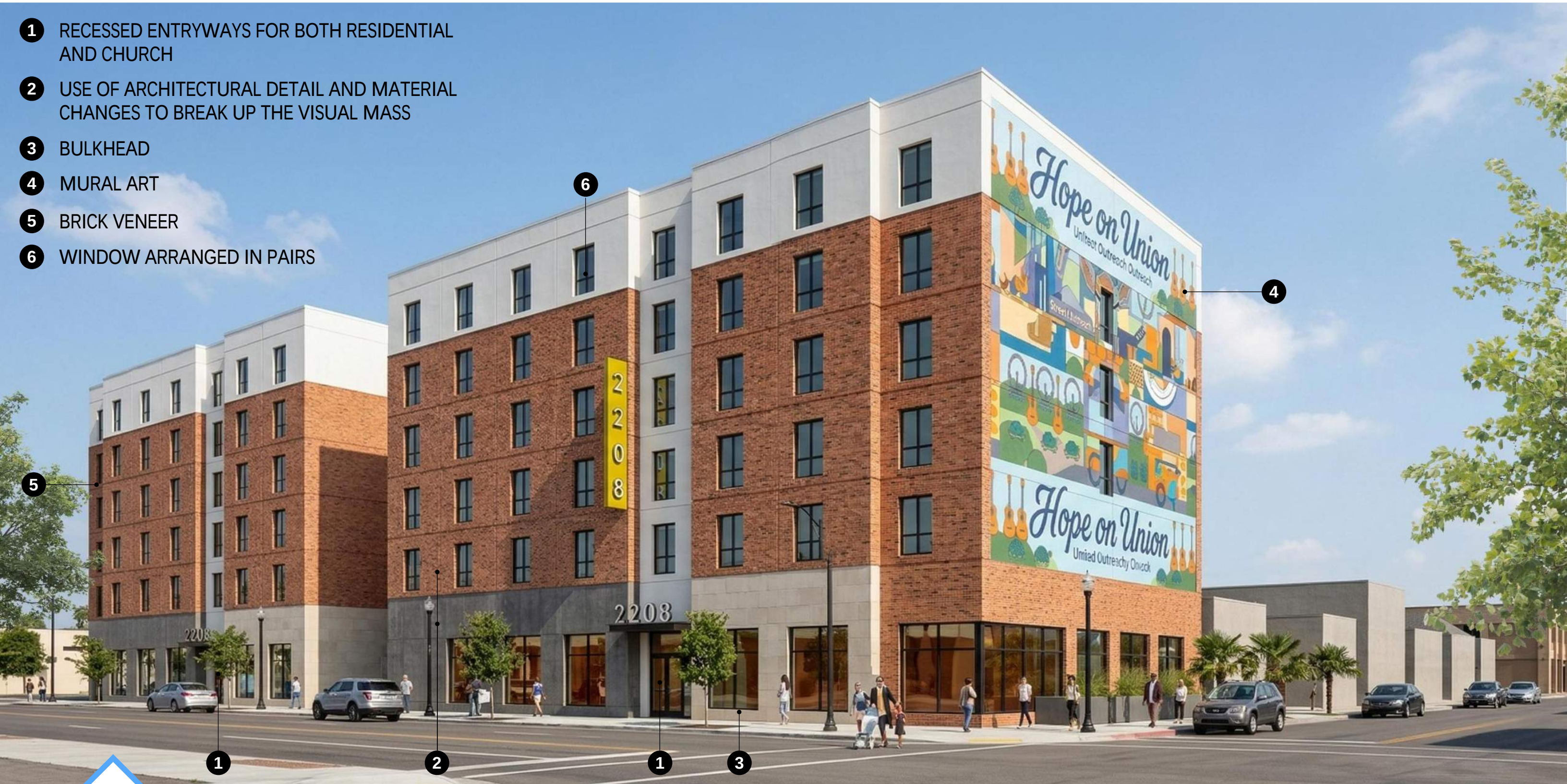
2208 S. UNION AVE

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Context Analysis
JPARK ARCHITECTS



- 1 RECESSED ENTRYWAYS FOR BOTH RESIDENTIAL AND CHURCH
- 2 USE OF ARCHITECTURAL DETAIL AND MATERIAL CHANGES TO BREAK UP THE VISUAL MASS
- 3 BULKHEAD
- 4 MURAL ART
- 5 BRICK VENEER
- 6 WINDOW ARRANGED IN PAIRS



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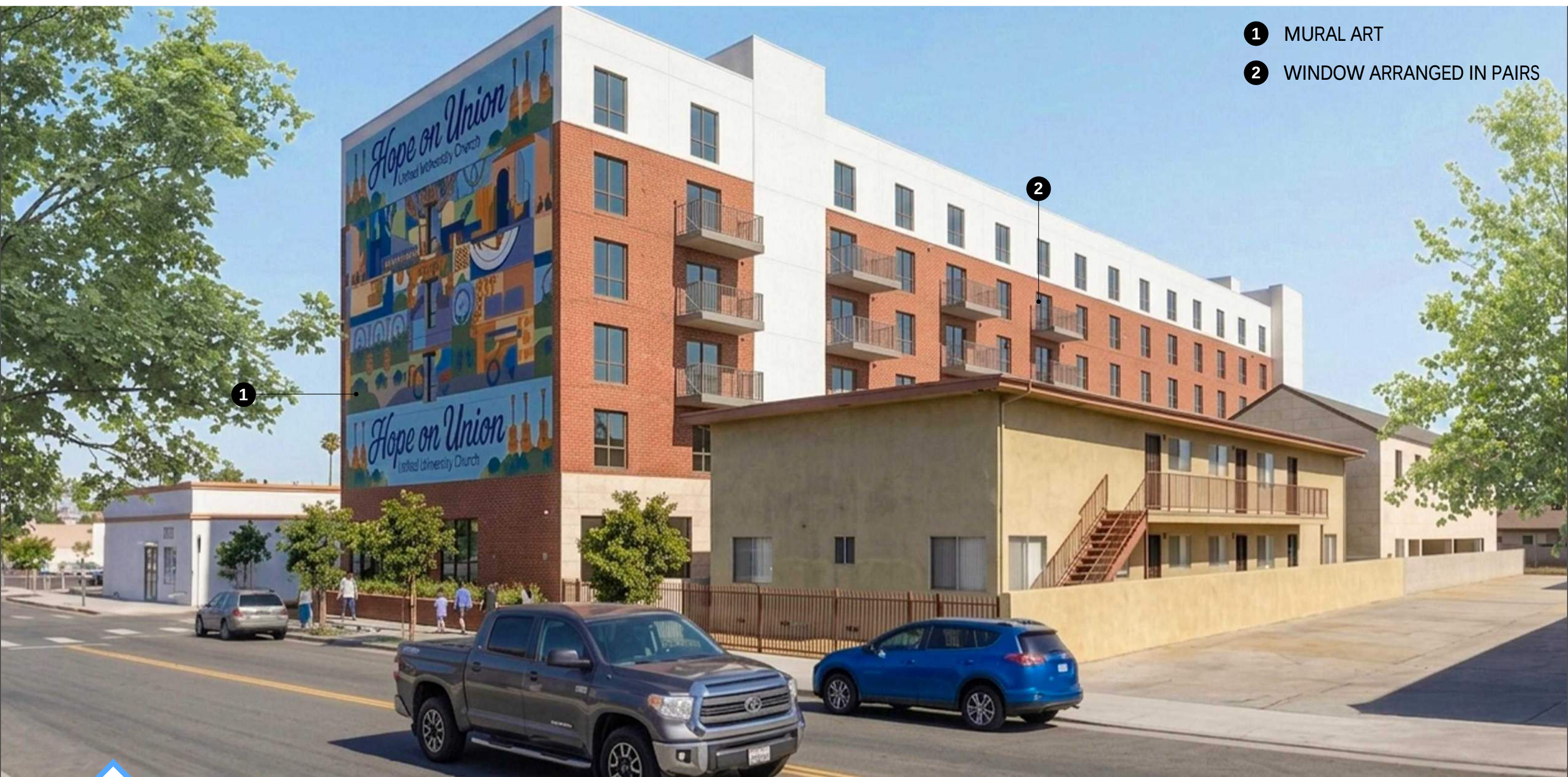
S Union Ave & W 23rd St
JPARK ARCHITECTS

- 1 RECESSED ENTRYWAYS FOR BOTH RESIDENTIAL
- 2 BULKHEAD
- 3 USE OF ARCHITECTURAL DETAIL AND MATERIAL CHANGES TO BREAK UP THE VISUAL MASS
- 4 PARKING SCREENED FROM PUBLIC VIEW
- 5 GABLE ROOF WITH SHINGLE ROOFING MATERIAL
- 6 WINDOW ARRANGED IN PAIRS



- 1 PARKING SCREENED FROM PUBLIC VIEW
- 2 LOWERED BUILDING HEIGHT TO ALIGN SURROUNDING RD-2
- 3 GABLE ROOF WITH SHINGLE ROOFING MATERIAL



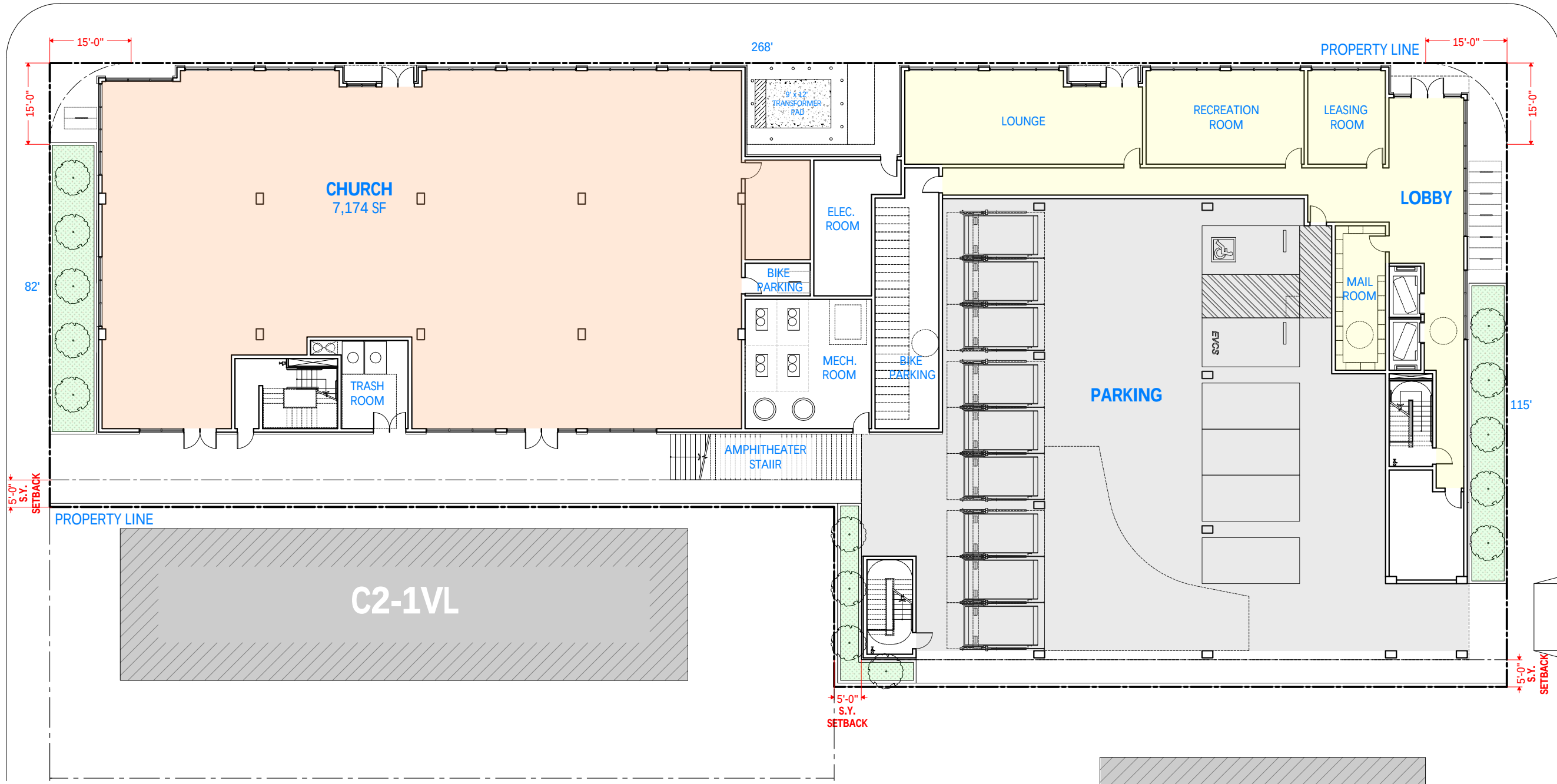


- 1 MURAL ART
- 2 WINDOW ARRANGED IN PAIRS

S UNION AVE.
PRIMARY FRONTAGE

W 23RD ST

W 22ND ST



2208 S. UNION AVE

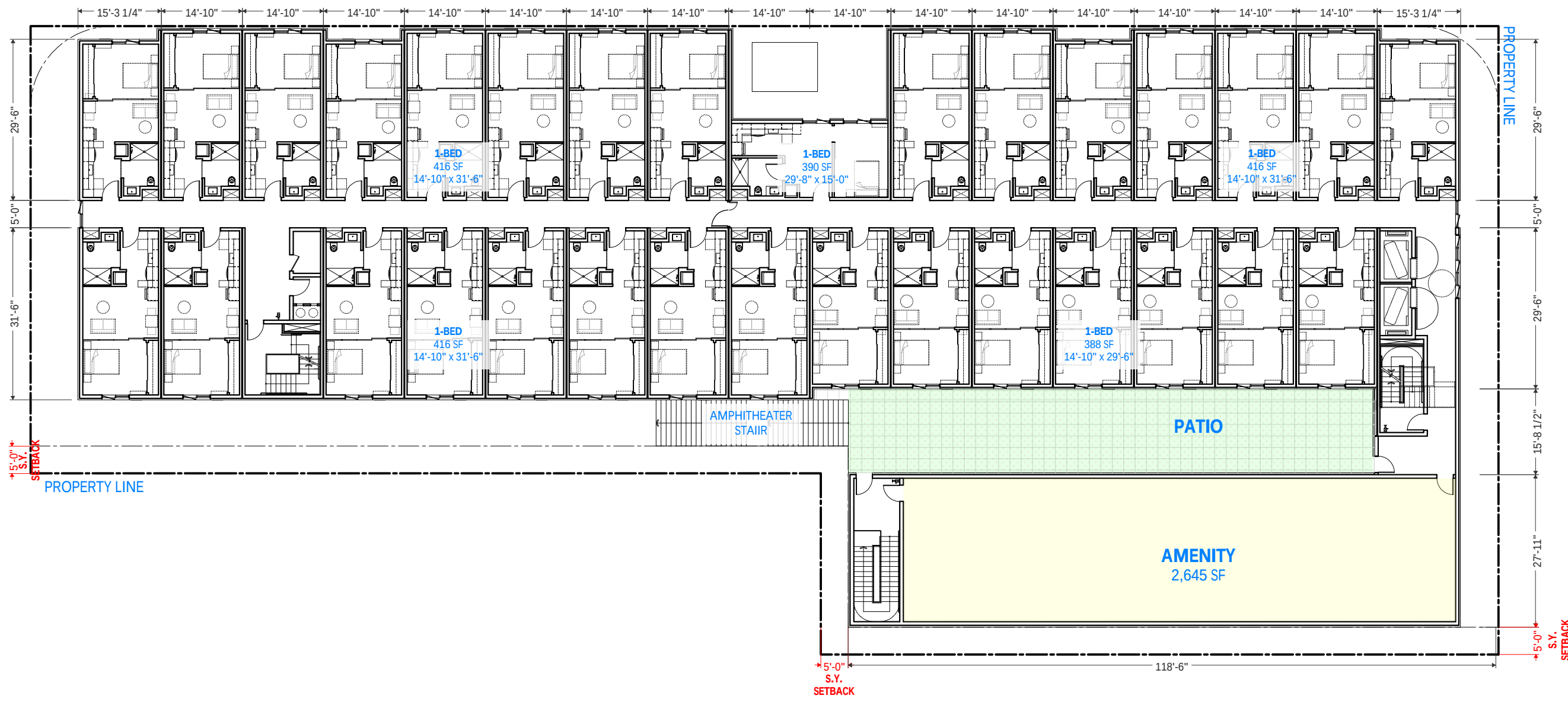
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Site Plan
JPARK ARCHITECTS

S UNION AVE.

W 23RD ST

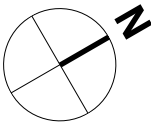
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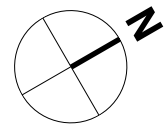
2nd Floor
JPARK ARCHITECTS



S UNION AVE.

W 23RD ST

W 22ND ST



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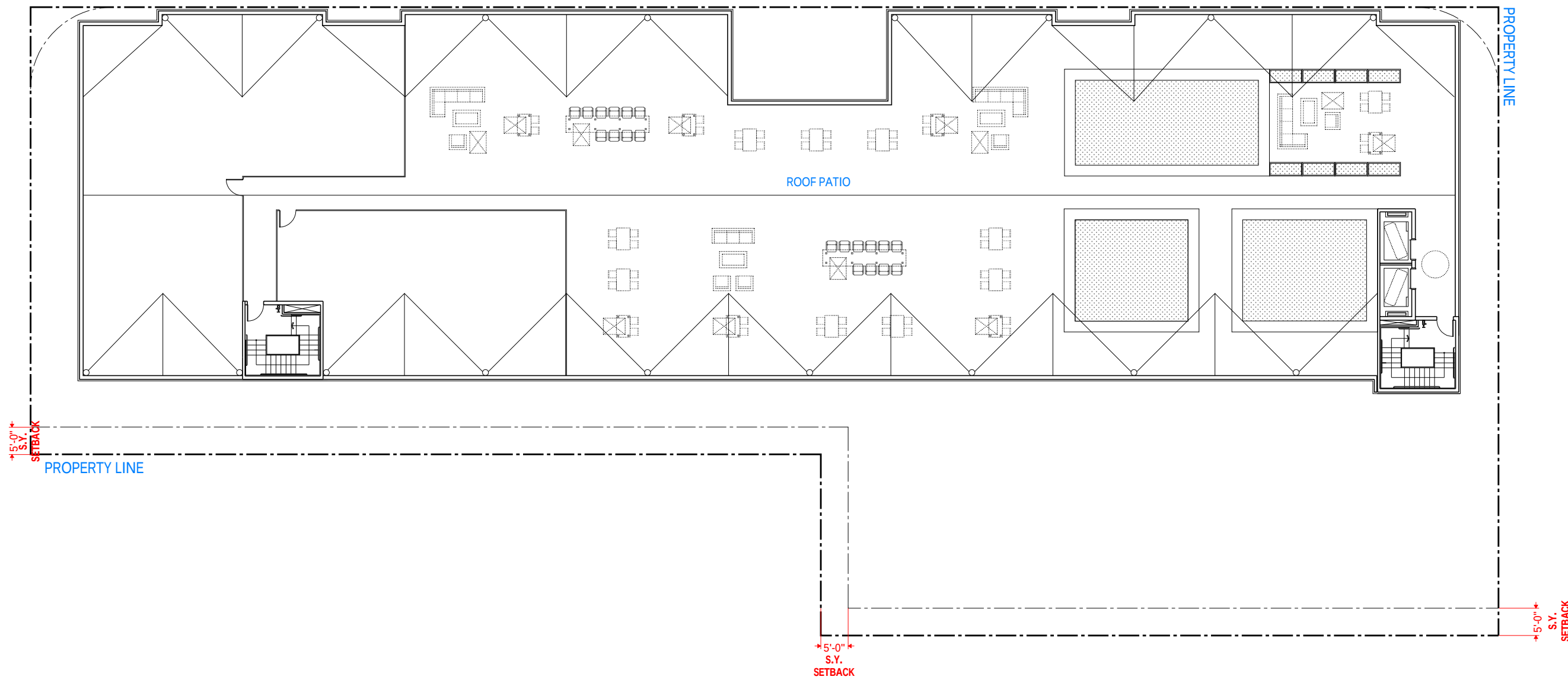
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3rd-6th Floor
JPARK ARCHITECTS

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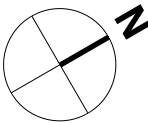
W 22ND ST



LH HOUSING

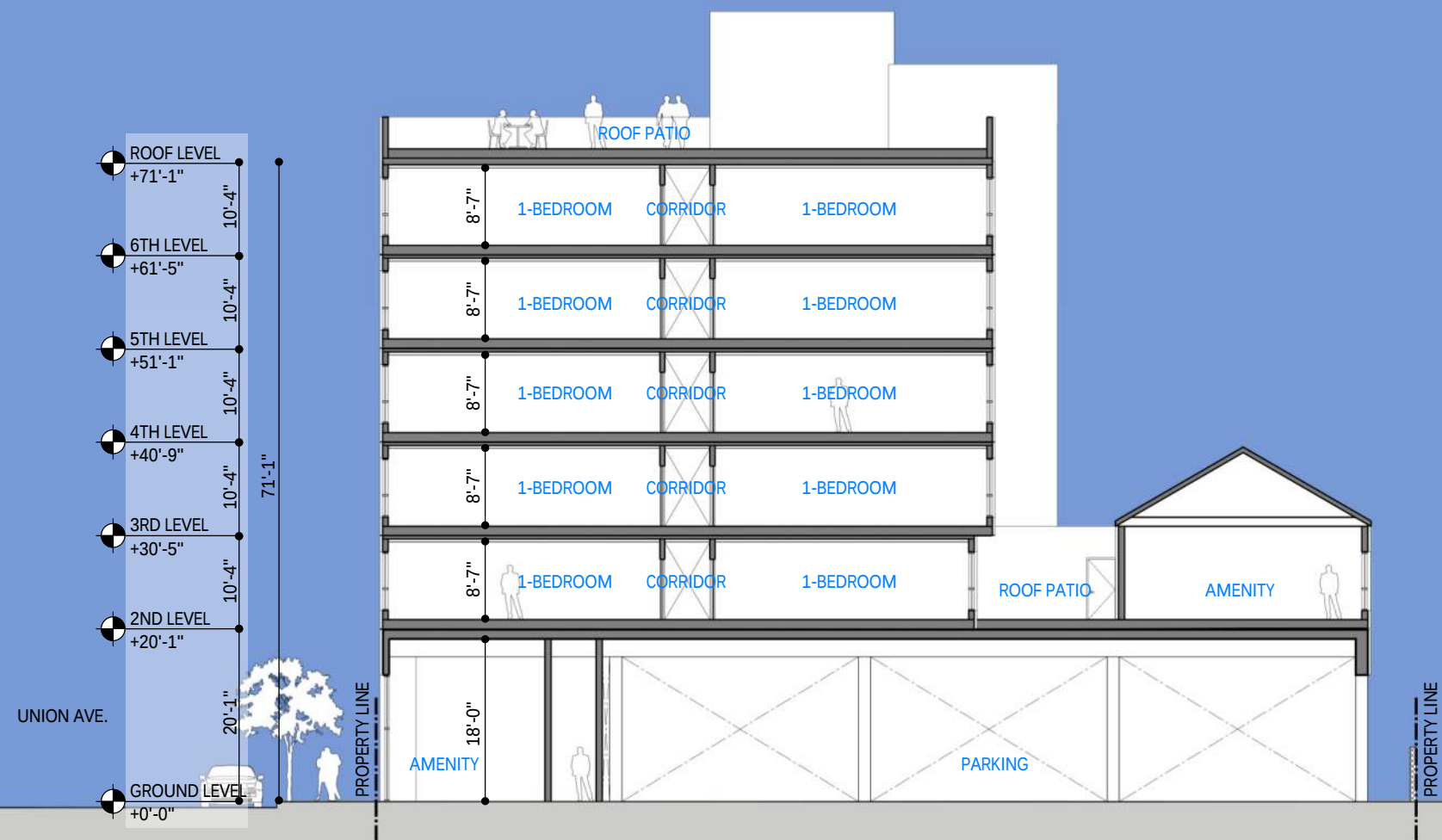
2208 S. UNION AVE

04.21.2026



Roof Floor

JPARK ARCHITECTS











FLOWER DRIVE
TO
UNION AVE.
Relocation Project

University Park Historic Preservation Overlay Zone

PRESERVATION VIDEO

HISTORIC PRESERVATION RESEARCH / CONSULTING / ADVOCACY

University Park Historic Preservation Overlay Zone Board
Office of Historic Resources
Los Angeles Department of City Planning

The Proposed Project:

The relocation of two historic apartment buildings at 3927 and 3941 South Flower Street to lots at 2200 and 2208 South Union Avenue.

INTRODUCTION:

The purpose of this report is to provide the University Park Historic Preservation Overlay Zone Board and Staff with the relevant factual data on specific elements of the proposed Project to enable the Board to reach an informed decision for the required compliance with the University Park Preservation Plan (UPPP) and the California Environmental Quality Act (CEQA). These facts include:

- Documentation of the existing buildings' historic significance.
- Documentation of the necessity for the proposed relocation
- Documentation of the compatibility of the historic resources to the site and the context of the new historic location in the UP-HPOZ.
- Documentation of the Project's CEQA compliance for the administrative record.

HISTORIC SIGNIFICANCE

The Project's two historic buildings, 3927 and 3941 S. Flower Drive, are both identified as Contributing Structures to the Flower Drive Historic District as listed on the California Register of Historic Resources. The historic structures are located in the University Districts' Community Redevelopment Agency's Hoover Redevelopment Project. The proposed relocation site at Union Avenue and 22nd Street is in the University District's University Park Historic Preservation Overlay Zone (UP-HPOZ).

A 2006 updated "*CRA-Hoover Project / Historic Resources Survey Report*" by PCM was commissioned in part to identify changes to the historic fabric since the prior CRA survey of 1985 "*Cultural Resource Documentation Report*", by Johnson-Hueman. The Survey Report identified the existing collection of historic structures located along the 38th and 39th block-faces of Flower Drive and Figueroa Street for "potential listing" on the California Register of Historic places.

HISTORIC ASSESSMENT SURVEY REPORT

HISTORIC RESOURCES SURVEY UPDATE: HOOVER REDEVELOPMENT PROJECT AREA

City of Los Angeles

Prepared for
Community Redevelopment Agency
City of Los Angeles
354 South Spring Street
Suite 500
Los Angeles, California 90013

Prepared by
PCR Services Corporation
One Venture, Suite 150
Irvine, California 92618

March 2006

Potential Historic Districts:

During the current survey process, two potential districts were identified within the Hoover Redevelopment Project Area. These are the Flower Drive District with 22 contributing properties and the USC Fraternity/Sorority Row District with 18 contributing properties. Each form (DPR 523D).

The table below summarizes the results of the current assessment of potential historic districts and potential district contributors within the Hoover Redevelopment Project Area.

Historic District	PCR CHRC Status Code	Description	District Contributors
Flower Drive District	3CS	Appears eligible for listing in the California Register	22*
USC		Not eligible for National Register, but appears to be individually eligible for local listing or designation through survey evaluation	18
Fraternity/Sorority Row District	3CS		
TOTAL			40

Note that historic districts themselves are given "S" (separate) ratings, while their contributors are assigned "D" (district) ratings.

*3801-3801½ Flower Drive and 463 West 35th Street are considered one property.

Flower Drive District (3CS), 22 potential contributors³¹

The Flower Drive District consists of 22 multi-family dwellings constructed between 1920 and 1927. The residences are located on the west side of the 3800 and 3900 blocks of Flower Drive and the east side of the 3800 block of South Figueroa Street. All of the contributing properties are two-story, multi-family dwellings that are rectangular in plan on 50-foot by 140-foot parcels with uniform setbacks. Nineteen of the 22 contributing properties are fourplexes with two units on each floor. The three other contributing properties consist of two apartment buildings containing 20 and 12 units, respectively, and a six-unit property (containing 3913½ Flower Drive) that was erected in 1939, which due to its incompatible vernacular Modern architectural style and late date of construction, is outside the district's 1920-1927 period of significance. The Flower Drive District's boundaries contain a geographically isolated grouping of multi-family residences erected in the 1920s that embody the response to growing population pressures in the University District during that time period. The district's contributors are united

³¹ 3801-3801½ Flower Drive and 463 West 35th Street are considered one property.
Community Redevelopment Agency of the City of L.A.
PCR Services Corporation

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Historic Assessment Survey Report
March 2006

by property type, common lot size, setbacks, height, spatial arrangement, form, and architectural style. The district retains a high degree of overall integrity.

USC Fraternity/Sorority Row District (3CS), 18 potential contributors

The potential USC Fraternity/Sorority Row District consists of USC-affiliated Fraternity and sorority houses situated on the north and south sides of West 28th Street between South Figueroa and South Hoover streets three blocks north of the USC campus. District contributors include 15 residences constructed between 1893 and 1960, and three residences erected since 1960. There are also 13 non-contributing buildings erected since 1960 that exhibit severely compromised levels of integrity or were built in architectural styles including Neoclassical, Tudor Revival, or Vernacular Modern. Since the 1920s, West 28th Street has been converted to accommodate the location of the majority of USC's Fraternity and Sorority houses. Over the decades, the street has been demolished and replaced with new fraternal residences. Along West 28th Street, although Sanborn maps confirm the location of the street, the street has been demolished and left vacant or used for surface parking.

light from the current survey of 430 properties. Included in the survey are also potential contributors to one of the two

Architectural Style	Comment
Classical Revival	The Los Angeles Memorial Coliseum is important architecturally and for its cultural associations. This is a National Historic Landmark. It is individually listed in the NR, CR, and is eligible for listing as a Los Angeles HCM. Contributor to a NR eligible Exposition.

Primary #
HRI #
Trinomial
CHRC Status Code: 3CD

3941 Flower Dr

Continuation

A fourplex has not been substantially altered since the property was built. The east balcony had been previously enclosed. Character defining features include the flat roof with stepped parapet, arched windows, and the flat roof. Although the property does not appear to be individually eligible for listing, or as a City of Los Angeles Historic Cultural Monument, it does appear eligible for listing in the California Register.

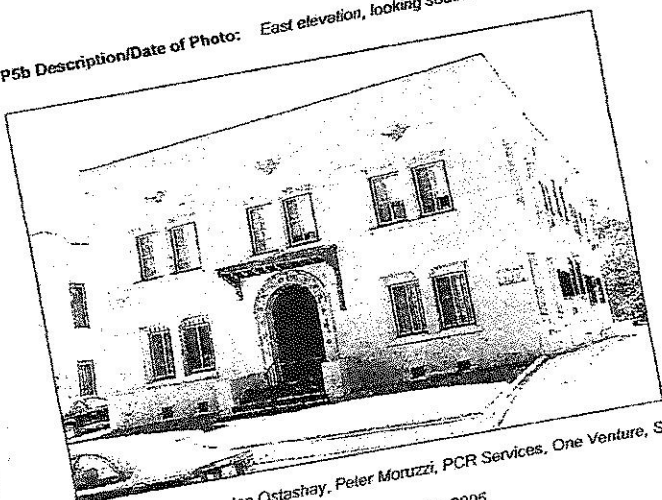
P5b Description/Date of Photo: East elevation, looking southwest/July 2005



by: Jan Ostashey, Peter Moruzzi, PCR Services, One Venture, Suite 150, Irvine, CA 92618
Date: Thursday, September 01, 2005

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P5b Description/Date of Photo: East elevation, looking southwest/July 2005



P8. Recorded by: Jan Ostashey, Peter Moruzzi, PCR Services, One Venture, Suite 150, Irvine, CA 92618

P9. Date Recorded: Thursday, September 01, 2005

INFORMATION SHEET

1 of 1 Resource Name or # 3927 Flower Dr
Location: 3927 Flower Dr

Significance:

Mediterranean Revival style fourplex appears to be a significant property. The property was last evaluated in the 1985 survey. Although the property does not appear to be individually eligible for listing in the California Register, or as a City of Los Angeles Historic Cultural Monument, it does appear eligible for listing in the California Register.

The Resources Survey Report describes the potential historic district: *"All of the contributing properties are two-story, multi-family dwellings that are rectangular in plan on 50-foot by 140 foot parcels with uniform setbacks. Nineteen of the 22 contributing properties are fourplexes with two units on each floor... The Flower Drive District's boundaries contain a geographically isolated grouping of multi-family residences erected in the 1920's that embody the response to growing population pressures in the University District during that time period. The District's contributors are united by property type, common lot size, setbacks, height, spatial arrangement, form, and architectural style. The District retains a high degree of overall integrity."*

The individual DPR pages for the Contributing buildings state:

3921 Flower Drive / Significance

- *"This Mediterranean Revival style fourplex appears in good condition with no significant alterations visible since the property was last evaluated in the 1985 Survey. Character defining features include a rectangular floor plan, symmetrical façade, stucco sheathing, flat roof with parapet and clay tile coping, and a recessed center entry porch area."*

3941 Flower Drive / Significance

- *"While this Mediterranean Revival style fourplex has not been substantially altered since the property was last evaluated in the 1985 Survey, its northeast balcony had been previously enclosed. Character defining features include a rectangular floor plan, symmetrical façade, stucco sheathing, flat roof with parapet and clay tile coping, and a recessed center entry porch area."*

The Flower Drive Historic District's listing was by the 2008 nomination submission of the West Adams Heritage Association. The revised CRAVA Historic Resources Survey supplied the West Adams Heritage Association an opportunity to continue their avowed Mission to: *"Locate, Identify, Research have Designated and Defend as historic resources, properties throughout the greater West Adams community"*. WAHA retained the professional assistance of architectural-historic preservation consultants Peter Moruzzi and Mitzi March Mogul to complete the nomination procedures and to advocate before the State Historical Resources Commissioners.

On Nov. 07, 2008 the Commissioners approved the proposed Flower Drive Historic District as eligible for listing on the California Register. The Commissioners found that: *"The Property meets Criteria 1 and 3 at the local level of significance"*. Under Criterion 1 they found *"The district is associated with the 1920s phenomenal population growth when neighborhoods on the periphery of downtown Los Angeles, such as the University District, experienced the increased construction of high-density housing suitable for working and middle class families. Flower Drive Historic District is an intact example of multi-family housing, primarily composed of the two-story fourplex that emerged as the most practical and profitable type of multifamily housing for the mid-level market in many parts of Los Angeles."* They also found under Criterion 3; *"for embodying the distinctive characteristics of a type and period of construction, multi-family residences constructed in the 1920's in Los Angeles in the Mediterranean Revival style."*

November 13, 2008

Ms. Jean Frost
 West Adams Heritage Association
 23412 Scarff Street
 Los Angeles, California 90007

RE: California Register of Historical Resources Flower Drive Historic District

Dear Ms. Frost:

As required by the California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4855(c)(4), I am writing to inform you that at its regular meeting on November 7, 2008, the State Historical Resources Commission (Commission) designated the Flower Drive Historic District in the City of Los Angeles, Los Angeles County as eligible for listing in the California Register of Historical Resources (California Register). Enclosed is a copy of the Commission's Findings.

If you have any questions or require further information, please contact Jay Correia of the Registration Unit at (916) 653-9054.

Sincerely,


 Milford Wayne Donaldson, FAIA
 State Historic Preservation Officer

Enclosure: State Historical Resources Commission Findings

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Page 1 of 15

Other Uses/Revisions: _____

Resource Name or # _____

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City: _____

Address: _____

UTM Zone: _____

Other Locational Data: _____

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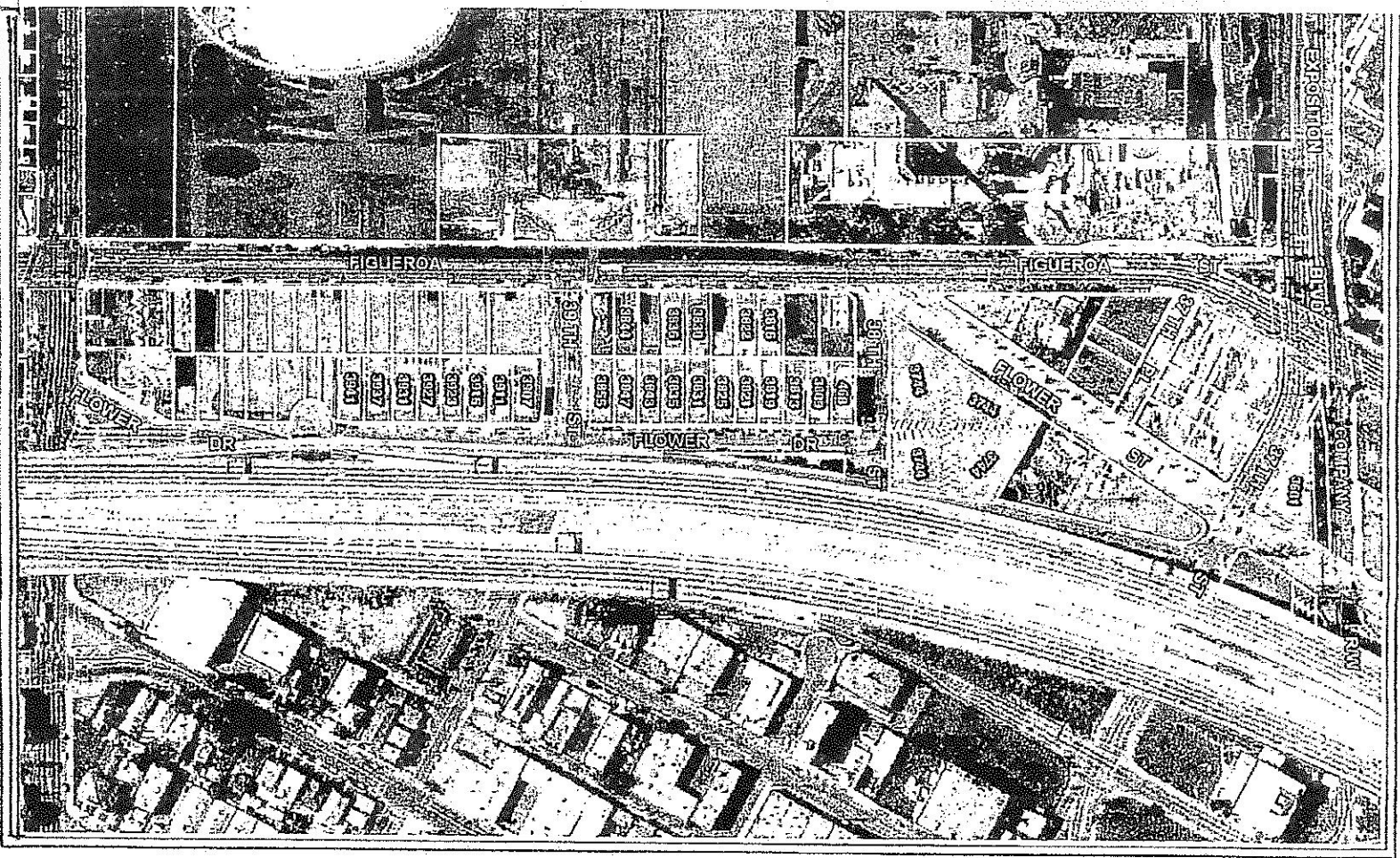
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In response to the City's actions WAHA's only option to protect the historic resource was litigation. On July 16, 2019 WAHA filed a "Petition for Writ of Mandamus" challenging the Project and the CEQA approval: *"West Adams Heritage Association and Friends of Flower Drive v, City of Los Angeles and Ventus Group, Superior Court Case Number 19STCP02987."*

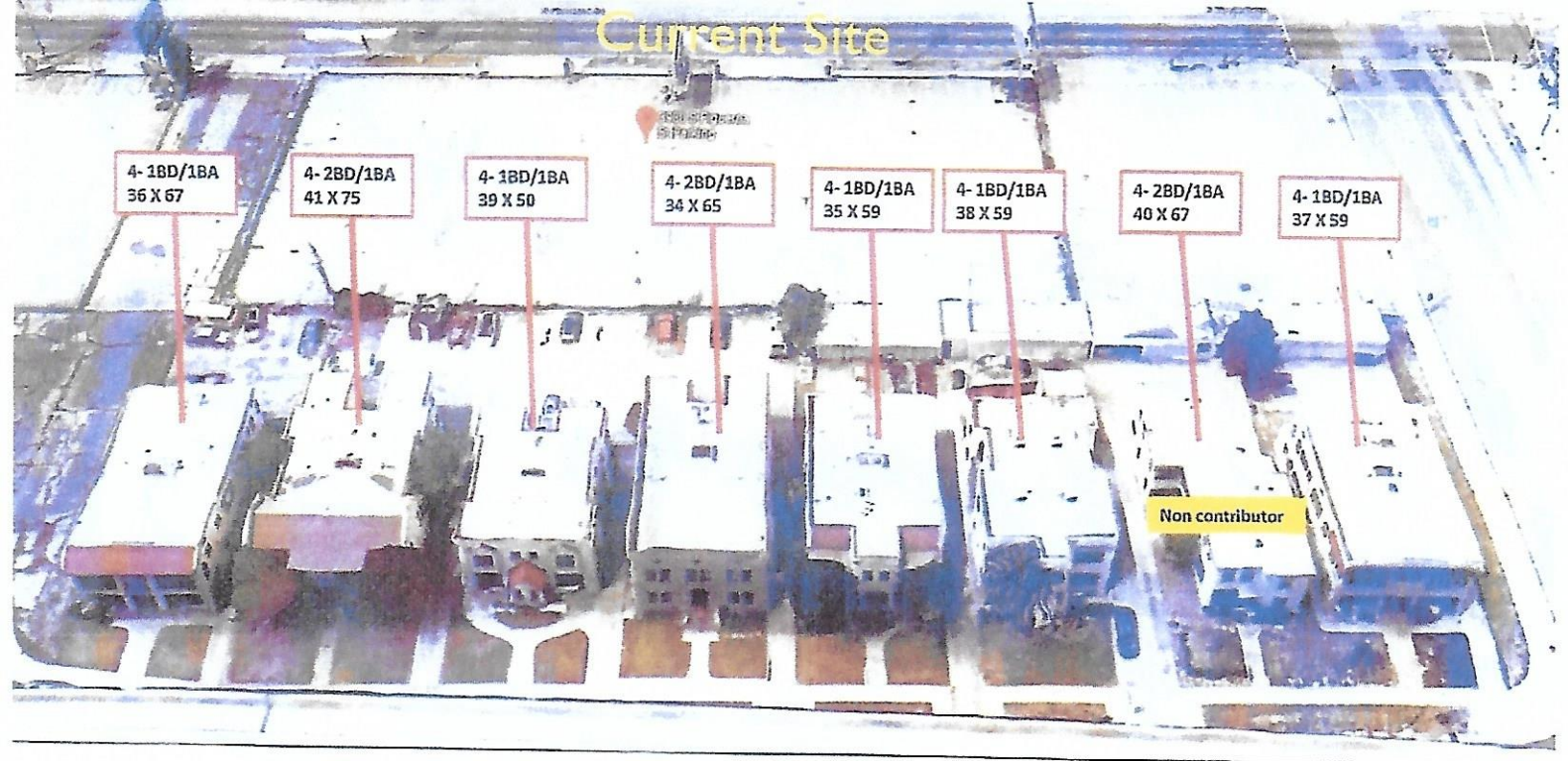
California's Superior Court process for environmental litigation has date-specific milestones, including a potential settlement meeting, with its purpose to give the opposing parties the opportunity to arrive at a mutual agreement. Such was the resolution of the Flower Drive litigation. A binding Settlement Agreement (11/11/19) was signed off by both parties and the following Joint Press Release issued:

"Ventus Group, West Adams Heritage association and the Friends of Flower Drive have reached a settlement in litigation over The Fig project. This settlement achieves many of the long-term preservation goals of protecting the Flower Drive Historic District while allowing for The Fig project to proceed with its mixed income, student housing and hotel development.

As part of the settlement agreement, Ventus agrees to preserve and adaptively reuse three contributors to the District on-site, anchoring the southerly boundary of Flower Drive District. The remaining contributing resources are planned for off-site relocation and long-term preservation, preferably within a Historic Preservation Overlay Zone within the West Adams area.

The parties are pleased to have reached this agreement, which recognizes and protects an important part of Los Angeles history while still allowing for no delay for the planned housing and hotel development which the continuing litigation would have caused."

Current Site



The Settlement Agreement mandated that long-lived protections for preservation of the integrity of the historic structures would be of primary concern. The L.A. City Ordinance requires an H.P.O.Z to apply the Secretary of the Interiors Standards for proposed projects and has a City authorized Preservation Plan to insure its compliance. Therefore relocation into a Historic Preservation Overlay Zone would offer the most secure commitment available and the initial search for available potential sites has focused in the nearby University Park HPOZ.

Securing a lot that is suitable to receive a historic building move-on can be a daunting task. Complications and pit-falls are the order-of-the-day. Locating just one viable relocation site can be extremely problematic but finding two, or possibly three accommodating lots is Herculean. In a historic neighborhood that was fully built-out before WWII vacant parcels are a rarity. Compounding the scarcity issue is the competition for a buildable lot from USC student-housing developers seeking to maximize their financial investments. Speculative student-housing entrepreneurs operate with a "known-cost model" for development and can overspend for a lot to exploit. Historic relocation projects are very complex and the cost estimates ephemeral.

Relocation costs are unique to every move since they entail not only the travel distance between the OFF and the ON, but the complexities of the selected route itself and the condition of the infill lot. The number of City and private service lines, for example that need a "line-drop" to allow the building to roll down the highway can be few or many. Each line-drop is costly since it requires appropriate City Department officials to oversee every action. Power lines, cable lines, telephone lines, streetlights, traffic signals, parked cars, tree branches are among the many hurdles that must be factored-in.

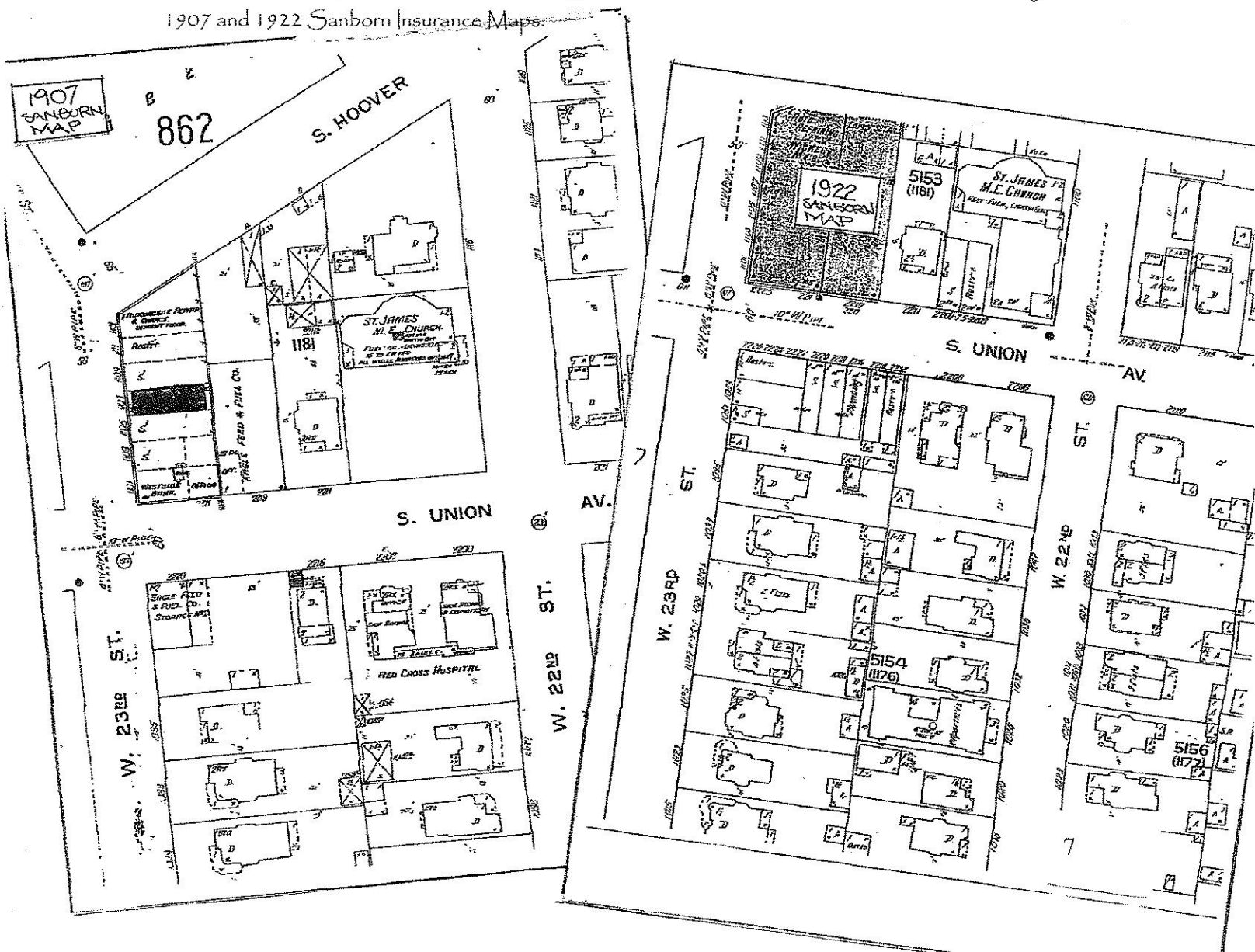
The JG&F and Southland Development group entered into this relocation project with an envious advantage of already having had a recent and successful historic relocation infill project in the University Park HPOZ. On July 24, 2015, in collaboration with the University of Southern

California and the West Adams Heritage Association they relocated two USC owned historic Victorian bungalows from Royal St. at 32nd Street to 2350 Portland Street. That relocation was completed as Conforming Work and in compliance with the UP-Preservation Plan and with the approval of the UP-HPOZ Board. Southland's double move to the same location was unique in University Park history and they are now going to double-down again. After an arduous search they have identified a potential relocation site that will accommodate two of the Contributors of Flower Drive's historic four-plex Mediterranean Revival apartments.

COMPATIBILITY:

The JG&F and Southland Development identified a relocation site at the southeast corner of South Union Avenue and West 22nd Street in the University Park Historic Preservation Overlay Zone. The two adjoining lots, 2200 and 2208 S. Union are currently an abandoned commercial parking lot for the former Rico's Tacos restaurant, and a small non-contributing residential structure.

The east side blockface of S. Union between 23rd Street and 22nd Street has historically been split between residential, on the north-end and neighborhood commercial on the south as illustrated by the 1907 and 1922 Sanborn Insurance Maps.



Y OF RESPONSIBILITY

Why I will not register any process in violation of the Labor Law, the framework of which is not an exposure or an author-
ity, but a framework of responsibility, and which is the common
law, and therefore, I will not register any process in violation of the
Law to comply with any applicable law. Whether the CIO
is a union or a company, it should be responsible for the safety of
its workers and the safety of the community, and the safety of the
workers and the safety of the community.

(See Sec. 99.00000, L.A.M.C.)

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The University Park- HPOZ Preservation Plan's *Context Statement* identifies the years 1905-1934 as Phase Six in the development history of University Park. The Preservation Plan informs:

"Local commercial buildings in University Park included the retail facilities and offices which formed the "main streets" at the nucleus of residential area. The buildings that housed stores, offices, banks, groceries, and other commercial uses were often originally simple, low-rise structures, constructed of wood or brick, or if two-story featured residential above and commercial on the first floor."

When looking at the intersection of 22nd street and Union Ave. today it would appear to any passerby that residential uses along Union all end at 22nd and that commercial use is then continued south to Hoover, as always. Therefore a possible new use for the abandoned parking lot, should, logically continue to be a commercial use. When we look at the site however we know that the long history of the site's use has been residential and that this history of use is a clear justification in support of a restoration of a housing -use for this site, if any is needed.

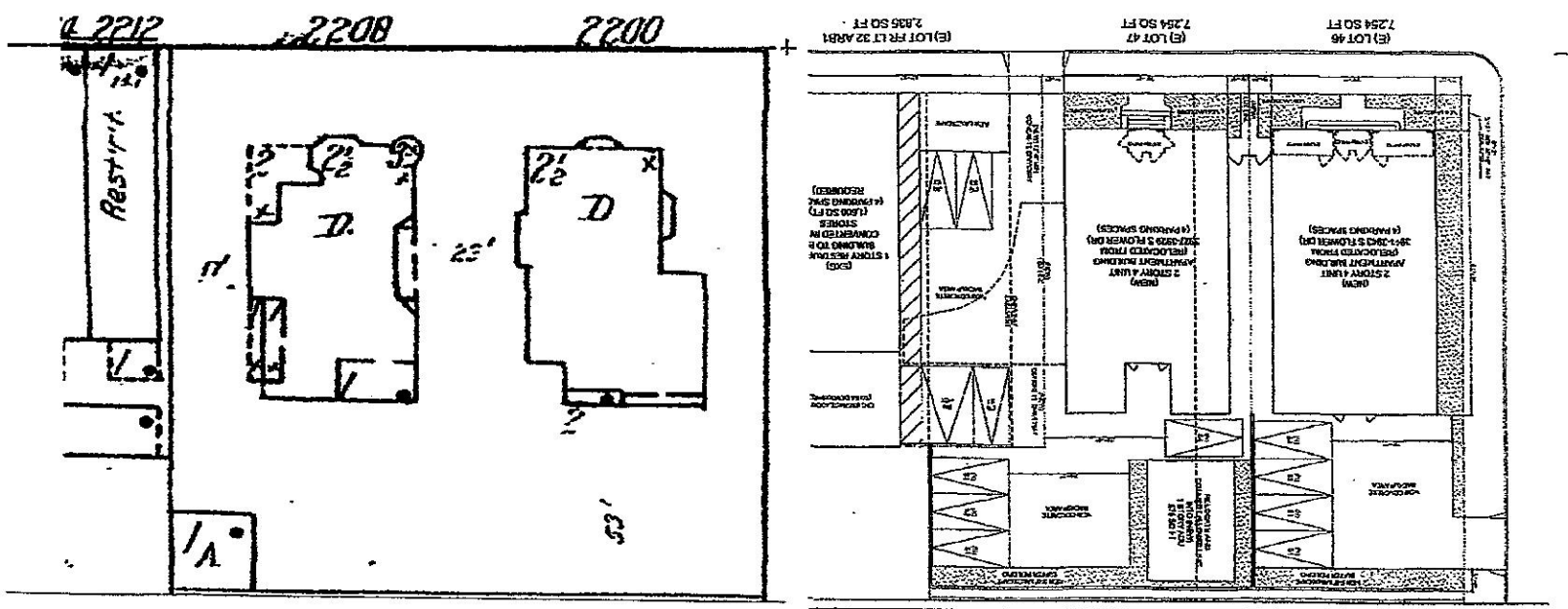
The UP-Preservation Plan's section: "Residential Design Guidelines -- Infill / 8.16 Relocating Historic Structures " (pg. 106) states: *"In most cases, the proposed relocation of an historic structure should be evaluated in much the same way as proposed new infill construction project. There are, however, several additional considerations that should be taken into account when evaluating this type of project to ensure that the historic importance of both the structure to be moved and the district in which it will be relocated are preserved."* There are nine included Guidelines that help insure that a proposed relocation project's compliance with the Secretary of the Interior's Standards.

Guideline No.1 *"Relocation of a structure within its original neighborhood is strongly preferred."* This is easily a positive check-off for evaluation since both the location of the Flower Drive Historic District and the UP-HPOZ are only 1 ½ miles apart and within the City 's same geographic area the: "University District". The development growth of Adams Blvd. was chronologically more complete than the area south of Exposition Boulevard. Details on individual blocks may vary in their architectural styles based on the time and the fashion. Nearby Scarff St. for example on its west block face has: an 1887 Queen Anne Victorian, a 1902 Craftsman-Shingle, an 1903 Mission Revival, a 1908 Prairie Style, a 1930 Streamline-Egyptian, and a 1965 Dingbat.

The application of Guideline No.3 *"The structure to be relocated should be similar in age, style, massing, and size to existing structures on the blockfront on which it is placed"* requires a more complex evaluation since the majority of the Union block face is one-story commercial. The two Flower Drive historic apartments to be relocated have been identified as 1920's Mediterranean Revival four-plexes. Although the Project's block-face had two Victorian Style houses from the 1890's, other nearby later residential infill construction featured all of the classic revival styles including the popular Mediterranean Revival. The following page illustrates some of the many similar Mediterranean Revival and other 2-story four-plex examples extant in University Park from the 1920's as taken from the University Park HPOZ historic survey of 1999.

Guideline No.2 "Relocation of the structure to a lot similar in size and topography to the original is strongly preferred." The lots of the Flower Drive Historic District are uniformly 50 feet by 140 feet, on a slight rise. The two receiving lots at 22nd and Union vary slightly from the historic lot line and based on a current lot-line adjustment, lots are 49 feet by 117 feet and are on flat land.

Not only is there a strong similarity in the lot size but also in the comparative size relationship between the two 1920's Mediterranean Revival four-plexes and the two lost 1890's Victorian homes. The Flower Drive historic structure at 3927 is 39'x50' and the Victorian at 2200 was 28'x45". The Flower Drive historic structure at 3941 is 36'x67' and the Victorian at 2208 was 40'x48'. The comparative application of the 1922 Sanborn Map to the Project's site-plan illustrates that those on-site footprints of the two large Victorian residences and the Mediterranean apartments ironically line-up very closely considering their time frames and purpose.



Perhaps Guideline No.4 "The structure to be relocated should be placed on its new lot in the same orientation and with the same setbacks to the street as its placement on its original lot, if feasible" is perhaps the most difficult to fulfill. As discussed earlier, the job of finding any vacant lot in an existing HPOZ is most difficult. Historic districts by definition have been built out for decades. Vacant lots in an HPOZ are almost always the result of the loss of pre-existing historic resources. Fires, both accidental and by arson, lead the list of possible vacant locations. Other lots may be tied to a previous use, as in this parking-lot location.

The Flower apartments are on the west side of Flower Drive and face east. Their new home is on the east side of Union Ave. and face west. The front setbacks along all of the Flower Street Historic District are a uniform 20 feet of landscaping. However the commercial setback along Union is zero. The shallower lot depth of the Union lots coupled with the rear parking requirements leaves only a minimum 5ft. front setback available.

Guideline No. 5 *"A relocation plan should be prepared and presented to the Board prior to relocation that ensures that the least destructive method of relocation will be used."* For the purposes of this relocation project the need for a Relocation Plan is obligatory and tied to the implementation of Guideline No.6 *"Alterations to the historic structure proposed to further the relocation process should be evaluated in accordance with Chapter 8-the Rehabilitation Guidelines."*

The Settlement Agreement, as noted earlier, was crafted to ensure that the relocated Contributors to the Flower Drive Historic District, as listed on the California Register, have both the full and long-term protections of compliance with the Secretary of the Interior's Standards and Guidelines as required by the California Environmental Quality Act. As a result of the desire to have decisive administrative oversight in the application of S.I.S.G., the first and preferred choice for any relocation site would be in a protected City overlay zone.

The University Park HPOZ is the closest overlay zone and has some of the strongest implementation procedures. UP-HPOZ Board's evaluations and approvals are conditioned by compliance with SISG and their Preservation Plan supplies objective considerations. The Board, in order to be effective in this Project, will have a submitted Relocation Plan by the applicant, which delineates the possible effects from the actual move through its final configuration after any alterations. The keystone to a competent Relocation Plan is the evaluation and inventory of the historic resource's character defining features. The Relocation Plan will not only document the conditions of the historic resource but also speak to any and all proposed changes that may affect the integrity of that historic resource in the context of possible negative impacts and mitigation.

The applicant's Relocation Plan to the Board will also include interior evaluations as well as the normal exterior conditions. Although the Office of Historic Resources has established a policy & practice of limiting HPOZ Board's purview to an exterior only administrative consideration, in this Project the Board has the ability and responsibility to offer comment on the application of the "Chapter-8 the Rehabilitation Guidelines" of the UP-PP to all proposed alterations to the whole of the historic fabric. This is to insure that all proposed negative impacts could be mitigated if necessary. The Board's advisory authority to speak on issues of CEQA is always a crucial component for the long-term protections of historic resources.

Compliance with Guideline No.7 *"The appearance, including materials and height, of the new foundations for the relocated historic structures should match those original to the structure as closely as possible taking into account applicable codes."* will be resolved by the Relocation Plan.

Guideline No.8 *"Relocating structures outside the district is not encouraged."* is not applicable.

Guideline No. 9. *"The relocation of historic structures to existing vacant lots in the district is encouraged."* has been accepted by the applicant with appreciation of the Board's continuing commitment to Historic resource relocation for in-fill developments.

The current Los Angeles Preservation Ordinance in Sec.12.20.3 Historic Preservation Overlay Zone speaks specifically to the relocation of historic resources into historic overlay zones:

Review Criteria for Non-Contributing Elements:		
		<u>Project Scope:</u>
<u>(a) Minor Conforming Work</u>	<u>i.</u>	<u>Rehabilitation, Maintenance, or Repair of architectural features on any Non-Contributing building, structure, Landscaping, Natural Feature or lot</u>
	<u>ii.</u>	<u>Relocation of buildings or structures dating from the Preservation Zone's Period of Significance onto a lot designated as a Non-Contributing Element in a Preservation Zone</u>
	<u>iii.</u>	<u>Projects that do not require the issuance of a building permit but affect the building or site, pursuant to Section 91.106.2 of this Code</u>

Clearly the Flower-Union Relocation Project meets the threshold of (a) Minor Conforming Work ii. for compliance with the requirements of the Ordinance.

- The two 1920's Mission Revival apartments fall within the Phase Six 1905-1934 of the University Park HPOZ's Period of Significance.
- The lots at 2200 S. Union were a parking lot prior to the development of the University Park Historic Preservation Overlay Zone in 2000 and as such were not listed on the survey and should be considered as Non-Contributors.

The University Park Preservation Plan's *Summary of the Context Statement* states:

"University Park is the largest remaining grouping of Victorian and Victorian Transitional architecture in the City of Los Angeles. Approximately 70% of University Park's structures and sites are contributing. The pattern of its development, the front yards, massing and scale of buildings on each block, lot coverage, tells a story of how that block was subdivided and developed. To preserve the context of this historic neighborhood the City created the University Park HPOZ Ordinance in 2000, after over a decade of research and community encouragement of such action. Among the community's goals, is infill housing that moves on a compatible structure from the University Park's period of significance to vacant land. This was accomplished by the community Redevelopment Agency (CRA) moving the last Victorian at the Staples Center Development to 1965 Bonsallo (sold at lottery to a moderate-income family) and by a private developer on 22nd Street (1042) in 2003... This Preservation Plan builds on that context: key is that contributing structures be preserved pursuant to the Standards, and that infill development be compatible in terms of massing, scale, setback, lot coverage, and patterns of development in order to preserve this areas character defining features."

The proposed Flower-Union Relocation Project is another opportunity for the community and the UP-HPOZ Board, i.e., a preservation opportunity to not only protect two, at-risk Contributors to a California Register Historic District, Flower Drive by giving them sanctuary in the HPOZ, but also to reaffirm the community goals of enhancing the character of the Zone. When restoration on-site, the preferred preservation alternative, is infeasible, relocation to a nearby and contextually compatible site is a positive option.

CONCLUSION:

The Move on Project at 2200 South Union is the result of the convergence of opportunities arising from efforts to mitigate the impacts of "The Fig" project on the Flower Drive California Register District." (3900 block of Flower Drive.) The Flower Drive houses to be relocated are "resources... planned for off-site relocation and long-term preservation, preferably within a Historic Preservation Overlay Zone within the West Adams area" according to a joint statement by the Friends of Flower Drive, the West Adams Heritage Association, and the Ventus Group, developers of "The Fig" project. The relocation of the historic buildings and their preservation of both exterior and interior character defining features are part of the mitigations of "The Fig" project's impact and a requirement of the relocation. The 2200 Union project is a legacy project which further underscores the 1920's movement of the development of multi-family housing in the University District. This historic move-on infill project is made possible by relocation funding, a suitable HPOZ preservation plan, a corresponding period of significance, committed developers, and the rare availability of vacant land that supports a historic move-on infill project.

This report has provided specific background information to support the infill relocation of two historic buildings to insure their long term preservation in conformance to the settlement agreement and in furtherance of the goals of the University Park Preservation Plan.

Jim Childs 
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2341 Scarff Street
University Park, LA, Calif. 90007

Date: December 15, 2020



Corner of Catty and Wampus

BY MORGAN P. YATES

His white uniform pants already dirtied from the morning's labors, a gas station attendant works the broom to keep the Anderson Auto Supply Company looking spick-and-span on Hoover Street, near 24th Street in Los Angeles, in this 1929 image. For the history voyeurs among us, there is much to contemplate in this kinetic urban scene, from the unusual street angles to gas station architecture to a popular beverage of the time.

The view illustrates where two competing street grids meet, with Hoover running due north in the distance in accordance with precepts of the U.S. Land Ordinance of 1785, while Union Avenue angles off to the right, adhering to Spain's Laws of the Indies from the days of Los Angeles' founding as a Spanish outpost.

The gas station—a diminutive box with a winged metal

roof sheltering flanking pairs of gas pumps—typifies the canopy-and-box style prevalent in the prewar years. This station sold Standard Oil of California products, and the attendant would fuel your tank with Red Crown gas for 20.5 cents a gallon.

Across the street, in the building with extended awnings, appears Adamson Drugs, situated on the northwest corner of 24th and Hoover. Large banners extol Hy Power Double Rich Malted Milk (sprouted grain—usually barley malt, wheat flour, and milk powder), likely available at its fountain lunch counter. Malt makes further appearances on the building at far left, including a BLATZ MALT SYRUP sign. Blatz labels of the day warned it was “not to be used for making beverages contrary to law.” Prohibition, in effect at the time, negated the sale or making of beer, another popular malt beverage. **W**

OffRamp showcases images from the Auto Club of Southern California's archives.



HOOVER AT 24TH (SOUTH)

CIRCA 1960



2300 BLOCK : HOOVER

CIRCA 1960



1993

WEST FRONT FACADES "VICTORIAN VILLAGE" UNION AVE & HOOVER

1999





UNION & 24TH STREET, LOOKING NORTH 1965



UNION & 24TH STREET, LOOKING NORTH 2000



HOOVER & 24TH STREET, LOOKING NORTH

1965



HOOVER & 24TH STREET, LOOKING NORTH

2000