

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 1951 1/2 S. Adair Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

Address 1951 1/2 S. Adair St. City Los Angeles Zip 90011

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Decimal Degree Location: 34.026934, -118.259529

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property located at 1951 South Adair Street is a two-story single-family residence with a rectangular plan and wood frame construction. The residence was originally constructed in the traditional 1-house form with a vernacular style. The residence's exterior walls are clad with horizontal shiplap siding, and it has a medium-pitch side-gable roof with overhanging eaves and composition asphalt shingles. The residence is located in southeast Los Angeles; however, when it was originally built in 1880, the house was situated in a rural area that consisted of farms, open land, and little residential development.

The primary (south) facade is three bays wide and symmetrically divided. It features a front porch that extends the full width of the facade. The porch has a projecting from-gable roof with overhanging eaves and exposed fascia. The roof is supported by square wood columns with

simple block capitals. The porch is further characterized by a raised wood floor clad with linoleum and wood balustrades with narrowly placed square spindles. The porch is accessed by a central set of poured concrete steps.

*P3b. Resource Attributes: (List attributes and codes) _____

*P4. Resources Present: • Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Northwest, 8/18/2024

*P6. Date Constructed/Age and Source: •Historic Prehistoric Both

*P7. Owner and Address: (Redacted)

*P8. Recorded by: (Name, affiliation, and address) Mojgan Yamini, owner

*P9. Date Recorded: 2024

*P10. Survey Type: (Describe) Delisting

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



City of Los Angeles Section 106 Review.

*Attachments: Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List): _____

CONTINUATION SHEET

Property Name: 1951 ½ S Adair Street, Los Angeles, CA

Page 1 of 20

I am writing to address several critical issues with the report that has been submitted. Based on the documented facts, it is evident that the original report contains inaccuracies and may have been manipulated to exploit the system. Here are the key points of concern:

1. Historical Accuracy of the Property:

1. The front house was constructed in 1912.
2. The back house was relocated from 227 ½ 22nd Street to 1949 Adair Street on May 4, 1927, and then moved to 1951 ½ Adair Street on May 5, 1927. As you see both indicate (1/2) that is unusual if the house was actually built on the land on 1880.
3. The back house has been altered, made smaller, and its windows have been changed, to fit it in the back, which is in line with the report.

2. Incorrect Historical Claims:

1. The report incorrectly states that a house on this land was built in 1880. This is factually incorrect based on the documented history of the properties including the permits I provided.
2. It appears that the report was created to exploit the HUD funding system, specifically Section 106 code, for lead-based paint remediation.

3. Failure to Utilize Historical Designation Benefits:

1. The report initially deemed the property "eligible" for historical designation but then automatically marked it as historical without proper follow-up.
2. The property owner did not pursue the tax credits or record the historical designation against the title, which would have been necessary to validate the property's historical status and benefit from associated tax advantages.

These discrepancies suggest that the report was designed to misuse the system rather than provide an accurate historical account. I urge you to review these points carefully and take appropriate action to address these concerns.

I have uncovered some intriguing discrepancies related to the house at 1951 Adair St. Let's break down the evidences:

1. Original Report:

- o The report you referred to claims the house was not moved, but the permits indicate otherwise. As the matter of fact, IT HAS BEEN MOVED FROM A DIFFERENT LOCATION PER THE PERMITS ISSUED.

2. Permit on May 04, 1927:

- o This permit indicates that a house was moved from 287 W. 22nd St to 1949 Adair St.
- o The dimensions of the house before it was moved were recorded as 34'x44'.

3. Permit on May 05, 1927:

- o This permit, issued by the City of LA, shows the house was moved from 1949 Adair to 1951 Adair St.

CONTINUATION SHEET

Property Name: 1951 1/2 S Adair Street, Los Angeles, CA

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- o In addition, on the same permit shows a different dimension of the house that is been moved to 1951 Adair St.
- o The dimensions recorded on this permit are 24'x30', which matches the dimensions of the existing house on that land. (see the pictures attached)

4. House History:

- o The original house located at 1949 Adair St. was built in 1912, exactly 15 years prior to moving of the house located at 1951 Adair St.
- o The evidence indicates that the house at 1951 Adair St was moved there in 1927, not built on the site in 1880
- o The absence of permits or records indicating a house was built on the land at 1951 Adair St in the 1880s, combined with strong evidence showing that the house was moved there on May 05, 1927, reveals significant discrepancies regarding the house's historical integrity and designation

5. Report Accuracy:

A) The original report claiming that the house was built on the land in 1880 would be inaccurate when the evidence shows the house was moved from another location. This discrepancy suggests that either the house's history was misunderstood or misrepresented in the original report.

B) Per the original report,

The rear (north) elevation reveals board and batten siding on the addition. An even later addition was constructed to the northeast of the elevation that is one bay wide.

On the southwest, it has a wood paneled door that is accessed by a newly constructed wood ramp. The west elevation displays a wood frame window opening with wood surround and lower apron: however. the window has been removed.

As we all know, alterations to a historical house (if in fact was historical) can significantly impact its historical integrity. As the house has undergone substantial additions or modifications, such as the removal of windows per the same report, this can affect its status as a historically significant structure. Now, the fact is, that the house at 1951 Adair St has undergone significant alterations since its initial construction.

6. While the core structure remains, extensive modifications have been made, including the addition of new wings and the replacement of original windows. These changes, while updating the house to a different house, and have affected its historical integrity. The original design elements are no longer fully visible, and the house now represents a blend of old and new architectural styles. As such, it may not fully retain its historical significance as originally constructed. IF IN FACT WAS HISTORICAL?

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Property Name: 1951 1/2 S Adair Street, Los Angeles, CA

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7. Discrepancy in Historical Integrity

- o **Misdiagnosed History:** The evidence suggests that the house at 1951 Adair St was not originally built on the land in the 1880s. This misdiagnosis impacts the house's historical integrity and authenticity as a historical artifact for that period at this specific location.
- o **Relocation Evidence:** The fact that the house was moved in 1927 and no prior permits or records for a house from the 1880s exist on this land indicates that the historical significance attributed to the property is inaccurate
- o There is a notable difference in the dimensions recorded in the two permits. The dimensions before the move (34x44) do not match the dimensions of the house as recorded after the move (24x30). This suggests that either the house was resized during the move or altered to a smaller house.
- o **Impact on Historical Integrity:** Renovations and changes can affect the historical integrity of a building, as they alter the original appearance and structure. Understanding the nature of these changes is crucial for assessing the building's historical significance.
- o Confirmation of Alterations:
- o **Window Removal:** The report's mention of windows being removed is a concrete example of how the house was altered. This supports the idea that the house was modified from its original state, likely during or after the move.
- o **Impact on Historical Integrity:** Removing original features such as windows can significantly affect the historical integrity of a building. Original architectural elements contribute to a structure's historical authenticity and character.

8. Historical Integrity and Alterations:

- o **Loss of Original Features:** The removal of windows and other alterations mean that the house no longer fully reflects its original design. This alteration impacts the house's ability to convey its historical significance as it was originally constructed.
- o **Historical Context:** The fact that alterations were made during the move further supports the idea that the house's historical context is tied to its original location and condition, rather than the current site.

9. Impact of Misdiagnosis

- o **Historical Value:** If the house's historical value is incorrectly tied to the 1880s construction on this land, it undermines the accuracy of historical records and preservation efforts.
- o **Property Management:** Misdiagnosis could affect property management, restrictions, or preservation requirements imposed based on incorrect historical information.

Given the facts and evidence, my project is facing severe financial and timing issues, especially concerning the EDI deadlines. The ongoing situation with the agencies is causing me immense stress and adversely affecting my health.

CONTINUATION SHEET

Property Name: 1951 1/2 S Adair Street, Los Angeles, CA

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I need urgent and clear action to resolve this matter before I consider legal measures as a last resort.

I can provide proof of two strong offers I had to sell my project, that were in place before the historical issue arose, which subsequently halted all progress.

I truly appreciate the time and effort you are dedicating to resolving this matter promptly. Attached are some key details that I would like you to review ahead of our meeting tomorrow:

1. The green area has been added without the necessary permit, as indicated in the City's Notice.
2. This unpermitted area poses significant safety concerns due to non-compliance with building codes.
3. The upper part of the house was replaced by the tenant without my knowledge, which came as a surprise when I confronted her.
4. The house has been relocated from its original position at the front to the back on 05/05/1927, with a new house built in the front. The original report incorrectly stated that the house had not been moved, casting doubt on its accuracy and historical significance.
5. It appears that these actions were motivated solely by financial gain from the state, involving deception and manipulation of the system.
6. The attached picture shows that the sewer system is backing up on the site, indicating poor plumbing work during the relocation.
7. I have received a notice from the city indicating that the building may soon be red-tagged due to safety concerns and extensive needed repairs.
8. The Zimzs report indicates no historical preservation, which contradicts information I relied upon prior to purchasing the property. All relevant departments had previously approved my plans, and we were prepared to proceed with a demolition permit. The issue arose unexpectedly after 16 years.

CONTINUATION SHEET

Property Name: 1951 1/2 S Adair Street, Los Angeles, CA
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Figure 1: 1927 Relocation Permit (Page 1)

All Applications Must be Filled Out by Applicant

Side, Form 3 PLANS AND SPECIFICATIONS
and other data must also be filed

BUILDING DIVISION

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot. <u>27</u> Block. _____ Tract. <u>Gen. W. Kings</u> City Clerk <u>Sub of the</u> Please Verify <u>1 Dolorado Tr</u>	Lot. _____ Block. _____ Tract. _____ City Clerk _____ Please Verify _____
Book. _____ Page. _____ F. B. Page. _____ From No. <u>1951 Adair St.</u> Street _____ To No. <u>1951 1/2 Adair St. Bet. Washington</u> Street _____	Book. _____ Page. _____ F. B. Page. _____ From No. _____ Street _____ To No. _____ Street _____

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? Dwelling - single
- What purpose will Building be used for hereafter? Dwelling - single
- Owner's name. Birdie M. Pearson Phone. Atl 9222
- Owner's address. 2216 Unity St
- Architect's name. _____ Phone. _____
- Contractor's name. _____ Phone. _____
- Contractor's address. _____
- VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Conspire, Elevators, Painting, Finishing, all labor, etc.) \$ 200.00
- Class of present Building. D No. of rooms at present. 5 rms
- Number of stories in height. 1 1/2 Size of present Building. 24 x 30
- State how many buildings are on this lot. 2
- State purpose buildings on lot are used for. Residence - each single residence
(Apartment House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

concrete foundation
move on same lot
concrete with plumbing
changes with no
structural changes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER (Sign here) Birdie M. Pearson
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY		
PERMIT NO. 12923	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner <u>Lucas</u>	Application checked and found O. K. Clerk <u>Lucas</u>
RECEIVED MAY 5 1927 TOULU		

200

CONTINUATION SHEET

Property Name: 1951 1/2 S Adair Street, Los Angeles, CA
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Figure 2: 1927 Building Permit (Page 2)

13. Size of new addition none No. of Stories in height 1 1/2

14. Material of foundation Cement Size footings 16 Size wall 8 Depth below ground 12

15. Size of Redwood Mudalls x Size of interior bearing studs x

16. Size of exterior studs x Size of interior non-bearing studs x

17. Size of first floor joists x Second floor joists x

18. Will all provisions of State Housing Act be complied with? yes

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) Birdie M Pearson
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <u>CP</u>
CONSTRUCTION	O. K. <u>CP</u>
ZONING	O. K. <u>CP</u>
SET-BACK LINE	O. K. <u>CP</u>
ORD. 33761 (N. S.)	O. K. <u>CP</u>
FIRE DISTRICT	O. K. <u>CP</u>

REMARKS

The building referred to in this application will be more than 100 feet from Madison Street

Birdie M Pearson
 Owner or Authorized Agent

CONTINUATION SHEET

Property Name: 1951 1/2 S Adair Street, Los Angeles, CA
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Figure 3: 1927 Building Permit (Page 3)

BEST COPY AVAILABLE

All Applications Must be Filled Out by Applicant

3 DEPARTMENT OF BUILDING AND SAFETY
Application to Alter, Repair or Demolish

NO PLOTS

TO THE BOARD OF BUILDING AND SAFETY COMMISSIONERS OF THE CITY OF LOS ANGELES:

I, the undersigned, hereby certify that the information furnished herein is true and correct, and that I am the owner of the property described in this permit, and that I am the person who has caused this permit to be prepared and filed for the purpose of obtaining the same.

NOTE: That the granting of this permit does not affect or prejudice any claim of title in or right of possession in the property described in this permit.

REMOVED FROM	REMOVED TO
Lot <u>27</u> Block <u>27</u>	Lot <u>27</u> Block <u>27</u>
Tract <u>Adair</u>	Tract <u>Adair</u>
Book <u>2</u> Page <u>8</u> F. B. Page <u>2</u>	Book <u>2</u> Page <u>4</u> F. B. Page <u>2</u>
From No. <u>2271 W 22nd St</u>	From No. <u>1951 1/2 S Adair St</u>
To No. <u>1949 Adair St</u>	To No. <u>1951 1/2 S Adair St</u>

USE INK OR INDELIBLE PENCIL

1. What purpose is the present Building now used for? One family residence
2. What purpose will Building be used for hereafter? one family residence
3. Owner's name: Bonnie M. Pearson Phone 41 7600
4. Owner's address: 2016 Vermont St
5. Architect's name: none Phone: _____
6. Contractor's name: W. J. ... Phone: 1 1 1 2 6 0 1
7. Contractor's address: 125 ...
8. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Piping, Sewer, Electrical, Carpentry, Painting, Finishing, all labor, etc.) \$ 500.00
9. Class of present Building: D No. of rooms at present: 4
10. Number of stories in height: two Size of present Building: 24 x 44
11. State how many buildings are on this lot: one
12. State purpose buildings on lot are used for: one family residence (Including: Gas, Heat, Radiators, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING

Work to be done on truck foundation & underpinning
Connect plumbing, gas & sewer.

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

PROVER (Sign here) _____ (Owner or authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>12713</u>	Plans and Specifications checked and found to conform to Ord. - Annex, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued ISSUED MAY 3 1927 LOS ANGELES
Plan Examiner	City		

CONTINUATION SHEET

Property Name: 1951 1/2 S Adair Street, Los Angeles, CA

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Photograph 1



Photograph 2



CONTINUATION SHEET

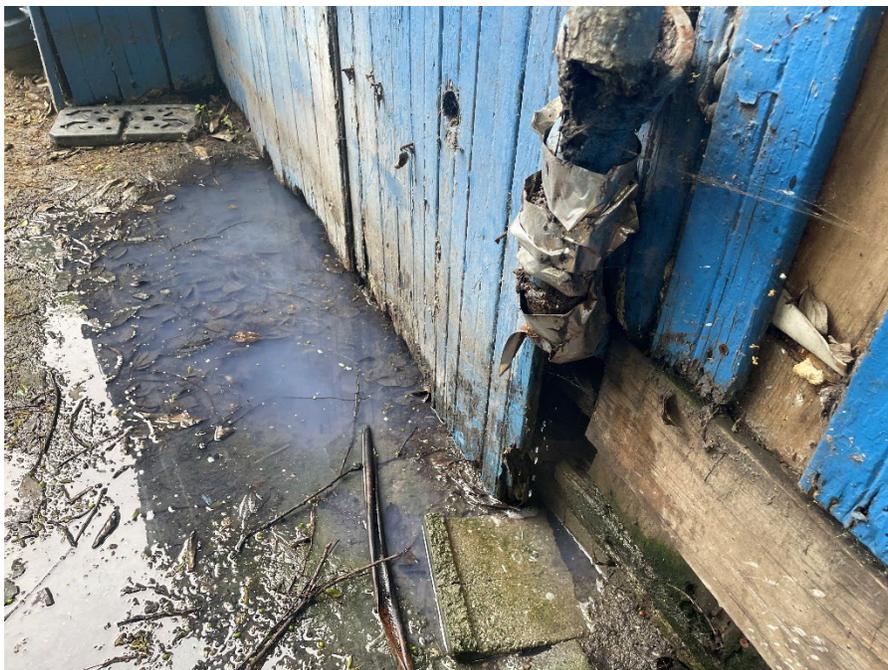
Property Name: 1951 1/2 S Adair Street, Los Angeles, CA

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Photograph 3



Photograph 4



CONTINUATION SHEET

Property Name: _____ 1951 1/2 S Adair Street, Los Angeles, CA _____

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Photograph 5



Photograph 6



CONTINUATION SHEET

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Photograph 7



CONTINUATION SHEET

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Photograph 8



CONTINUATION SHEET

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Photograph 9



Photograph 10



CONTINUATION SHEET

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Photograph 11



Photograph 12

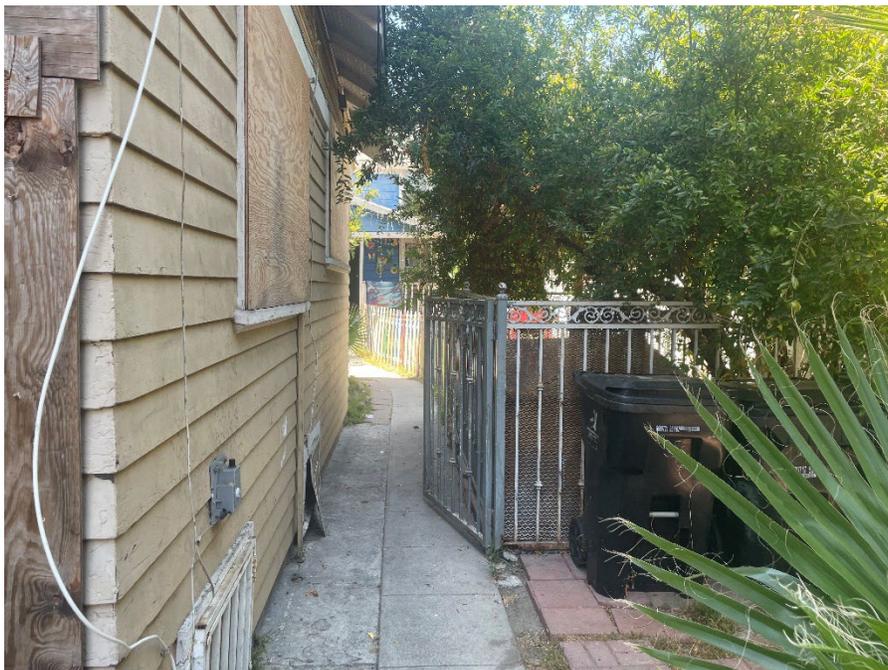


CONTINUATION SHEET

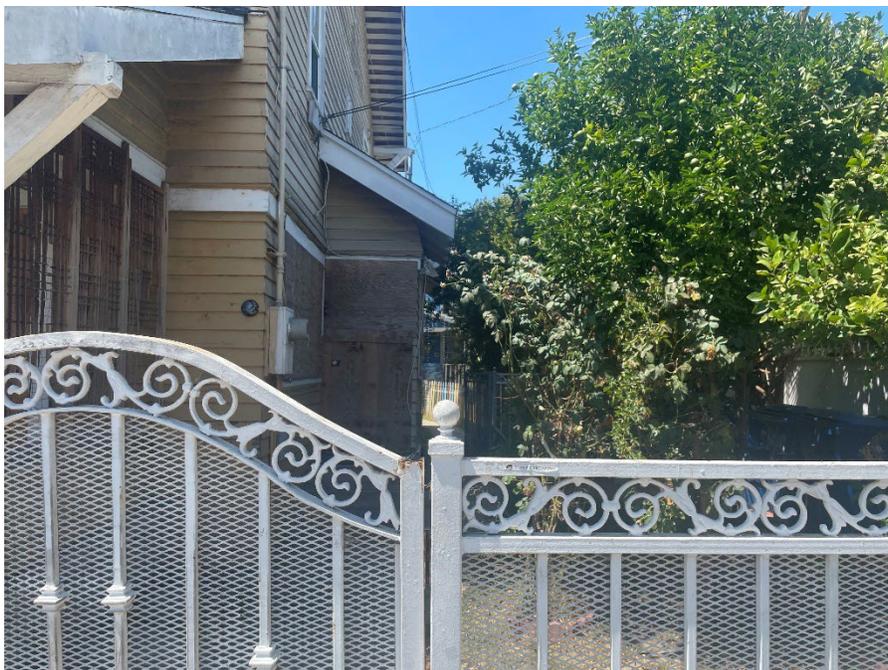
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Photograph 13



Photograph 14



CONTINUATION SHEET

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Photograph 15



Photograph 16



CONTINUATION SHEET

Property Name: 1951 1/2 S Adair Street, Los Angeles, CA

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Photograph 17



Photograph 18

CONTINUATION SHEET

Property Name: 1951 1/2 S Adair Street, Los Angeles, CA

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Photograph 19



CONTINUATION SHEET

Property Name: 1951 1/2 S Adair Street, Los Angeles, CA

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Photograph 20



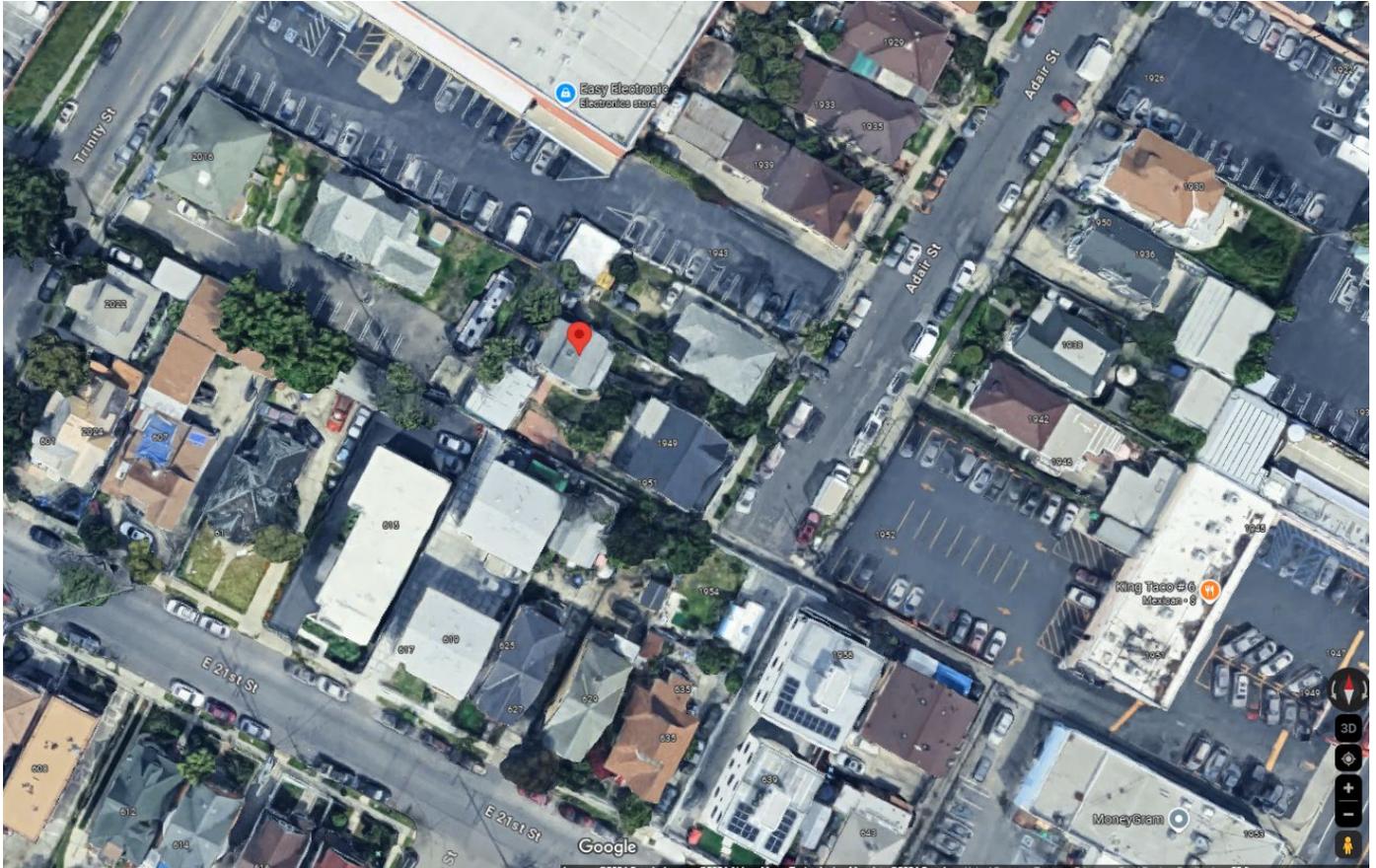
Photograph 21



CONTINUATION SHEET

Property Name: 1951 1/2 S Adair Street, Los Angeles, CA
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Map 1: Location Map (Google Maps), 34.026934, -118.259529



B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Correspondence with Mojgan Yamini, 2024.

1927 Application to Alter, Repair, or Demolish, City of Los Angeles

2009 Evaluation of 1951 S Adair Street, 2009, Jones & Stokes

B13. Remarks:

***B14. Evaluator:** Mojgan Yamini

***Date of Evaluation:** 2024

April 26, 2024

California Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento CA 95816

RE: Removal of 1951 S. Adair St., Los Angeles, CA 90011 from the California Register

To whom it may concern:

My name Mojgan Yamini and I am the owner of 1949-1951 S Adair Street (APN 5127-003-001). I am petitioning the California Office of Historic preservation under California Code of Regulations Section 4856.a)1. to remove 1951 S. Adair Street from the California Register. This historical resource was altered and has lost its integrity.

The house was added to the register in 2009 because of a Section 106 analysis required through a City of Los Angeles lead abatement program that used federal funds. The analysis determined that it is eligible for individual listing in the National Register of Historic Places under Criterion C at the local level of significance. Since that time, the property was foreclosed on and sold at auction and then subsequently sold again to me. Throughout this time the house has not been maintained and I was unaware of the designation as it is not recorded on the title and was not listed on a local registers. Further the designation requested by the City of LA was for 1951 East Adair Street not South (emphasis added).

Besides falling into disrepair, the resource has had two additions, one at the rear for a laundry room and another at the front where the front porch was replaced. The front porch in particular has a gable roof instead of a shed roof that would be more typical for an I house and the original fencing and support structure have been replaced. There has been extensive plumbing and electrical work added to the exterior of the building. Finally, this house is in the rear of the property which was not clearly illustrated in the original report. It is very difficult if not impossible to view from any public vantage point. The house would not be easily recognizable by someone who knew the resource during its period of significance since it has been moved and altered and has no semblance of the agrarian area that would give it significance.

Attached please find photos showing the foundation rotting, mechanical additions to the exterior and the additions. Also attached are the original photos from the 1990 report and the grant deed and title report showing no recordation of the listing. Please call me with any questions or requests for additional information at 310-877-1237.

Sincerely,

Mojgan Yamini
Owner 1949-1951 S. Adair Street

NAST ENTERPRISES CORP.

Consulting Structural Engineering Services
554 S San Vicente Blvd., Suite 202
Los Angeles, CA 90048
Tel. (310) 268-9419
Web: www.nastenterprises.com

July 24, 2024

Subject: Condition / Damage Report
Address: 1951 1/2 Adair Street, Los Angeles Ca.

To Whom It May Concern:

This report is prepared at the request of the owner of the existing 2 story single family residence farmhouse building at 1951 1/2 Adair Street, Los Angeles Ca 90011. The purpose of this report is to assess the extent of damage(s) pertaining to the subject building. The building in its Present Condition has deteriorated extensively and is in Imminent Extreme Immediate Hazard of Collapsing. The two story structure has deteriorated beyond repair or remediation.

The comments and findings noted within this report are based on our close familiarity with the current condition of the noted building, as gained through our site visit on July 3th, 2024. On the day of this visit, we were able to walk around and inside the subject building – at which time we were able to closely observe the structural wood members the plaster and the sidings.

The deterioration: The protective siding and the roof have been dysfunctional to the point that the natural weather conditions have let into the building and allowed the structure to deteriorate extensively. The floor sheathings and their supports show clear signs of movement and instability. The roof and floor diaphragms are nearly destroyed.

The subject building was reportedly built in 1880's and was subsequently relocated to a new location within the same subdivided property in 1927. No signs or evidence of upkeep, strengthening or remediation were observed on the exterior and interior. The spacing and the size of the structural elements are significantly substandard. The finishes are brittle and completely deteriorated. Additionally, the imminent collapse of the roof and the floor framing would

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remove any lateral support for all the walls. Thus, this building can be considered to be subject to extreme hazard of sudden collapse.

The expertise and responsibility of our firm is limited to the structural strength topics discussed within this report based on our visits to this building. If there are any questions you may contact us at (310) 268 – 9419.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hooman Nastarin', written over a horizontal line.

Hooman Nastarin, P.E.
License # C62199, Exp. 09-30-25

NAST Enterprises Corp.
Consulting Structural Engineering Services
554 S. San Vicente Blvd., Suite 202
Los Angeles, CA 90048
Cell (310) 210-3238
Email: Hooman@nastenterprises.com

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Image 1: South Elevation – Condition of the Roofing and Siding are Beyond Repair. Soft / Nonexistent Backing Observed.

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Image 2: East Elevation.



Image 3: East Elevation Close-up.

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Los Angeles, CA 90048
Tel. (310) 268-9419
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Image 4: East Elevation Close-up Exposed Siding and Damaged Roof Edges.



Image 4: Close-up Elevation Exposed Deteriorated Crippler Wall.

Primary #
HRI#
Trinomial
NRHP Status Code 2S2



PRIMARY RECORD

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 6 Resource Name or #: 1951 S ADAIR ST

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Los Angeles
and (P2b and P2C or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec ; B.M.
c. Address 1951 S ADAIR ST City Los Angeles Zip
d. UTM: Zone ; mE/ mN
e. Other Locational Data:

P3a. Description:

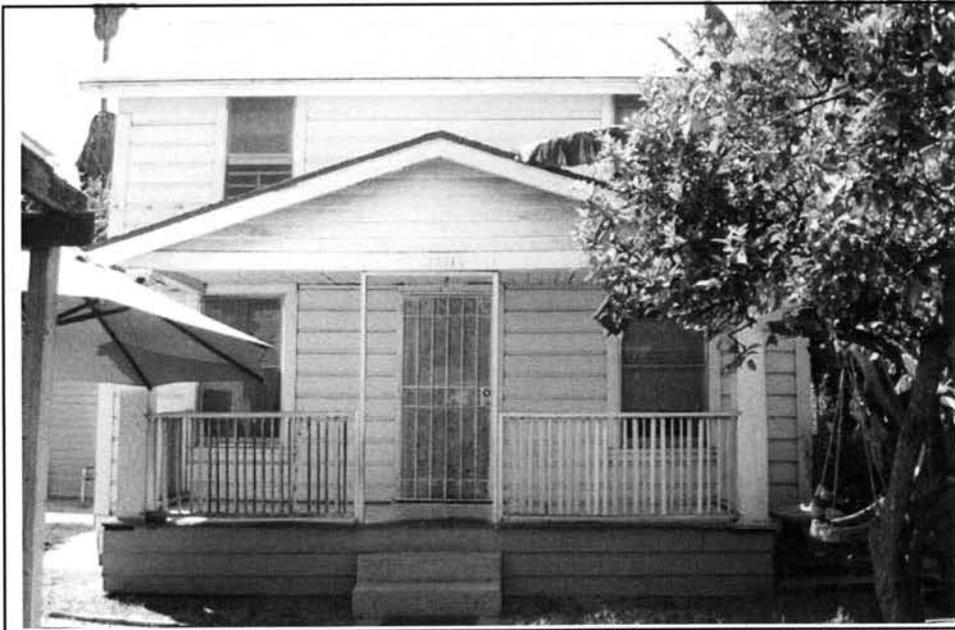
The property located at 1951 South Adair Street is a two-story single-family residence with a rectangular plan and wood frame-construction. The residence was originally constructed in the traditional I-house form with a vernacular style. The residence's exterior walls are clad with horizontal shiplap siding, and it has a medium-pitch side-gable roof with overhanging eaves and composition asphalt shingles. The residence is located in southeast Los Angeles; however, when it was originally built in 1880, the house was situated in a rural area that consisted of farms, open land, and little residential development.

The primary (south) façade is three bays wide and symmetrically divided. It features a front porch that extends the full width of the façade. The porch has a projecting front-gable roof with overhanging eaves and exposed fascia. The roof is supported by square wood columns with simple block capitals. The porch is further characterized by a raised wood floor clad with linoleum and wood balustrades with narrowly placed square spindles. The porch is accessed by a central set of poured concrete steps. The porch

(See Continuation Sheet)

P3b. Resources Attributes: 02 Single Family Property

P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Description of Photo:

Southeast elevation, view northwest.

P6. Date Constructed/Age and Sources: Historic Both
 Prehistoric

1880 (E) Tax Assessor

P7. Owner and Address:

Nora Saenz
1949 Adair Street
Los Angeles, CA 90011

P8. Recorded by:

Elizabeth Hilton and Christopher Hetzel
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

P9. Date Recorded: 7/14/2009

P10. Survey Type:

City of Los Angeles Section 106 Review.

P11. Report Citation: None.

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other:

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BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code 2S2

Resource Name or #: 1951 S ADAIR ST

B1. Historic Name: (None)

B2. Common Name: (None)

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

B5. Architectural Style: Vernacular I-House

B6. Construction History: The house was constructed in 1880. A second residence was constructed on the south side of the parcel, between the house and the street in 1912.

B7. Moved? No Yes Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

B10. Significance: Theme Agriculture; Residential Architecture Area South Los Angeles

Period of Significance 1880 Property Type Single-Family Residence Applicable Criteria C

The residence at 1951 S. Adair Street is eligible for listing in the National Register of Historic Places under Criterion C at the local level of significance. Constructed in 1880, the residence is as an excellent example of a traditional I-House type dwelling and is a rare example of an intact, early rural residence originally constructed in the undeveloped agricultural areas surrounding Los Angeles in the early 1880s. It is likewise one of only a few traditional I-House type dwellings known to exist in the city.

In 1781, El Pueblo de la Reina de los Ángeles was founded on the banks of the Los Angeles River by 44 Spanish settlers of mixed ancestry. The Pueblo, which later became the City of Los Angeles, consisted of the four square leagues surrounding a central plaza. The approximate boundaries of the original Pueblo are Fountain Avenue to the north, Indiana Street to the east, Exposition Boulevard to the south, and Hoover Street to the west. The pueblo slowly grew into an established community, and incorporated as an American municipality in 1850 after California became a state.

(See Continuation Sheets.)

B11. Additional Resource Attributes: 02 Single Family Property

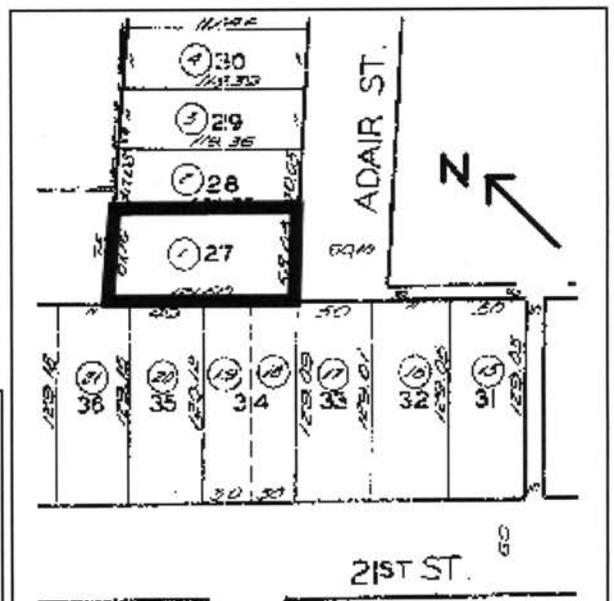
B12. References:

(See Continuation Sheet)

B13. Remarks:

B14. Evaluator: Elizabeth Hilton and Christopher Hetzel, ICF Jones & Stokes
Date of Evaluation: 7/14/2009

(This space reserved for official comments.)



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P3a. Description, Continued:

shelters the residence's primary entrance, which is located in the center bay on the first story. The door opening is set within a thin wood surround and consists of an original single-light over three-panel wood door. When closed, the door is concealed by a non-original metal security door. Flanking the entrance in each of the outer bays on the first story are a one-over-one double-hung wood sash windows with wide wood surrounds and lower wood sills. On the second floor, similarly designed windows punctuate each of the outer bays.

The side elevations reveal the massing of the house as one-bay deep with a shed-roof addition at the rear elevation. The west elevation contains a central double-hung wood frame window with a wood surround and lower sill on the first and second floors. The rear addition displays a pair of side-by-side small double-hung wood frame windows with a wood surround and lower sill. A short vertical wood skirt is located on the side and rear elevations.

The east elevation reveals a central double-hung window on the first floor that has a wood surround and lower sill and apron. The window has a decorative lintel, highlighted by arrowhead dentils flanked by corner bull's eye modillions at the corners. The second floor has a central double-hung window with wood surround and lower sill and apron. The rear addition displays a smaller double-hung window on the northeast elevation, which has a wood surround.

The rear (north) elevation reveals board and batten siding on the addition. An even later addition was constructed to the northeast of the elevation that is one bay wide. The latter is composed of vertical wood siding with no interior insulation. On the southwest, it has a wood paneled door that is accessed by a newly constructed wood ramp. The west elevation displays a wood frame window opening with wood surround and lower apron; however, the window has been removed.

The residence is set back from the street, located behind a larger 1912 Craftsman style residence that faces the street. A newly constructed one-story garage is located on the western corner of the parcel. Landscaping consists of a grassy lawn with a concrete sidewalk that circles the house and leads to the front steps; and a metal and cyclone fence bounds the property lines. A playground is located southwest of the residence, which is used by the day care center that currently occupies the property.

B10. Significance, Continued:

Agriculture was the primary use of the areas south of Los Angeles from the establishment of the Pueblo until residential development consumed the last large acreages of agricultural land after 1910. The land was initially used for grazing cattle and sheep. Other uses included the cultivation of sugar beets and alfalfa, raising poultry, and manufacturing dairy products. Citrus production was also a well established industry in Southern California by the 1870s, which encouraged many new settlers in the Los Angeles area to grow produce. Although the citrus industry was mainly prosperous in Riverside and Orange Counties, several areas in south Los Angeles established small orange and walnut groves.

At the time of its construction, the land in the vicinity of 1951 S. Adair Street was in a rural locale south of the Pueblo and outside its boundaries. The area remained undeveloped or was used for strictly agricultural purposes at this time. Farms and ranches were first established on the land in the 1870s and 1880s as Los Angeles experienced increasing levels of development and population growth.

New settlers flocked to Los Angeles in the late 19th century, especially after the Southern Pacific Railroad completed the first railroad line to the city in 1876. The railroad capitalized on the attraction of southern California and was an important catalyst for the city's immense population boom in the 1880s. Railroad propaganda began promoting travel and relocation to Los Angeles at the end of the 1870s; however, the largest influx of new emigrants did not occur until the mid to late 1880s. The

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B10. Significance, Continued:

greatest boom year was 1887, when the Southern Pacific Railroad and the Atchison, Topeka & Santa Fe Railroads both had railroad lines into Los Angeles and a price war ensued.

Population increases stimulated the creation of new suburban neighborhoods in and around Los Angeles, advancing west and south into areas that were previously undeveloped or agricultural in character. In south Los Angeles, the subdivision of land for residential and commercial use began in the late 1880s and increasing levels of development occurred through the turn of the century. By 1910, only small sections of south Los Angeles were still used agriculturally; most of the land having been subdivided into residential tracts.

Built in 1880, the house at 1951 S. Adair Street is a rare remnant of south Los Angeles' former agricultural history. When constructed, the property and surrounding neighborhood had not yet been platted or subdivided, and was located far south of the city limits. Although no records have been found documenting the original property, the house is presumed to have been constructed as the center of a small ranch or farm.

In 1888, the house at 1951 S. Adair Street was included in George W. King's subdivision of the Davarede Tract. The tract, which remained largely undeveloped until after the turn of the century, had a typical street grid with standard sized lots that eventually contained single-family residences designed in popular architectural styles of the day. Sanborn maps and an historic 1894 lithograph reveal that the house at 1951 S. Adair Street was still surrounded by orchards in the 1880s and 1890s, with only a few single-family dwellings in the immediate area. Several of these dwellings consisted of large rural estates constructed in the late 1880s.

Most of the lots in the Davarede Tract were fully developed with new single-family residences by 1906, the City of Los Angeles having expanded south into the area. This development included the construction of a small residence in front of the house at 1951 S. Adair Street, which was relegated to being a secondary dwelling at the rear of its parcel with no street frontage. This newer residence was replaced by the existing two-story Craftsman style residence at 1949 S. Adair Street in 1912.

The residence at 1951 S. Adair Street is considered historically significant because it is one of only a few houses that survive intact from early farms or ranches in the outskirts of Los Angeles. It is also unusual because it was constructed as a traditional I-House and is as a rare example of this building type in the city.

The I-House is a well known folk or vernacular early American house type descended from a traditional British folk form conveyed to the United States by immigrants. This type of residence was one of the earliest building forms in the United States, beginning in the late 17th century, and became the most widely distributed folk type in the United States, notably in rural settings. Highly prevalent on the East Coast, the South, and the Midwest, the I-House was less commonly constructed on the West Coast and is rarely found in urban Los Angeles. The I-House type is so named because scholarly studies first found them to be prevalent in states beginning with the letter "I," including Illinois, Indiana, and Iowa.

The typical I-House has a rectangular plan and is two stories in height, three bays wide, and one room deep. It has a symmetrical façade, consisting of three openings per floor with a central door flanked by windows. Influenced by British colonial architectural traditions, the housing type later developed into the Georgian style, which features a similarly-designed, symmetrical two-story façade that is five bays wide. The I-House interior typically consists of a central main hall on the first floor, providing access to rooms on either side and a staircase to the second floor. A rear shed-roofed addition, such as is present at 1951 S. Adair Street, was a common method of expanding the I-House to provide additional interior space.

Although rural I-Houses are typically void of decoration, over time ornament was added to the house type by builders who saw various architectural styles in books and publications. By the late 18th century, porches became universal in the southern folk

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B10. Significance, Continued:

house, in which the porch was the full width of the main elevation with a shed roof. This tradition continued with the construction of I-Houses through the 19th century, and is evident in the residence at 1951 S. Adair Street. Many I-Houses also featured added stylistic detailing to make them appear fashionable, such as with elements of the Classical, Italianate, Victorian, or Gothic styles. For instance, the residence at 1951 S. Adair Street contains a small degree of Classical detailing in the head casing of several windows.

The residence at 1951 S. Adair Street is considered historically significant as an excellent example of an I-House type dwelling in rural Los Angeles from the early 1880s. It represents an early period of rural residential construction in the city and is a rare example of a house associated with the agricultural properties that once existed in south Los Angeles prior to the area's subdivision and development. The residence at 1951 S. Adair Street is considered eligible for the National Register of Historic Places under Criterion C, because it is one of only a few remaining examples of a rural 1880 I-House within the City of Los Angeles that retains a high degree of integrity.

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Photographs of the Subject Property:

