

**The Corporation of the City of Kawartha Lakes**  
**Agenda**  
**Kawartha Lakes Municipal Heritage Committee Meeting**

**KLMHC2020-03**

**Thursday, March 5, 2020**

**4:00 P.M.**

**Economic Development Boardroom**

**Economic Development**

**180 Kent Street West, Lindsay, Ontario**

**Members:**

**Councillor Ron Ashmore**

**Ann Adare**

**William Bateman**

**Dorothy Carroll**

**Jim Garbutt**

**Athol Hart**

**Rob Macklem**

**Ian McKechnie**

**Wayne Purdy**

**Joan Skelton**

**Michael Sloboda**

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1.	<b>Call to Order</b>	
2.	<b>Administrative Business</b>	
2.1	Adoption of Agenda	
2.2	Declaration of Pecuniary Interest	
2.3	Adoption of Minutes	
2.3.1	KLMHC2020-03.2.3.1	4 - 7
	Minutes of the February 6, 2020 Kawartha Lakes Municipal Heritage Committee	
3.	<b>Deputations</b>	
3.1	KLMHC2020-03.3.1.1	8 - 9
	Building and Property Update	
3.2	KLMHC2020-03.2.1	10 - 16
	210 Kent Street West Alteration	
4.	<b>Reports</b>	
4.1	KLMHC2020-03.4.1.1	17 - 19
	Report KLMHC2020-08 Rural Zoning By-law Consolidation	
4.2	KLMHC2020-03.4.2.1	20 - 36
	Report KLMHC2020-09 Heritage Inventory Framework	
5.	<b>Subcommittee Updates</b>	
5.1	Heritage Designation Subcommittee	
5.2	Outreach Subcommittee	
6.	<b>Correspondence</b>	

7.        **New or Other Business**
8.        **Next Meeting**
9.        **Adjournment**

# **The Corporation of the City of Kawartha Lakes**

## **Minutes**

### **Kawartha Lakes Municipal Heritage Committee Meeting**

**KLMHC2020-02**  
**Thursday, February 6, 2020**  
**4:00 P.M.**  
**Economic Development Boardroom**  
**Economic Development**  
**180 Kent Street West, Lindsay, Ontario**

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#### **1. Call to Order**

W. Bateman called the meeting to order at 4:03 p.m. with the following members present Councillor R. Ashmore, A. Adare, A. Hart, D. Carroll, I. McKechnie, and M. Sloboda.

Staff Present: E. Turner, Economic Development Officer - Heritage Planning.

Late Arrivals: J. Skelton at 4:35 p.m.

Regrets: W. Purdy

Absent: J. Garbutt, R. Macklem

#### **2. Administrative Business**

##### **2.1 Adoption of Agenda**

**KLMHC2020-10**

**Moved By** D. Carroll

**Seconded By** Councillor Ashmore

**That** the agenda be adopted as circulated.

**Carried**

2.2 Declaration of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

2.3 Adoption of Minutes

**KLMHC2020-11**

**Moved By** A. Adare

**Seconded By** M. Sloboda

**That** the minutes of the Municipal Heritage Committee meeting held on January 9, 2020, be adopted as circulated.

**Carried**

2.4 Introduction of New Members

New members A. Hart and I. McKechnie were introduced to the committee. New member W. Purdy was not able to attend and will be introduced in March.

**3. Deputations**

There were no deputations.

**4. Reports**

4.1 KLMHC2020-02.4.1.1

Report KLMHC2020-05, Proposed Old Mill Heritage Conservation District Study

The Committee discussed the potential boundaries to propose to Council for a heritage conservation district study in the Old Mill area of Lindsay.

**KLMHC2020-12**

**Moved By** A. Adare

**Seconded By** M. Sloboda

**That** Report KLMHC2020-05, **Proposed Old Mill Heritage Conservation District Study**, be received;

**That** the Municipal Heritage Committee recommends the commencement of a heritage conservation district study in the Old Mill area of Lindsay;

**That** the Municipal Heritage Committee endorse Boundary Alternative 1 as attached in Appendix B as the boundary for the proposed heritage conservation district study; and

**That** this recommendation be forwarded to Council for approval.

**Carried**

4.2 KLMHC2020-02.4.2.1

Report KLMHC2020-06, Ontario Heritage Act Updates

The Committee discussed the proposed provincial changes to the Ontario Heritage Act.

**KLMHC2020-13**

**Moved By** A. Hart

**Seconded By** Councillor Ashmore

**That** Report KLMHC2020-06, **Ontario Heritage Act Updates**, be received for information; and

**That** the presentation by the Economic Development Officer – Heritage Planning be received for information.

**Carried**

**5. Subcommittee Updates**

5.1 Heritage Designation Subcommittee

The Committee discussed the potential designation of the Boyd Wall at Case Manor

5.2 Outreach Subcommittee

The Committee discussed Doors Open 2020 which will take place on Sunday September 13. I. McKechnie is coordinating the event.

There was discussion at to whether to use the provincial theme (environment) or choose a geographic location or both. The committee will brainstorm potential sites.

**6. Correspondence**

There was no correspondence reviewed by the Committee.

**7. New or Other Business**

There was no new or other business.

**8. Next Meeting**

The next meeting will be Thursday, March 6, 2020 at 4:00 p.m. in the Economic Development Boardroom at the Lindsay Service Centre (180 Kent Street West, Lindsay).

**9. Adjournment**

**KLMHC202014**

**Moved By D. Carroll**

**Seconded By A. Hart**

**That** the Municipal Heritage Committee Meeting adjourn at 5:26 p.m.

**Carried**

**The Corporation of the City of Kawartha Lakes**  
**Kawartha Lakes Municipal Heritage Committee Report**  
**Report Number KLMHC2020-07**

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**Meeting Date:** March 5, 2020

**Title:** Building and Property Update

**Description:** Update from Building and Property staff on current and upcoming projects

**Ward Number:** All

**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

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**Recommendation(s):**

**That** Report KLMHC2020-07, **Building and Property Update**, be received; and

**That** the update from Building and Property staff be received for information.



## **Background:**

The City of Kawartha Lakes owns a number of properties which are designated under Part IV of the Ontario Heritage Act and which are used for a variety of purposes throughout the municipality. These buildings are maintained by the City's Building and Property staff.

Building and Property staff will provide the Municipal Heritage Committee with an update on current and upcoming projects as they relate to heritage facilities within the municipality.

## **Rationale:**

An update from Building and Property Staff will provide information to the Committee regarding current projects which may impact heritage properties.

## **Other Alternatives Considered:**

There are no recommended alternatives.

## **Financial/Operation Impacts:**

There are no financial implications as a result of the recommendations of this report.

## **Consultations:**

N/A

## **Attachments:**

N/A

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**Phone:** 705-324-9411 ext. 1366

**Department Head:** Chris Marshall, Director of Development Services

**The Corporation of the City of Kawartha Lakes**  
**Kawartha Lakes Municipal Heritage Committee Report**  
**Report Number KLMHC2020-10**

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**Meeting Date:** March 5, 2020

**Title:** 210 Kent Street West Alteration

**Description:** Proposed alteration to 210 Kent Street West (Lindsay Armoury)

**Ward Number:** 5

**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

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**Recommendation(s):**

**That** Report KLMHC2020-10, **210 Kent Street West Alteration**, be received;  
and

**That** the proposed alterations to 210 Kent Street West be approved.

## **Background:**

210 Kent Street West (Lindsay Armoury) is designated by By-law 1980-03 (Town of Lindsay) under Part IV of the Ontario Heritage Act. The designation by-law for this property is attached. This property is municipally-owned and is used as a community facility.

Staff are proposing the replacement of the front doors of the building. A picture of the existing doors is attached as Appendix B for reference. Staff will present proposed options for changing the doors, both with regard to design and materials at the meeting.

## **Rationale:**

Subsection 33(1) Ontario Heritage Act states that alterations may not be made to an individually designated (Part IV) property without written authorization from the Council of a municipality. Under the City's delegated authority by-law for alterations to heritage properties, alterations of this nature to properties designated under Part IV of the Act are delegated to heritage staff in consultation with the Kawartha Lakes Municipal Heritage Committee. Although this is a City-owned property, authorization must still be obtained prior to undertaking any alterations.

Designation by-laws in the City of Kawartha Lakes allow for modifications necessary for efficient use of a building insofar as they are in keeping with the historic character of the property. Replacement of the front doors on the Lindsay Armoury can be supported if the proposed design is compatible with the property.

## **Other Alternatives Considered:**

The Committee may choose not to endorse the proposed changes to the doors of the property, although this is not recommended to ensure the long-term maintenance and usability of the building. Depending on the designs submitted, the Committee may also ask for modifications to ensure that the new doors are suitable to the character of the Armoury.

## **Financial/Operation Impacts:**

There are no financial impacts for the Municipal Heritage Committee as a result of this report.

## **Consultations:**

Capital and Special Projects Supervisor

## **Attachments:**

### **Appendix A – Town of Lindsay By-law 1980-03**



Town-of-Lindsay-19  
80-03.pdf

### **Appendix B – Current Photo, front doors of 210 Kent Street West**



210 Kent Street W  
Doors.docx

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**Department Head:** Chris Marshall, Director of Development Services

TOWN OF LINDSAY

BY-LAW NO. 3-80

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE  
VICTORIA PARK ARMOURY, LINDSAY AS BEING OF ARCHITECTURAL AND  
HISTORICAL VALUE OR INTEREST.

WHEREAS the Ontario Heritage Act S.O. 1974, Chap. 122 as amended by 1975, Chap. 87, Part IV provides that the Council of a municipality may designate a property within the boundaries of the municipality to be of historical and/or architectural value or interest and

WHEREAS Notice of Intent to Designate said property has been given in accordance with said Act, Part IV, Sect. 29, Subsection 3.4, and

WHEREAS no objection to the proposed designation has been served on the clerk of the municipality

NOW THEREFORE THE COUNCIL OF THE CORPORATION  
OF THE TOWN OF LINDSAY ENACTS AS FOLLOWS:

1. There is designated as being of architectural and historic interest or value the exterior of the property known as The Victoria Park Armoury, more particularly described in Schedule "A" attached hereto. This designation shall not preclude any changes that may be deemed necessary for the efficient use of the building and offices herein contained but that any and all such changes shall be in keeping with the original and present character of the building and in consultation with the Local Architectural Conservation Advisory Committee.
2. The municipality is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
3. The clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation, and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

4. This by-law shall come into force and take effect on the final passing thereof.

Read a first time on: JAN 7 1980

Read a second time on: JAN 7 1980 James F. Slyn MAYOR

Read a third time and

finally passed on: JAN 7 1980 W B Bates CLERK  
ADMINISTRATOR.

SCHEDULE "A"

to by-law number 3-80

TOWN OF LINDSAY

The exterior portion of the building and the original deeded parcel of land upon which said building is located being that property located in the Town of Lindsay and being the North West part of the Market Reserve, formerly Queen's Square and known as The Lindsay Armoury, 210 Kent Street West.

SIGNIFICANCE:

Construction: Brick withstone trim, built 1913. The Lindsay Armoury is an important landmark, both historically and architecturally. The land was purchased by the Town of Lindsay in 1912. The cornerstone for the building was laid on July 22nd, 1913, in a ceremony presided over by Sir Sam Hughes, the federal Member of Parliament for the riding, General Sir Ian Hamilton of the British Army and John Carew, the provincial Member of Parliament for the riding. The Armoury was built as a drill hall for the 45th Regiment and was one of a series of Armouries requisitioned by Sir Sam Hughes as Minister of Militia and Defence as part of a program of military readiness.

The design of The Lindsay Armoury is that of an italianate drill hall with other architectural influences being present including the baronial gothic style of the crenellated towers, the rough faced masonry and arched doorway of the romanesque revival style and the pilasters in the classic style.

Therefore, because of its historical and architectural significance, the Council of the Corporation of the Town of Lindsay recommends that the exterior portion of the above mentioned premises and the original parcel of land having dimensions of 112 feet by 200 feet upon which same is located be designated as a property having historic or achitectural value of interest pursuant to the provisons of The Ontario Heritage Act.







**The Corporation of the City of Kawartha Lakes**  
**Kawartha Lakes Municipal Heritage Committee Report**  
**Report Number KLMHC2020-08**

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**Meeting Date:** March 5, 2020

**Title:** Rural Zoning By-law Consolidation

**Description:** Overview of the ongoing Rural Zoning By-law Consolidation

**Ward Number:** All

**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

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**Recommendation(s):**

**That** Report KLMHC2020-08, **Rural Zoning By-law Consolidation**, be received.

## **Background:**

Currently, the City of Kawartha Lakes is in the process of updating and consolidating its zoning by-laws. At present, the City has 19 separate zoning by-laws for each of the former, pre-amalgamation municipalities and the Oak Ridges Moraine. These by-laws present a diverse set of zoning guidelines for different areas of the municipality and, because of their age, do not reflect current planning-related legislation and policy, both at the City and provincial level. The consolidation of the zoning by-laws will ensure that this part of the City's planning framework is consistent and current.

The project is being undertaken in two phases. The first phase will examine the 13 rural zoning by-laws and will consolidate all of the existing regulations into one document. This does not include the Oak Ridges Moraine Zoning By-law which will be reviewed separately. A second phase will address the by-laws for the five urban areas (Lindsay, Fenelon Falls, Bobcaygeon, Omemee, and Woodville).

Phase one examining the rural by-laws is currently underway. The process was initiated in March 2019 with the creation of the Rural Zoning Task Force. WSP Consultants, a planning consulting firm, was hired to undertake the project. Meetings with the Task Force, a staff Technical Committee and the public through public information sessions took place in summer and fall 2019.

On February 18, 2020, Planning Staff and representatives from WSP presented a report on the current status of the project to Council along with a draft discussion paper developed by WSP as a result of the initial consultation process and review of the existing rural zoning by-laws. The discussion paper identifies some key areas which have been raised as topics which need further discussion. These include agricultural and waterfront properties. It also provides an overview of legislative and policy direction and addresses the format of the future by-law to ensure that it is usable and accessible for City staff and members of the public.

The development of the by-law, including public consultation, is anticipated to continue throughout 2020 and 2021, with final presentation to Council in late 2021.

## **Rationale:**

Zoning has the potential to impact heritage properties, both with regard to their development and use. Of the City's 81 Part IV designated properties, 19 are located in areas which will be covered by the consolidated rural zoning by-law. Any zoning changes will not affect the heritage attributes of a property but may have an impact on future development on these properties. The majority of the heritage resources which are currently designated in the municipality under both Part IV and Part V of the Act will be addressed in phase two which will review and update the urban settlement by-laws.

One of the points raised by the discussion paper was the impact of zoning on the character of hamlet areas within the municipality. Many of the municipality's hamlet areas contain a significant number of historic, but not designated, properties and possess a unique character because of their architectural types. It is recognized that this must be addressed within the zoning by-law, particularly with regard to maintaining main street character. This discussion will be particularly important with regard to historic properties which are not designated but possess character defining attributes of the City's hamlets. Staff will be providing input on this discussion point to ensure that zoning regulations in hamlet areas supports their current historic character.

Currently, the draft discussion paper and associated staff report are available on the City's website. Committee members may want to review the document to inform themselves regarding the current status of the project and the key discussion points identified in the report. There is also a comment form to gather public input on the discussion paper to assist the municipality as it begins to prepare the draft By-law over the coming months. Commenting is open until March 15, 2020.

### **Other Alternatives Considered:**

There are no recommended alternatives.

### **Financial/Operation Impacts:**

There are no financial implications as a result of the recommendations of this report.

### **Consultations:**

N/A

### **Attachments:**

Appendix A: Link to the Draft Discussion Paper –  
<https://www.kawarthalakes.ca/en/business-growth/resources/Zoning-By-law-Project/2020.01.20-Discussion-Paper---Final-Draft.pdf>

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**The Corporation of the City of Kawartha Lakes**  
**Kawartha Lakes Municipal Heritage Committee Report**  
**Report Number KLMHC2020-09**

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**Meeting Date:** March 5, 2020

**Title:** Heritage Inventory Framework

**Description:** Background on proposed heritage inventory and brainstorming session

**Ward Number:** All

**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

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**Recommendation(s):**

**That** Report KLMHC2020-07, **Heritage Inventory Framework**, be received;

**That** a presentation from the Economic Development Officer – Heritage Planning be received; and

**That** the Municipal Heritage Committee participate in a brainstorming session regarding a framework for heritage inventorying.

## **Background:**

One of the items in the Heritage Planning work plan for 2020 is the development of a heritage inventory for the municipality. At the moment, there is no complete inventory of heritage resources within the municipality which identify potential heritage properties and outline their significance.

Previous inventories of heritage resources in some areas of the municipality have been undertaken in the 1990s. These pre-date both amalgamation and the current regulations under the Ontario Heritage Act. The vast majority of the current inventory is from the Lindsay LACAC and was undertaken using forms provided to Ontario LACACs for this purpose. While the data captured in these forms is useful, it does not relate to current evaluation criteria nor is it accessible or easy to use for either staff or members of the public because it exists mostly as scanned PDFs. A sample of the data captured in these inventories is attached as Appendix A. The property in the example, 57 Albert Street North, is currently a designated property and, based on current evaluation criteria, has both architectural and historic value, the latter of which is not captured in the inventory sheet. More robust data collection would allow both historical and contextual information to be captured in the inventory process which is mostly missing from legacy surveys and data.

The intention of undertaking a holistic inventory of the municipality is to create a record of historic properties within the municipality for future management which is based on both current legislation and policy guidelines and accepted data management standards. It is intended that, on the completion of this inventory, that the municipality will possess a complete dataset of the historic properties within its geographic range, encompassing buildings, structures, nature features, and cultural heritage landscapes. This process involves identifying and evaluating properties with historic value and creating an accessible system where that data can be store and shared. This dataset will be organized and presented geospatially for ease of access and use and it is intended that there will be both internal and public facing components. There are a number of aspects of this program which are required to be developed which are outlined below:

**Evaluation Frameworks:** In order to make the inventory useable, inventoried properties will have to be evaluated based on established criteria. It will be imperative for long term usefulness of the inventory to ensure that each property inventoried has attached data to provide more information about the property. Namely, this will mean ensuring each property has architectural, thematic/historic and/or contextual data attached to it. In order to ensure the data is consistent, evaluation frameworks will need to be created. These frameworks will need to be developed prior to inventorying taking place and will form the core data standard for collection.

**Data Management System:** A data management system will need to be put in place in order to manage data collected through inventorying and surveying. Ideally, the system will include two components: a component for data collection and a component for data management and access. This system will use the evaluation frameworks as the core standard for sorting, storing, and sharing data. By building the frameworks into the data management system, collected data will be usable. Inbuilt framework will also inform how data is collected and input into the system. This system will be implemented internally by City staff. Eventually, this should include both internal and external systems that can be accessed by staff and the public respectively. The system will be geospatially based for ease of use.

**Inventorying Process:** A process will need to be put in place for how properties are inventoried. This will include who inventories properties, how the inventories of certain areas are carried out, and how the process is communicated to the public and relevant stakeholder groups. This process will be developed after the inventorying framework is put in place.

This is a multi-year process because of the breadth of potential resources within the municipality as well as its geographic size. The goal for 2020 is to develop a framework for inventorying and evaluation, initiate a digital system for collecting and storing the data, and undertake several small pilots throughout the municipality. The pilots will allow the framework and processes to be tested to ensure that they are efficient and are producing the information needed to develop and maintain a thorough inventory. Changes to the system can be made at this time as necessary prior to a larger scale inventorying taking place.

The first step in this process is developing the evaluation framework. Brainstorming historical and architectural categories, in particular, that can be used to identify and sort property data will be helpful in this regard. In particular, consistent frameworks for evaluation with associated keywords will make property data searchable, which will be important to the end user.

## **Rationale:**

The development of heritage inventories is recognized as an international best practice for managing heritage resources and, particularly in Europe and the United States, is an important part of how municipalities and local authorities understand their heritage assets. The goal of this process is to ensure that heritage planning within the municipality is driven by clear and consistent data which relates to provincial legislation and criteria. At present, the ability of the municipality to manage its heritage resources through various planning mechanisms is limited because there is virtually no data to inform decision making. Similarly, the ability to have this data at hand through the implementation of a data management system will ensure that accurate data can be accessed

quickly as necessary, particularly with regard to incoming development applications which may have an impact on historic resources.

One notable heritage survey that has been undertaken recently is the Los Angeles Historic Resource Survey, also known as SurveyLA, which undertook field surveys between 2010 and 2017 and resulted in the development of Historic Places LA, an online inventory platform which is accessible to the public and provides significant information about specific heritage resources within the city. A link to the online platform is included as Appendix B. The data is categorized thematically by time period, architectural type, and theme and complies with international standards for heritage data collection. It also complies with local, state, and federal regulations regarding heritage evaluation, making the data useable for long term heritage management. While the context in Kawartha Lakes is significantly different, the SurveyLA project provides a model from which to work and develop a similarly useful tool for heritage management in Kawartha Lakes.

Establishing the framework for inventorying and data management is an important first step in undertaking this project. The identification of historic and architectural themes and types will form the basis of the framework. These themes and types should be directly related to the Kawartha Lakes context so that the data is both usable when analyzing properties within the municipality and specific enough to provide useful information. A sample thematic framework from the SurveyLA project is attached as Appendix C. As part of the SurveyLA project, each theme was identified and further defined as the project developed. A brainstorming session will assist in identifying these potential themes for inclusion within the framework to ensure that data can be accurately categorized.

### **Other Alternatives Considered:**

There are no recommended alternatives.

### **Financial/Operation Impacts:**

There are no financial impacts associated with the recommendations of this report.

### **Consultations:**

N/A

## Attachments:

Appendix A – Example Legacy Data – 57 Albert Street North LACAC Survey



57 Albert St. N.,  
Preliminary Survey.p

Appendix B – Link to Historic Places LA <http://historicplacesla.org>

Appendix C – SurveyLA Thematic Framework



SurveyLA\_HistoricC  
ontextStatementOu1

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**Department Head:** Chris Marshall, Director of Development Services



LACAC INVENTORY OF HISTORIC BUILDING: PRELIMINARY SURVEY FORM

Date: July 10, 1990 [Futher Research: Yes No ]










Property Address: 57 Albert St. North

Property Name (if applicable): \_\_\_\_\_

Property Type: Single detached ☒ Double/semi-detached \_\_\_\_\_ Row \_\_\_\_\_

Attached irregular \_\_\_\_\_ Other \_\_\_\_\_

Plan:

								
SQUARE	RECTANGULAR LONG FACADE	RECTANGULAR SHORT FACADE	L	U	T	H	IRREGULAR	OTHER





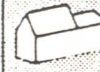


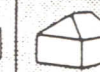














Storeys: 1 \_\_\_\_\_ 1 1/2 \_\_\_\_\_ 2 \_\_\_\_\_ 2 1/2 ☒ 3 \_\_\_\_\_

Undetermined \_\_\_\_\_ Other \_\_\_\_\_











Exterior Wall Material: brick ☒ siding \_\_\_\_\_ stone \_\_\_\_\_

other \_\_\_\_\_











Roof Type:

											
LOW GABLE	MEDIUM GABLE	HIGH GABLE	HIPPED GABLE	GABLE-FLAT	PYRAMIDAL	LOW HIP	MEDIUM HIP	HIGH HIP	GABLED HIP	GAMBREL	HIPPED GAMBREL
											
MANSARD, 4 SIDES	MANSARD, 2 SIDES	MANSARD, 1 SIDE	GAMBREL, 1 SIDE	SHED	SALTBOX	FLAT	SAWTOOTH	MONITOR	VAULTED OR ARCHED		

ROOF TYPE - SPECIAL SHAPES (MULTIPLE CHOICE)

									
NONE	CENTRE GABLE (FACADE)	OFFSET GABLE (FACADE)	CROSS GABLE (FACADE)	DOUBLE GABLE (FACADE)	MORE THAN TWO GABLES (FACADE)	ADDITIONAL GABLE (NOT ON FACADE)	TRUNCATED ANY ROOF TYPE	BELLCAST ANY ROOF TYPE	OTHER

Typical Window Shape (if more than one type, indicate which floor each type is on):

									
NONE	FLAT	FLAT WITH ROUNDED CORNERS	SEGMENTAL	SEMI-ELLIPTICAL	SEMI-CIRCULAR	OGE	POINTED	TRIANGULAR	OTHER

Decorative Detailing (gingerbread, brackets, brick corbelling, etc.):

Yes ☒ dentils No \_\_\_\_\_

Comments:

(98) present  
owner: N. Tompkins (as of '97)





1990



1998

# NAME OF MULTIPLE PROPERTY DOCUMENT (MPD): Architectural, Historical, and Cultural Resources of Los Angeles

## Associated Historic Contexts

### 1. [Context: Spanish Colonial and Mexican Era Settlement, 1781-1849](#)

### 2. [Context: Pre-Consolidation Communities of Los Angeles, 1862-1932](#)

- Theme: Life in Independent San Pedro, 1881-1909
- Theme: Life in Independent Hollywood, 1887-1910
- Theme: Life in Independent Sawtelle, 1896-1918
- Theme: Life in Independent Wilmington, 1862-1909
- Theme: Life in Independent Watts, 1902-1926
- Theme: Life in Independent Barnes City, 1919-1926
- Theme: Life in Independent Tujunga, 1888-1932
- Theme: Life in Independent Hyde Park, 1887-1923
- Theme: Life in Independent Eagle Rock, 1886-1923
- Theme: Life in Independent Venice, 1901-1925

### 3. **Context: Residential Development and Suburbanization, 1880-1980**

- [Theme: Early Residential Development, 1880-1930](#)
  - Sub-theme: Early Single-Family Residential Development, 1880-1930
  - Sub-theme: Early Multi-Family Residential Development, 1880-1910
- Theme: Streetcar Suburbanization, 1888-1933
  - Sub-theme: Suburban Planning and Development, 1888-1933
- Theme: Automobile Suburbanization, 1908-1937
  - Sub-theme: Suburban Planning and Development, 1908-1937
- Theme: Post World War II Suburbanization - 1938-1975
  - Sub-theme: Suburban Planning and Development, 1938-1975
- Theme: Developers and the Development Process, 1888-1975
  - Sub-theme: Community and Operative Builders, 1888-1940
  - Sub-theme: Merchant Builders, 1940-1975
- Theme: Deed Restriction and Segregation, 1915-1970 ([see individual ethnic/cultural contexts](#))
- Theme: Ethnic Enclaves, 1880-1980 ([see individual ethnic/cultural contexts](#))
- [Theme: Trailer Parks and Mobile Home Parks, 1920-1969](#)

#### **Sub-Context: Multi-Family Residential Development, 1910-1980**

- Theme: Multi-Family Residential, 1910-1980
  - Sub-theme: The Bungalow Court, 1909-1930
  - Sub-theme: Courtyard Apartments, 1910-1980
  - Sub-theme: Apartment Houses, 1895-1969
  - Sub-theme: The Stucco Box/Dingbat, 1954-1968
  - Sub-theme: Multi-Family Residential Districts, 1895-1980
  - [Sub-theme: Garden Apartments, 1938-1960](#)  
[Garden Apartments of Los Angeles \(Los Angeles Conservancy\)](#)

#### 4. Context: Commercial Development, 1850-1980

- [Theme: Commercial Merchants, Builders, and Leaders, 1850-1980](#)
  - Places associated with significant individuals in commercial history of Los Angeles
- [Theme: Commercial Identity, 1880-1980](#)
  - Significant businesses in commercial history
- [Theme: Hotels, 1870-1980](#)
- [Theme: Post WWII Commercial Recreation, 1940-1975](#)
  - Bowling Centers, with reference to skating rinks
- Theme: The Rise of Corporations and Corporate Types, 1945-1980
  - [High-Rise Corporate Office Buildings, 1945-1975](#)
- Theme: Mortuaries and Funeral Homes, 1920-1980
- [Theme: Commercial Signs, 1906-1980](#)
  - Sub-theme: Rooftop Signs, 1906-1980
  - Sub-theme: Marquee Signs, 1900-1980
  - Sub-theme: Projecting Blade Signs, 1906-1980
  - Sub-theme: Pylons, Poles, Stanchions and Billboards, 1920-1980
  - Sub-theme: Wall Mounted and Façade Signs, 1850-1980
- [Theme: Commercial Development and the Automobile, 1910-1970](#)
  - Sub-theme: The Car and Car Services, 1920-1970
    - Gas/Service Station, 1920-1970
    - Car Showroom, 1920-1970
    - Car Repair, 1920-1970
    - Parking Structure, 1920-1960
    - Car Wash, 1950-1970
  - Sub-theme: Motels, 1920-1965
  - Sub-theme: Commercial Drive-in/Drive-Through, 1920-1970
    - Drive-In Restaurant
    - Drive-Thru Facility, 1945-1970
  - Sub-theme: Programmatic/Mimetic, 1918-1950
- [Theme: U.S. Highway 66 in California \(See \*National Register Multiple Property Doc. Form\*\)](#)
- [Theme: Neighborhood Commercial Development, 1875-1980](#)
  - Sub-theme: Streetcar Commercial Development, 1880-1934
  - Sub-theme: Arterial Commercial Development, 1880-1950
  - Sub-theme: Neighborhood Downtown and Villages, 1909-1960
  - Sub-theme: Post WWII Neighborhood Shopping Centers, 1936-1965
  - Sub-theme: Markets, 1880-1980
  - Sub-theme: Restaurants, 1880-1980
  - Sub-theme: Variety Stores, 1905-1988
  - Sub-theme: Banks, 1870-1980
  - Sub-theme: Neighborhood Theaters, 1915-1942



## 5. Context: Public and Private Institutional Development, 1850-1980

### **Sub-Context: Religion and Spirituality, 1850-1980** *(also see individual ethnic/cultural contexts)*

- Theme: Religion & Spirituality and Ethnic/Cultural Associations, 1850-1980
- Theme: Important Persons in L.A. Religious History, 1850-1980
  - Places associated with important persons in religious history of Los Angeles
- Theme: Religious Property Types, 1850-1980

### **Sub-Context: Social Clubs and Organizations, 1850-1980**

*(also see individual ethnic/cultural contexts)*

- Theme: Women's Clubs and Organizations
- Theme: Fraternal Clubs and Organizations
- Theme: Social Clubs and Ethnic/Cultural Associations

### **Sub-Context: Private Recreational Facilities, 1880-1980**

*(also see individual ethnic/cultural contexts)*

- Theme: Private Recreation Facilities, 1880-1980
  - Sub-theme: Country Clubs, 1880-1980
  - Sub-theme: Golf Courses, 1880-1980

### **Sub-Context: Education, 1876-1980**

*(also see individual ethnic/cultural contexts)*

- Theme: Education and Ethnic/Cultural Associations, 1876-1980
- Theme: Important Persons in L.A.'s Education History, 1876-1980
  - Places associated with important persons in the history of education in Los Angeles
- Theme: Educational Development, 1900-1980
- Theme: Campus Planning and Design, 1876-1980
- Theme: Public Schools and the LAUSD, 1876-1980
  - Sub-theme: Nineteenth Century Schoolhouses, 1876-1894
  - Sub-theme: Pre-1933 Long Beach Earthquake, 1920-1933
  - Sub-theme: Post-1933 Long Beach Earthquake, 1933-1945
  - Sub-Theme: Post-WWII Schools, 1946-1966
    - [See LAUSD Historic Context Statement](#)

### **Sub-Context: Government Infrastructure and Services, 1850-1980**

- Theme: Federal Infrastructure and Services, 1880-1980
  - Sub-theme: U.S. Postal Services and Post Office Construction, 1880-1980
    - [See U.S. Post Offices in California, 1900-1941 \(NR Thematic Nomination Form\)](#)
    - [See U.S.P.S. Nationwide Historic Context Study: Postal Facilities Constructed or Occupied Between 1940 and 1971](#)
- Theme: Government Administration Buildings and Centers, 1904-1970
  - Sub-theme: Post WWII Branch City Halls and Administrative Centers, 1957-1970
- [Theme: Municipal Water and Power, 1902-1980](#)
  - Sub-theme: Power Receiving and Distributing Stations
  - Sub-theme: Administration Buildings and Service Yards
  - Sub-theme: Power Generation
  - Sub-theme: Reservoirs, Dams, and Water Supply Infrastructure
  - Sub-theme: Transmission Line Towers
  - Sub-theme: Significant Individuals in Water and Power

- [Theme: Municipal Fire Stations](#)
  - Sub-theme: Post WWII Fire Stations, 1947-1963
- Theme: Libraries, 1930-1980
  - Sub-theme: Los Angeles Branch Library System, 1913-1930
    - [\(See Los Angeles Branch Library System, 1913-1930 \(NR Thematic Nom. Form\)\)](#)
  - Sub-theme: Los Angeles Public Library System, 1930-1980
- Theme: Transportation Infrastructure, 1880-1980
  - Sub-theme: Pedestrian Tunnels, 1918-1960
    - Sub-theme: Bridges
      - [\(See Historic Highway Bridges of California \(NR Multiple Property Doc. Form\)\)](#)
- [Theme: Municipal Parks, Recreation, and Leisure, 1886-1978](#)
  - Sub-theme: Pleasure Grounds, 1886-1903
  - Sub-theme: Municipal Parks, 1904-1931
  - Sub-theme: Municipal Recreational Facilities, 1932-1978
  - Sub-theme: Municipal Pools
  - Sub-theme: Municipal Golf Courses
- Theme: Public Works
  - [Sub-theme: Street Lights and the Bureau of Street Lighting, 1900-1980](#)

**Sub-Context: Communications, 1870-1980**

- [Theme: Telephone History and Development, 1881-1974](#)

**Sub-Context: New Deal Programs**

- [Theme: WPA, 1935-1943](#)

**Sub-Context: Public and Private Health and Medicine, 1850-1980**

*(See individual ethnic/cultural contexts)*

- Theme: Healthcare and Medicine and Ethnic/Cultural Associations
- Theme: Important Persons in L.A.'s Medical History, 1850-1980
- Theme: Medical Building Types, 1850-1980
- Theme: Public Healthcare/Social Medicine, 1850-1980

**Sub-Context: Military Institutions and Activities, 1850-1989**

*(See individual ethnic/cultural contexts)*

- Theme: Los Angeles Harbor and Coastal Defense Fortifications, 1914-1945
- Theme: World War II and the American Homefront, 1939-1945
- Theme: Defense Industry, 1914-1989
- Theme: Recruitment Stations and Military/Veteran Services, 1914-1989
- Theme: Los Angeles and the Cold War, 1946-1989
- Theme: Air Raid Sirens and Civil Defense, 1939-1960

**Sub-Context: Civil Rights – Ethnic and Gender Equality, 1920-1980**

- Theme: African-American Civil Rights Movement, 1955-1968 *(See African American context)*
- Theme: Chicano Civil Rights Movement, 1920-1980 *(See Latino Historic context)*
- Theme: The Gay Liberation Movement, 1948-1980 *(See LGBT context)*
- Theme: Women's Rights Movements *(See Women's Rights context)*

**Sub-Context: Newspapers and Publishing, 1850-1980**

*(Also see individual ethnic/cultural contexts)*

**Sub-Context: Cultural Development and Institutions, 1850-1980**

*(Also see individual ethnic/cultural contexts)*

- Theme: Performing Arts, 1870-1980
  - Sub-theme: Performing Artists in L.A., 1870-1980
  - Sub-theme: Performing Arts Venues, 1870-1980
- Theme: Visual Arts, 1888-1980
  - Sub-theme: Producing, Displaying & Supporting Visual Arts, 1888-1980
  - Sub-theme: Visual Artists in L.A., 1888-1980
- Theme: Literature, 1850-1980
  - Sub-theme: Writers and Residency in L.A., 1850-1980
- Theme: Literature, Music and Art, 1920-1970
  - Sub-theme: Bohemians, Beats, and Hippies: Gathering Places, 1920-1970
- Theme: Public Art, 1900-1980
  - Sub-theme: Sculpture, 1900-1980
  - Sub-theme: Murals, 1920-1980
  - Sub-theme: Community Mural Movement, 1969-1984
- Theme: Folk Art, 1920-1980
  - [Twentieth Century Folk Art Environments in California \(NR Thematic Nomination Form\)](#)

**6. Context: Architecture and Engineering, 1850-1980**

- [Theme: Architecture After Statehood, 1850-1884](#)
  - Sub-theme: Late Adobe, 1850-1884
  - Sub-theme: Greek Revival, 1850-1884
  - Sub-theme: Italianate, 1850-1884
  - Sub-theme: Second Empire, 1850-1884
  - Sub-theme: Gothic Revival, 1850-1884
  - Sub-theme: Stick Style, 1850-1884
- [Theme: Beaux Arts Classicism, Neoclassicism, and Italian Renaissance Revival Architecture, 1895-1940](#)
  - Sub-theme: Beaux Arts Classicism, 1895-1940
  - Sub-theme: Neoclassical, 1895-1940
  - Sub-theme: Italian Renaissance Revival, 1910-1940
- Theme: Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Residential Architecture
  - Sub-theme: Eastlake, 1885-1905
  - Sub-theme: Queen Anne, 1885-1905
  - Sub-theme: Chateausque, 1885-1910
  - Sub-theme: Shingle Style, 1885-1905
  - Sub-theme: Folk Victorian, 1885-1905
  - Sub-theme: Vernacular Gable Cottage, 1885-1905
  - Sub-theme: Vernacular Hipped Cottage, 1885-1905
  - Sub-theme: Shotgun Houses
  - Sub-theme: Neoclassical, 1895-19--
  - Sub-theme: Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Residential Neighborhoods, 1880-1910

- [Theme: Arts and Crafts Movement, 1895-1930](#)
  - Sub-theme: California Craftsman, 1905-1930
  - Sub-theme: Prairie Style, 1905-1924
  - Sub-theme: Tudor Revival, 1895-1929
  - Sub-theme: American Foursquare or Prairie Boxes, 1895-1914
  - Sub-theme: Arroyo Stone Buildings, 1898-1930
  - Sub-theme: Arts and Crafts Neighborhoods, 1890-1929
- Theme: Mediterranean and Indigenous Revival, 1887-1952
  - Sub-theme: Adobe Revival, 1894-1948
  - Sub-theme: Pueblo Revival, 1894-1942
  - Sub-theme: Monterey Revival, 1929-1942
  - Sub-theme: Mission Revival, 1887-1942
  - Sub-theme: Spanish Colonial Revival, 1915-1942
  - Sub-theme: Churrigueresque, 1915-1942
  - Sub-theme: Mediterranean Revival, 1887-1942
  - Sub-theme: Romanesque Revival, 1910-1940
- [Theme: American Colonial Revival, 1895-1960](#)
  - Sub-theme: Georgian Revival, 1910-1940
  - Sub-theme: American Colonial Revival, Early, 1900-1940
  - Sub-theme: American Colonial Revival, Late, 1940-1960
  - Sub-theme: Dutch Colonial Revival, 1895-1930
- [Theme: Period Revival, 1919-1950](#)
  - Sub-theme: French Norman, 1919-1940
  - Sub-theme: Storybook, 1919-1950
  - Sub-theme: Late Tudor Revival, 1930-1950
  - Sub-theme: Late Gothic Revival, 1919-1939
  - Sub-theme: Chateausque, 1919-1950
  - Sub-theme: Period Revival Neighborhoods, 1918-1942
  - Sub-theme: Period Revival Multi-Family Residential Neighborhoods, 1918-1942
- [Theme: Exotic Revival, 1900-1980](#)
  - Sub-theme: Tiki/Polynesian, 1940-1960
  - Sub-theme: Egyptian, 1920-1940
  - Sub-theme: Mayan, 1910-1950
  - Sub-theme: Byzantine, 1926-1965
  - Sub-theme: Moorish, 1895-1940
  - Sub-theme: East Asian Eclectic, 1920-1980
- [Theme: The Ranch House, 1930-1975](#)
  - Sub-theme: Traditional Custom Ranch House, 1930-1975
  - Sub-theme: Contemporary Custom Ranch House, 1930-1975
  - Sub-theme: Commercial and Institutional Ranch House Style, 1930-1975
  - Sub-theme: Ranch House Neighborhoods, 1938-1975
- Theme: Postmodernism, 1965-1980



**Sub-Context: LA Modernism, 1919-1980**

- Theme: Prewar Modernism, 1919-1945
  - Sub-theme: International Style, 1920-1960
  - Sub-theme: Early Modernism, 1919-1945
- Theme: Related Responses to Modernism, 1926-1970
  - Sub-theme: Art Deco, 1926-1939
  - Sub-theme: Streamline Moderne, 1934-1945
  - Sub-theme: Hollywood Regency, 1935-1955
  - Sub-theme: Late Hollywood Regency, 1956-1970
  - Sub-theme: PWA Moderne, 1928-1945
  - Sub-theme: Late Moderne, 1936-1960
- Theme: Postwar Modernism, 1946-1976
  - Sub-theme: Corporate International, 1946-1976
  - Sub-theme: Mid-Century Modern, 1945-1970
    - [\*The Case Study House Program: 1945-1966 \(NR Multiple Property Doc. Form\)\*](#)
  - Sub-theme: New Formalism, 1955-1976
  - Sub-theme: A-frame Houses, 1950-1975
  - Sub-theme: Googie, 1935-1969
- Theme: Late Modernism, 1966-1980
  - Sub-theme: Sculptural (Glass Skin), 1966-1980
  - Sub-theme: Brutalism, 1966-1980
  - Sub-theme: High Tech (Structural Expressionism), 1966-1980
  - Sub-theme: Late Modern Residential, 1966-1980
- [\*Residential Architecture of John Lautner in Southern California, 1940-1994 \(NR Multiple Property Doc. Form\)\*](#)

**Sub-Context: Engineering, 1900-1985**

- Theme: Technological Developments in Construction, 1900-1985
  - [\*Sub-theme: Hill Houses, 1920 - 1985\*](#)
  - [\*Sub-theme: The Quonset Hut, 1941-1965\*](#)

## 7. Context: The Entertainment Industry, 1908-1980

- [Theme: Residential Properties Associated with the Entertainment Industry, 1908-1980](#)
  - Sub-theme: Residential Properties Associated with Significant Persons in the Entertainment Industry, 1908-1980
  - Sub-theme: Entertainment Industry Housing and Neighborhoods, 1908-1980
- Theme: Industrial Properties Associated with the Entertainment Industry, 1908-1980
  - Sub-theme: Origins of the Motion Picture industry, 1908-1919
  - Sub-theme: Motion Picture Industry: Major Studio Era – “The Big Eight,” 1919-1949
  - Sub-theme: Motion Picture Industry: Independent Studios and Rental Plants, 1919-1980
  - Sub-theme: Motion Picture Industry – Support Services (Pre- & Post-Production Facilities), 1919-1980
  - Sub-theme: Radio Broadcasting Industry, 1922-1945
  - Sub-theme: Television Broadcasting Industry, 1931-1980
  - Sub-theme: Recording Industry, 1925-1980
  - Sub-theme: Support Services Associated with the Entertainment Industry, 1908-1980
- Theme: Commercial Properties Associated with the Entertainment Industry, 1908-1980
  - Sub-theme: Office Buildings Associated with the Entertainment Industry, 1908-1980
  - Sub-theme: Movie Theaters Associated with the Entertainment Industry, 1918-1949
  - Sub-theme: Awards Ceremonies Associated with the Entertainment Industry, 1929-1980
  - Sub-theme: Social Scene Associated with the Entertainment Industry, 1908-1980
  - Sub-theme: Support Services Associated with the Entertainment Industry, 1908-1980
- Theme: Institutional Properties Associated with the Entertainment Industry, 1919-1980
- Theme: Filming Locations Associated with the Motion Picture and Television Broadcasting Industries, 1908-1980

## 8. Context: Cultural Landscapes, 1850-1980

- Theme: Vernacular Landscapes, 1850-1980
- Theme: Natural Features, 1850-1980

### Sub-Context: Designed Landscapes, 1875-1980

- Theme: Botanica California, 1888-1910
  - Sub-theme: Early Horticultural Experimentation and Displays, 1888-1910
- Theme: Old World/New World Estate Gardens, 1907-1939
- Theme: Monumental Civic Improvements, 1916-1939
  - Landscaped Median
  - Parcel/subdivision Plantings
  - Streetscape Plantings
- Theme: Burial and Memory, 1877-1980
  - Cemetery

- Theme: Post WWII Landscape Architecture and Design, 1948-1966
  - Sub-theme: Post WWII Residential Gardens, 1948-1966
  - Sub-theme: Post WWII Public, Civic, Institutional, and Commercial Plazas, 1948-1966
- Theme: Japanese Style Gardens 1946-1969
- Theme: Ecological Landscapes, 1962-1980
- Theme: Private Recreational Facilities, 1880-1980
  - Sub-theme: Golf Courses, 1880-1980

## 9. Context: Industrial Development, 1850-1980

- Theme: Early Industrial Development, 1880-1925
- Theme: Agricultural Roots, 1850 – 1945
  - Sub-theme: Cash Crops for Export, 1870-1945
    - Grove/Orchard, Olive Vat/Brining Tank, Packing House, Cooperative Association Office
  - Sub-theme: Truck Farming and Local Markets, 1850-1945
    - Farm House, Barn/Stable, Vernacular Agricultural Landscape
  - Sub-theme: Ranching and Dairies, 1850-1960
    - Ranch House, Dairy, Barn/Stable, Vernacular Agricultural Landscape
  - Sub-theme: From Farm to Market, 1900-1960
    - Produce Brokerage, Consolidated Produce Market, Cold Storage Warehouse, Fish Processing Facilities, Historic Market District
- Theme: Building the City, 1876 – 1965
  - Sub-theme: Building Materials, 1900-1965
    - Concrete Ready Mix, Carpentry Shop, Metal Shop, Stone and Masonry Fabricator, Planing Mill
- Theme: Oil and Other Petroleum Products, 1892-1965
  - Oil Company Office, Oil Derrick, Oil Pumpjack, Oil Refinery Complex, Natural Gas Plant, Oil Production and Repair Facility
- Theme: Freight Rail Transportation, 1876-1940
- Theme: The Port of Los Angeles, 1907-1980

### **Sub-Context: Manufacturing for the Masses, 1887-1980**

- Theme: Factories, 1887-1980
- Theme: Food Processing, 1831-1955
  - Sub-theme: Bakeries, 1887-1965
  - Sub-theme: Bottling Plants, 1887-1955
  - Sub-theme: Flour Mills, 1887-1955
- Theme: Garments and Textiles, 1896-1980
- Theme: Automobile Production, 1920-1965
  - Sub-theme: Automobile Parts Manufacturing, 1920-1965
  - Sub-theme: Custom Automakers, 1920-1965
- Theme: Aviation and Aerospace, 1911-1989
  - Sub-theme: Aircraft Manufacturing, 1919-1980
  - Sub-theme: Aerospace, 1946 – 1989
  - Sub-theme: Airports

- Theme: Industrial Giants, 1870 – 1980
  - Places associated with significant individuals in the industrial history of Los Angeles
- Theme: Industrial Architecture, 1850-1980
- Theme: Industrial Design and Engineering, 1876-1965
  - Daylight Factories
  - Controlled Conditions Factories
  - Industrial Loft
  - Industrial Park
  -
- [Theme: Labor History, 1876 – 1980](#)
  - Sub-theme: Organizing the Workers
  - Sub-theme: Sites of Struggle
  - Sub-theme: Working Class Communities
- [Theme: Wholesale Flower Markets, 1912-1962](#)

## **10. [Context: Other Context, 1850-1980](#)**

Used for SurveyLA to record properties that do not fit into any of the Contexts 1-9 above.

- Theme: Event or Series of Events (Criterion A/1/1), 1850-1980
- Theme: Important Persons/Individuals (Criterion B/2/2), 1850-1980
- Theme: Design/Construction (Criterion C/3/3), 1850-1980
- Theme: Historic/Prehistoric Archaeology (Criterion D/4/4), 1850-1980

## **11. Ethnic/Cultural Contexts**

- [African American Historic Context](#)
- [Jewish History Context](#)
- [Latino Historic Context](#)
- [Lesbian, Gay, Bisexual, and Transgender \(LGBT\) Historic Context](#)
- [Chinese American Historic Context](#)
- [Filipino American Historic Context](#)
- [Japanese American Historic Context](#)
- [Korean American Historic Context](#)
- [Thai American Historic Context](#)
- Women's Rights Context